



Welltower Inc. (WELL)

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Overview



Overview



Welltower At A Glance



1,279
TOTAL HEALTH CARE
PROPERTIES



~198,000
RESIDENTS⁽²⁾



16,000,000
OUTPATIENT
MEDICAL VISITS⁽²⁾

\$36.5B
Enterprise Value⁽¹⁾

NYSE
Symbol:
WELL

S&P
500

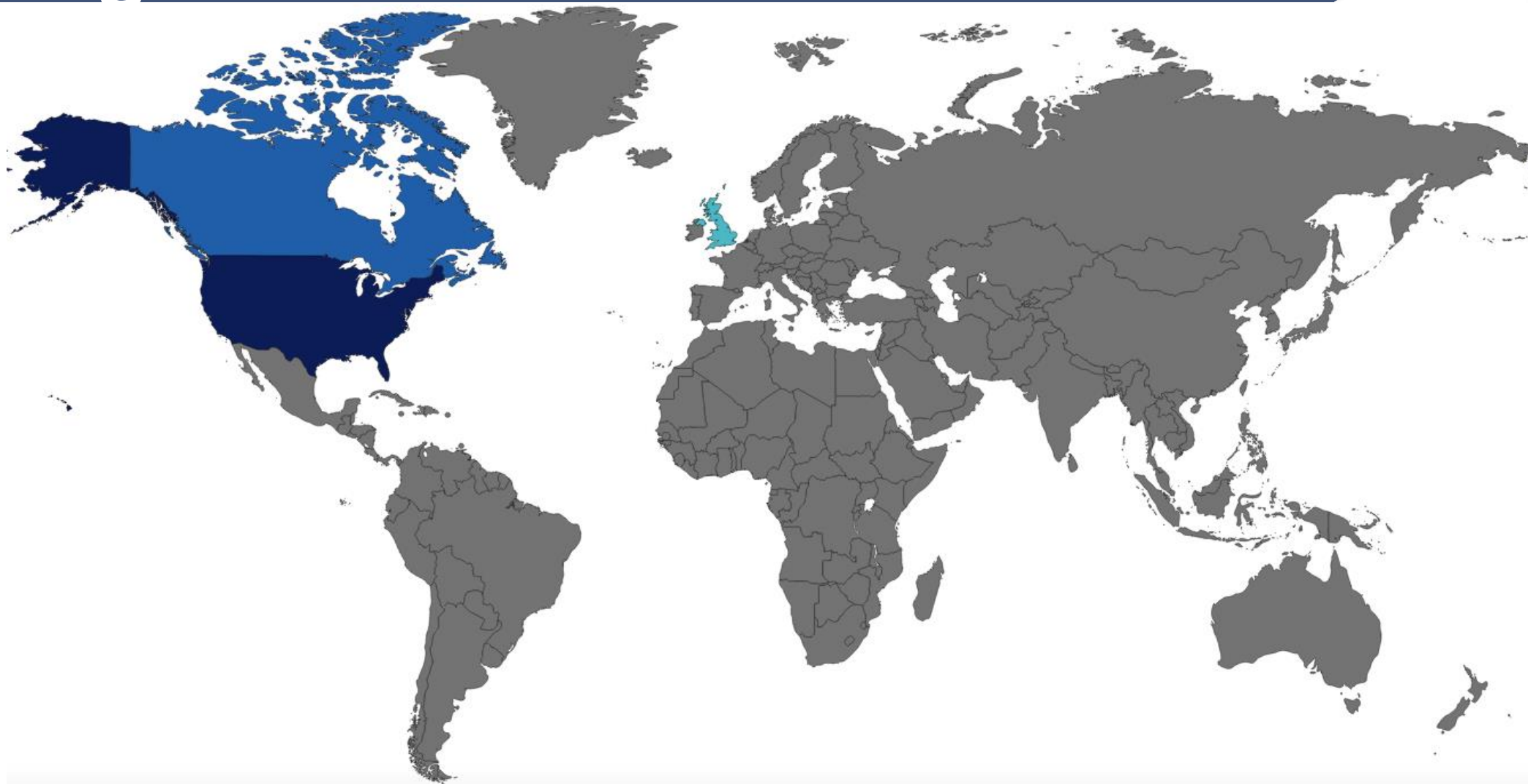
Dow Jones
Sustainability
Index

Moody's
Baa1
