

EastGroup (EGP) - Income Statement

	2016 Q1	2016 Q2	2016 Q3	2016 Q4	2017 Q1	2017 Q2	2017 Q3	2017 Q4	2018 Q1	2018 Q2	2018 Q3	2018 Q4	2019 Q1	2019 Q2	2019 Q3	2019 Q4	2020 Q1	2020 Q2	2020 Q3
Rental Revenues	61.568	61.882	63.178	66.333	66.137	67.855	68.712	71.327	72.120	73.720	75.306	77.872	78.637	81.783	83.913	86.480	88.577	89.500	92.000
Expense Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Service Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mortgage Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenues	0.021	0.035	0.012	0.018	0.017	0.039	0.034	0.029	0.083	0.015	0.020	0.011	0.161	0.318	0.025	0.070	0.051	0.215	0.012
Total Revenues	61.589	61.917	63.190	66.351	66.154	67.894	68.746	71.356	72.203	73.735	75.326	77.883	78.798	82.101	83.938	86.550	88.628	89.715	92.012
Property Operating Expense	17.820	17.758	18.552	20.217	19.007	20.244	20.109	20.748	20.676	21.453	21.718	22.547	22.302	22.922	23.756	24.294	25.829	25.351	26.325
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Service Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Expense	-	-	0.161	-	-	-	-	-	-	-	-	-	0.093	0.103	0.110	0.105	0.108	0.166	0.248
G & A	5.312	3.023	2.328	2.569	5.478	2.903	3.205	3.386	3.463	3.740	3.060	3.475	3.844	4.506	3.151	4.905	3.281	4.025	3.714
EBITDA	38.457	41.136	42.149	43.565	41.669	44.747	45.432	47.222	48.064	48.542	50.548	51.861	52.559	54.570	56.921	57.246	59.410	60.173	61.725
EBITDA Margin	62.4%	66.4%	66.7%	65.7%	63.0%	65.9%	66.1%	66.2%	66.6%	65.8%	67.1%	66.6%	66.7%	66.5%	67.8%	66.1%	67.0%	67.1%	67.1%
Depreciation & Amortization	19.162	19.233	19.361	20.179	20.225	20.865	21.011	21.773	21.685	22.808	22.970	24.241	23.746	27.291	25.990	27.697	27.892	28.570	29.211
Interest Expense	9.065	9.172	8.841	8.135	8.686	9.015	8.704	8.370	8.607	8.842	8.804	8.853	8.846	8.846	8.522	8.249	8.457	8.346	8.347
Income Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Noncontrolling Interest	(0.119)	(0.180)	(0.139)	(0.147)	(0.154)	(0.087)	(0.088)	(0.077)	(0.035)	(0.037)	(0.031)	(0.027)	(0.005)	0.004	(0.004)	(1.673)	(0.001)	(0.003)	(0.010)
Equity Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Other Income	0.268	0.381	0.853	0.263	0.215	0.255	0.255	0.588	0.754	0.222	0.216	(0.279)	0.242	(0.565)	0.166	0.320	0.237	0.230	0.244
Extraordinary Items	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RE Gain / (Loss)	11.332	30.981	-	(0.143)	-	21.855	-	-	10.222	1.150	4.051	0.095	2.325	9.081	-	29.662	-	-	-
Net Income	21.711	43.913	14.661	15.224	12.819	36.890	15.884	17.590	28.713	18.227	23.010	18.556	22.529	26.953	22.571	49.609	23.297	23.484	24.401
Preferred Stock Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Adjustments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net to Common	21.711	43.913	14.661	15.224	12.819	36.890	15.884	17.590	28.713	18.227	23.010	18.556	22.529	26.953	22.571	49.609	23.297	23.484	24.401