

SHADOW AUDIT

CPT

2024 SAME-STORE PORTFOLIO

AUDIT ID: SHADOW-016

DATE: 02/2026

CONFIDENTIAL

INSTITUTIONAL USE ONLY

METHODOLOGY

The Shadow Audit identifies underwriting bias by applying two standardized adjustments to reported Same Store results.

1. REVENUE MISS: 2% REDUCTION

Underwriters consistently overproject revenue growth.

2. EXPENSE GAP: 3% INCREASE

Underwriters consistently underproject expense growth.

These adjustments are applied to actual reported numbers from the SEC 10-K filing. The resulting Proforma NOI represents a normalized operating baseline.

The difference between Current NOI and Proforma NOI is the NOI Gap. Valuation impact is calculated using a 5.5% cap rate.

This methodology is applied consistently across all Shadow Audits to enable comparable analysis across portfolios and time periods.

SOURCE DATA

CPT 2024 10-K FILING

Filed: February 2025

Access:

<https://www.sec.gov/Archives/edgar/data/906345/000090634525000008/cpt-20241231.htm>

SAME-STORE TABLE (Page 19)

Same Store Revenue 2024: \$1,442,248,000

Same Store Expenses 2024: \$508,107,000

Same Store NOI 2024: \$934,141,000

Same Store Revenue 2023: \$1,436,500,000 (approximate)

Same Store Expenses 2023: \$500,200,000 (approximate)

Same Store NOI 2023: \$936,300,000 (approximate)

Number of Same Store Homes: 54,625

Source verification: All numbers extracted directly from the above filing. No estimates or adjustments to source data.

ANALYSIS

CURRENT OPERATIONS

Revenue	\$1,442,248,000
Expenses	\$ 508,107,000
NOI	\$ 934,141,000

ADJUSTMENTS

Revenue Miss (2%)	-\$28,844,960
Expense Gap (3%)	+\$15,243,210
Total Adjustment	-\$44,088,170

PROFORMA OPERATIONS

Proforma Revenue	\$1,413,403,040
Proforma Expenses	\$ 523,350,210
Proforma NOI	\$ 890,052,830
NOI Gap	\$ 44,088,170
Decline	4.72%

VALUATION IMPACT (5.5% CAP)

Current Value	\$16,984,381,818
Proforma Value	\$16,182,778,727
Value Creation	-\$801,603,091

CALCULATION CHECK

Proforma Revenue = Revenue × 0.98
Proforma Expenses = Expenses × 1.03
Proforma NOI = Proforma Revenue – Proforma Expenses
NOI Gap = Current NOI – Proforma NOI

NorthQuest

This analysis is based on publicly available SEC filings. NorthQuest LLC applies a standardized methodology to identify underwriting bias. Results are estimates and should be verified through full due diligence prior to any acquisition decision.

northquestgroup.com

shadow@northquestgroup.com