Stable

S&P
BBB+
Stable

Fitch
BBB+
Stable

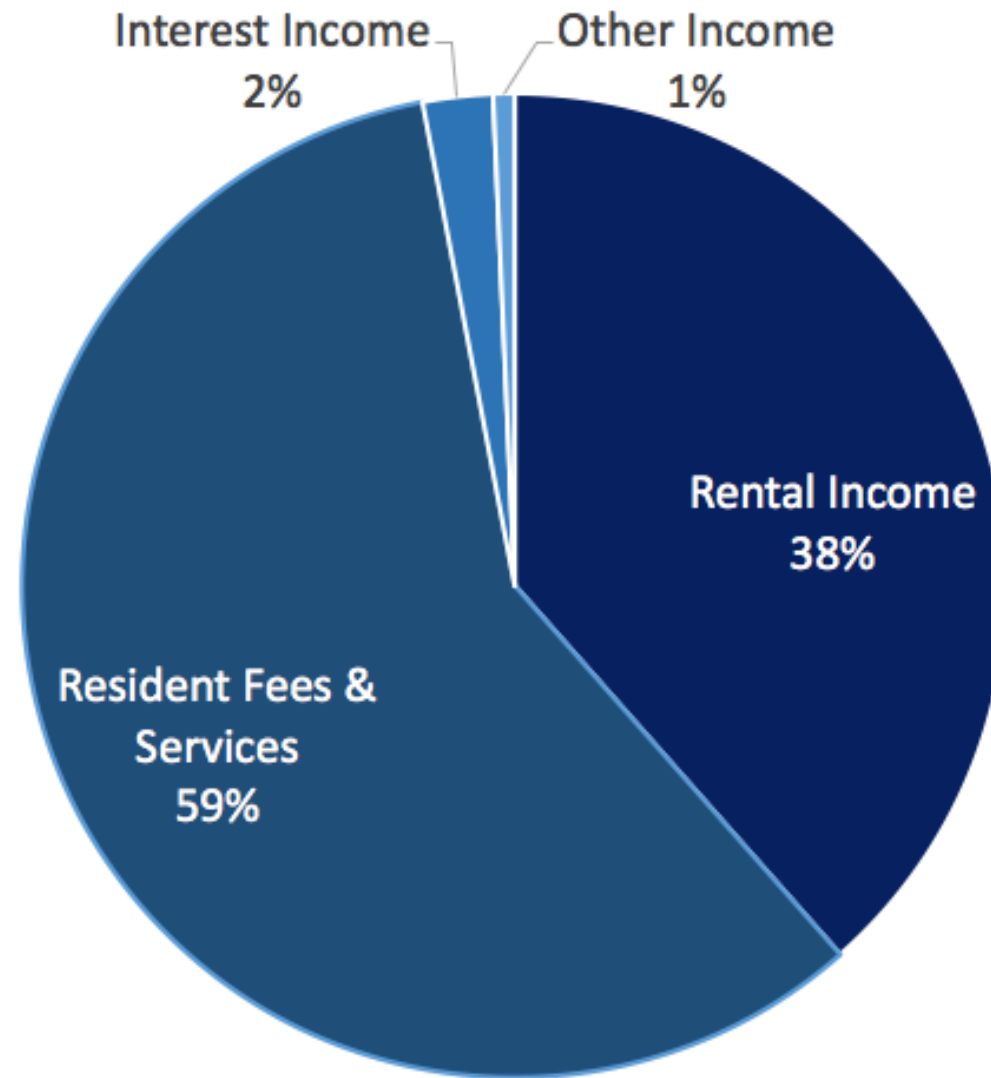
Regions



Stock History & Performance



Income Sources





Investment Thesis

Investment Thesis



Differentiation

Strategic Positioning

Maintain Market Leadership

Growth Capabilities

Differentiation



Unique Strategy

Partnerships



Strategic Positioning



Act as a
"Monopoly"

