



## 3 High-Quality REITs With Yields up to 7.6% to Buy Today

### Description

If your portfolio lacks yield and you're ready to do something about it, then you've come to the right place. I've scoured the real estate investment trust (REIT) industry and selected three high-quality stocks with yields of 3-8%, so let's take a quick look at each to determine which would fit best in your portfolio.

#### 1. InnVest Reit Trust Units

**InnVest Reit Trust Units** (TSX:INN.UN) is the largest hotel real estate owner in Canada with 110 hotels comprising of over 14,500 rooms, and it also holds a 50% interest in Choice Hotels Canada Inc., which is one of the country's largest franchisors of hotels. It pays a monthly distribution of \$0.0333 per share, or \$0.40 per share annually, which gives its stock a yield of about 7.6% at today's levels.

Investors must also note that InnVest has maintained its current monthly distribution rate since November 2011. However, I think its strong growth of funds from operations, including its 10.9% year-over-year increase to an adjusted \$0.489 per share in fiscal 2015, and its reduced payout ratio, including 81.2% in fiscal 2015 compared with 88.4% in fiscal 2014, could allow it to announce a double-digit percentage distribution hike within the next few months.

#### 2. Choice Properties Real Estate Investment Trust

**Choice Properties Real Est Invstmnt Trst** ([TSX:CHP.UN](#)) is one of Canada's largest owners of commercial real estate with 519 properties comprising of approximately 41.6 million square feet. It pays a monthly distribution of \$0.055833 per share, or \$0.67 per share annually, which gives its stock a yield of about 5.5% at today's levels.

Investors must also make two notes.

First, Choice Properties raised its distribution by 3.1% in November 2015, effective for its January 2016 payment, and this was its first increase since it went public in July 2013.

Second, I think the company's consistent growth of funds from operations, including its 4.3% year-over-

year increase to an adjusted \$0.777 per share in fiscal 2015, could allow 2016 to mark the starting point to an extensive streak of annual distribution increases.

### 3. Interrent Real Estate Investment Trust

**Interrent Real Estate Investment Trust** ([TSX:IIP.UN](https://www.tsx.com/quote/IIP/UN)) is one of the largest owners of multi-family residential properties in Ontario with 80 properties comprising of over 8,300 suites. It pays a monthly distribution of \$0.01925 per share, or \$0.231 per share annually, which gives its stock a yield of about 3.2% at today's levels.

Investors must also make two notes.

First, Interrent has raised its annual distribution for four consecutive years, and its 5% hike in November 2015 has it on pace for 2016 to mark the fifth consecutive year with an increase.

Second, I think the company's consistent growth of funds from operations, including its 9.3% year-over-year increase to an adjusted \$0.305 per share in fiscal 2015, will allow its streak of annual distribution increases to continue for the next several years.

#### CATEGORY

1. Dividend Stocks
2. Investing

#### TICKERS GLOBAL

1. TSX:CHP.UN (Choice Properties Real Estate Investment Trust)

#### Category

1. Dividend Stocks
2. Investing

#### Date

2025/08/25

#### Date Created

2016/03/30

#### Author

jsolitro

default watermark