Underserved
Communities

Consider the
Population

Maintain Market Leadership



First REIT

Growth Through Developments and Acquisitions

One of Largest Healthcare REIT's Worldwide

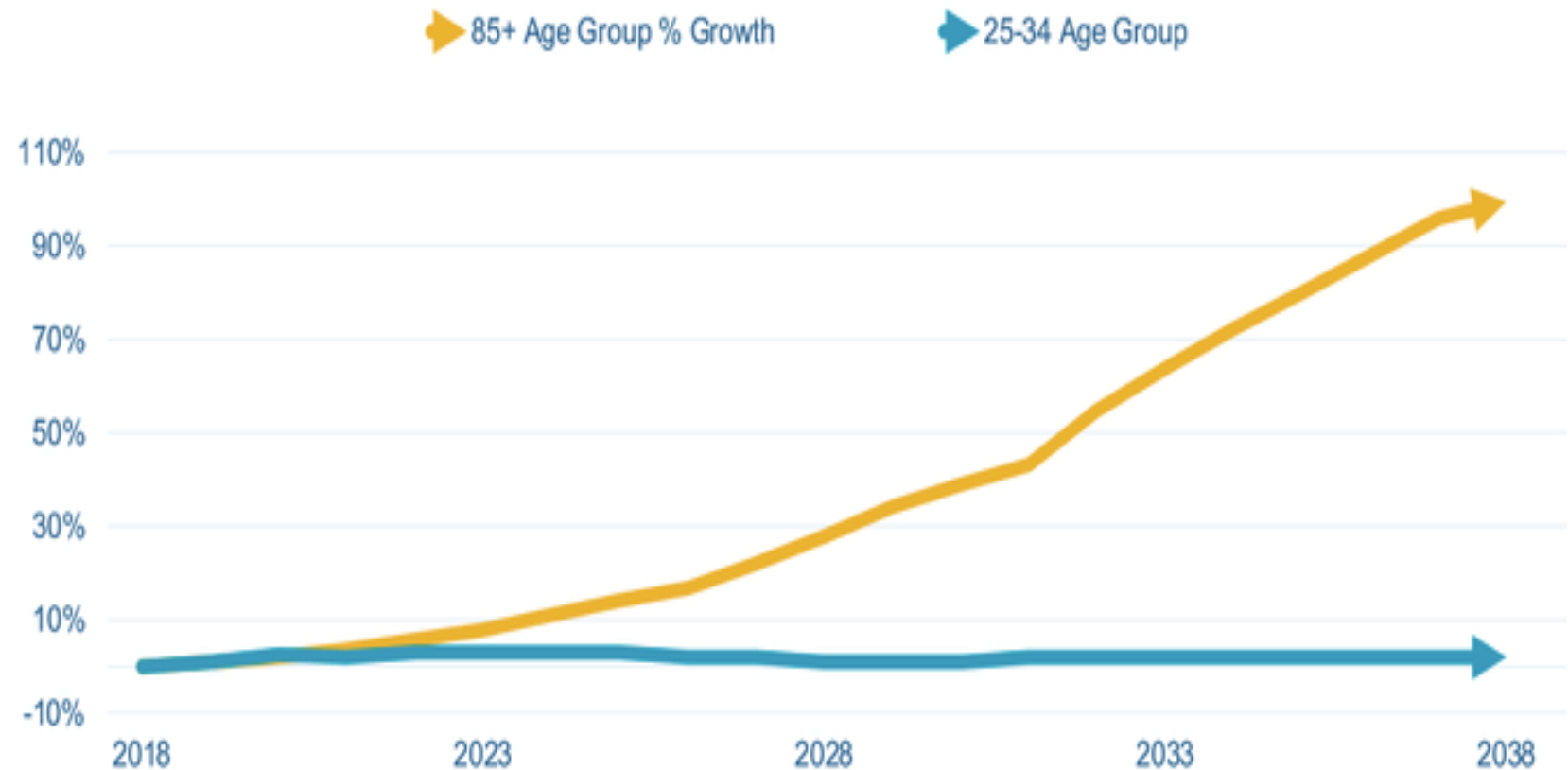
Growth Capabilities



More
Properties

Aging
Population

Poverty
Rate



Economic Status



Survive
a Recession

Products and
Services are
Necessities



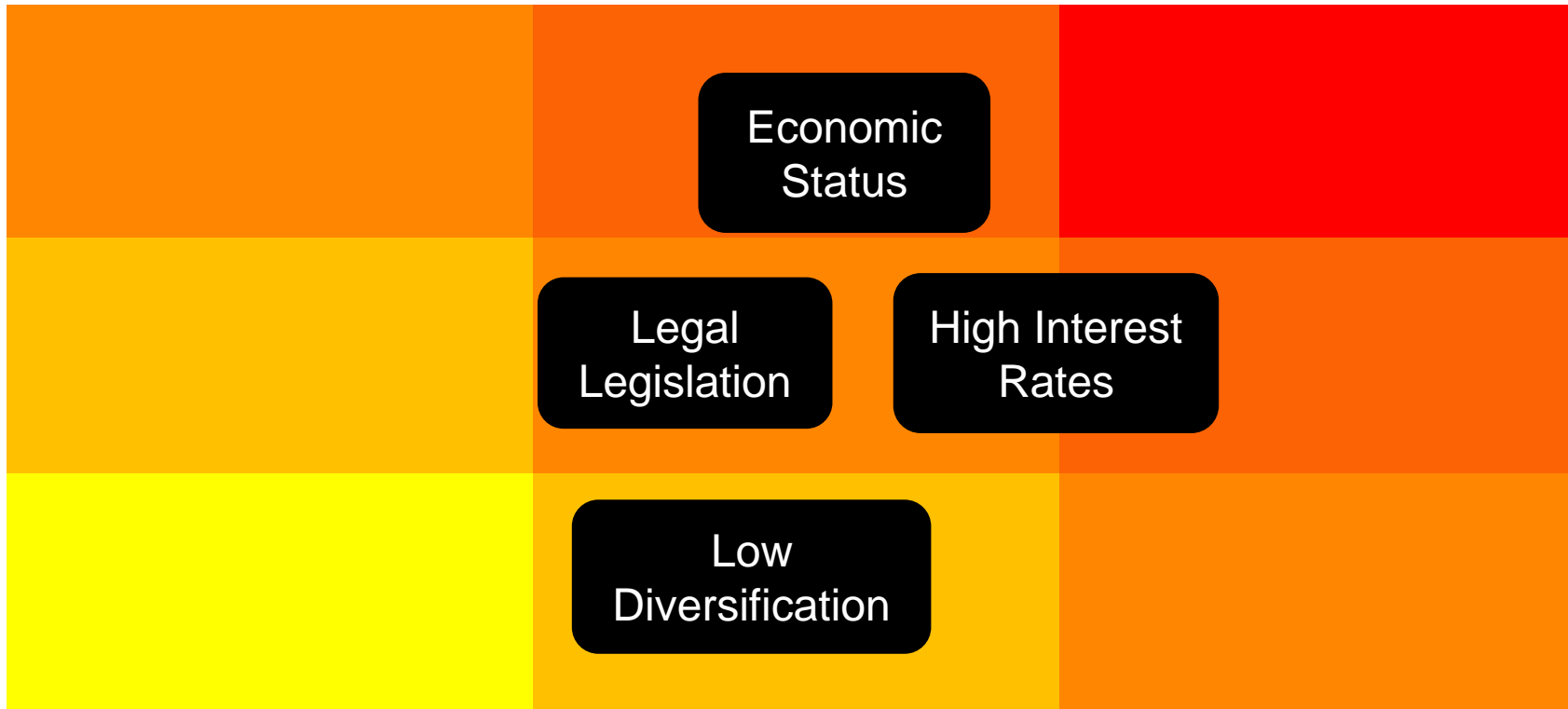


Risks

Heat Map



Probability



Impact



Management

Top Management



CFO

**Tim
McHugh**

Sept 4th,
2019



CIO

**Shankh
Mitra**

Since
2016



CEO

**Thomas
J. Derosa**

Since
2014



VP

**16
Members**

Avg.Age: 55
Tenure:8 yrs

welltower™



Valuation

Valuation



DCF (70%)

- \$131.33



MV (30%)

- \$86.05



\$117.75

- Upside of 27.93%



Peer Analysis

Peer Analysis

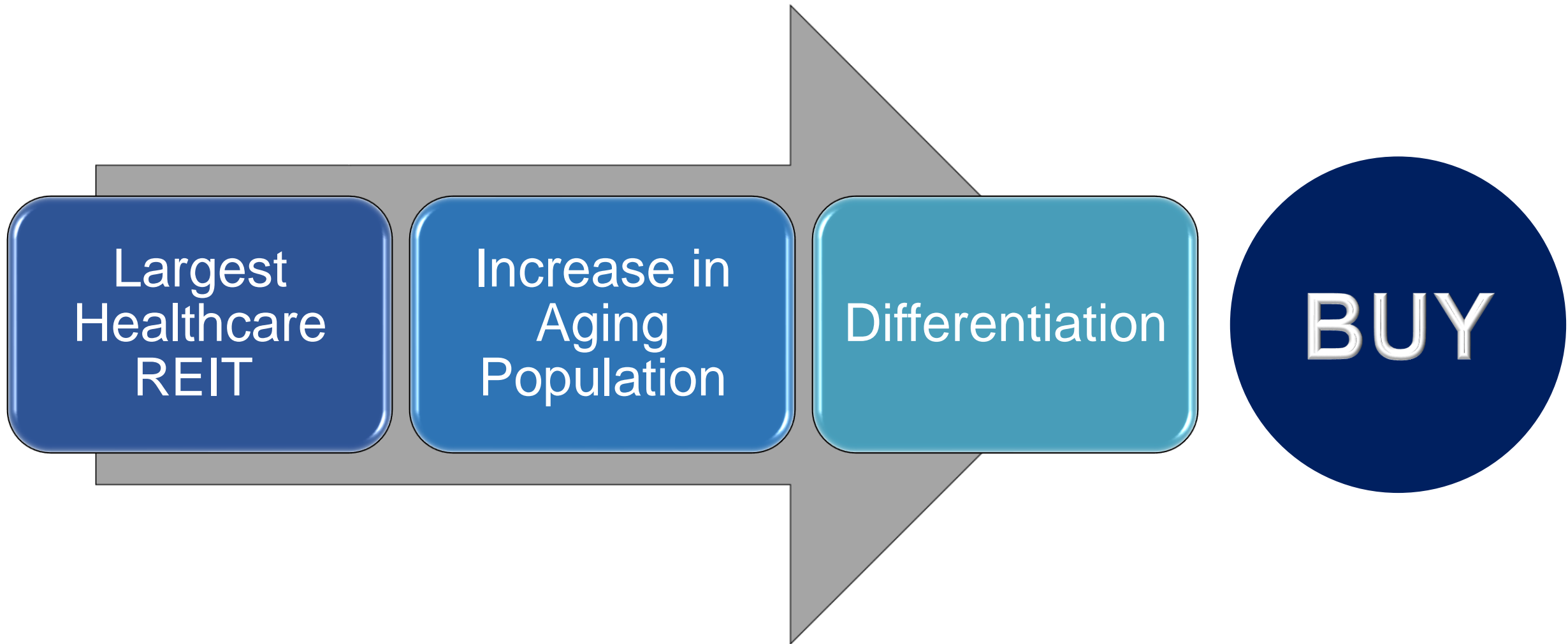


Company	Revenue	EPS	Price Per Share	EBITDA
Welltower	\$4.701 Billion	\$2.02	\$92.04	\$2.133 Billion
Global Medical REIT	\$.53 Billion	\$0.35	\$11.99	\$.42 Billion
Community Healthcare Trust	\$.48 Billion	\$0.19	\$46.58	\$.34 Billion
Sabra Healthcare REIT	\$.623 Billion	\$1.51	\$23.87	\$.503 Billion



Recommendation

Summary





Questions?