

U.S. Equity Research

November 9, 2016

Healthcare Research Healthcare Services

Opinion Change

Repeal Reality - Downgrading ACA Vulnerable Stocks

Summary

GOP Triple Play, the worst possible outcome for HC stocks is a reality. We see extreme risk of ACA repeal/replace, loss of the Medicaid expansion, a primary driver of results for both hospitals and health plans, and reversal of the many value-based regulations that promote home health care. Only the potential for a Senate filibuster protects the ACA. We therefore are downgrading our Buys to Neutral and cutting PTs for our covered companies.

Key Points

Not only repeal, but we have no idea what will replace it: With the enmity between Trump & Ryan, we can't be sure that even the weak Congressional health plan will be the replacement for exchanges/ Medicaid expansions. On the other hand, we have to assume that the cuts, nearly \$1 trillion, will stay in place. And, the ACA also touched virtually every sub-sector through regulation in some way. Bundling, LTACH criteria, ACOs and a whole host of other programs whose legislative authority depends on the ACA. Thus, we are taking the pre-emptive step of downgrading our Buys (HCA, UNH, HLS and AMED) to Neutral until we can get some clarity on what will happen under a Trump administration and a GOP Congress. We are taking our price targets on our Neutral-rated stocks down to reflect what we expect to be a serious downward re-rating of the shares. We take none of these steps lightly, but the complete lack of visibility makes the shares very difficult to value. Generally, we take the hospitals down to 2017 EV/EBITDA less NCI multiples no higher than 7.3x and the post acute stocks down at least 1x to 8.1x (AMED and HLS) and taking our blended DCF (\$134) and P/E (14.8x) on UNH to \$135. HCA: now Neutral, \$78PT; HLS Now Neutral, \$38, AMED now Neutral \$33, CYH, U-P PT unchanged, QHC PT to \$3, LPNT PT to \$50, KND PT to \$5, THC PT to \$13 (7.3x EV/EBITDA less NCI on 17E).

As CYH and QHC, both have to sell hospitals, we are concerned that the uncertainty may stall those important transaction, further pressuring their ongoing EBITDA and delaying their restructuring progress. UNH impact is likely limited to risk to the Medicaid expansion. HCA has less dependence on Obamacare, but still has some (perhaps 5% of EBITDA), and THC, LPNT have more exposure to the expansion and exchanges. AMED depends on bundling and VBP and HLS depends on a stable Medicare business, which we can't necessarily predict at this time. Ditto for KND. We are lowering multiples, not estimates at this time. It will likely be some time before any policy change would take place, but the headlines and fear should takeover the trading in these stocks as the new administration announces it cabinet appointments and its agenda.

| Company | Symbo | Price I(11/08) | | Rating r Curr | PT |
|---------------------------------|-------|-------------------|-----|------------------|----------|
| | | | | | |
| Amedisys, Inc. | AMED | \$40.10 | Buy | Neutral | \$33.00 |
| Community Health Systems, Inc. | CYH | \$5.94 | - | U-P | \$3.00 |
| HCA Holdings, Inc. | HCA | \$80.88 | Buy | Neutral | \$78.00 |
| HealthSouth Corporation | HLS | \$41.05 | Buy | Neutral | \$38.00 |
| Kindred Healthcare, Inc. | KND | \$6.15 | - | Neutral | \$5.00 |
| LifePoint Health, Inc. | LPNT | \$61.05 | _ | Neutral | \$50.00 |
| Quorum Health Corp | QHC | \$4.17 | _ | Neutral | \$3.00 |
| Tenet Healthcare Corp. | THC | \$20.27 | - | Neutral | \$13.00 |
| UnitedHealth Group Incorporated | UNH S | \$142.90 | Buy | Neutral | \$135.00 |

Source: Bloomberg and Mizuho Securities USA

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Exhibit 1: Valuations

| UnitedHealth Group | | Cui | re | nt Price | | | Ste | ер 1: Та | rge | t Price - Μι | ıltip | le Methoc | | |
|---------------------------------|-------|----------|-----|----------|------|---------|-----|----------|-----|--------------|-------|-----------|--|--|
| Stock Price | | | 514 | 2.90 | | | | | | \$135.00 | | | | |
| (\$mm except per share, FY Dec) | | 2015A | - : | 2016E | - 2 | 2017E | 2 | 015A | | 2016E | | 2017E | | |
| Revenue | \$ | 157,107 | \$ | 186,525 | \$ ` | 199,800 | \$1 | 57,107 | \$ | 186,525 | \$ | 199,800 | | |
| Cash EPS | \$ | 7.00 | \$ | 8.01 | \$ | 9.10 | \$ | 7.00 | \$ | 8.01 | \$ | 9.10 | | |
| FCF per share | \$ | 8.46 | \$ | 10.21 | \$ | 11.69 | \$ | 8.46 | \$ | 10.21 | \$ | 11.69 | | |
| Dividend per share | \$ | 2.00 | \$ | 2.32 | \$ | 2.77 | \$ | 2.00 | \$ | 2.32 | \$ | 2.77 | | |
| P/E | | 20.4x | | 17.8x | | 15.7x | | 19.3x | | 16.9x | | 14.8 | | |
| FCF Yield | | 5.9% | | 7.1% | | 8.2% | | 6.3% | | 7.6% | | 8.79 | | |
| P/FCF | | 16.9x | | 14.0x | | 12.2x | | 16.0x | | 13.2x | | 11.5 | | |
| Dividend Yield | | 1.4% | | 1.6% | | 1.9% | | 1.5% | | 1.7% | | 2.19 | | |
| Target Price from P/E and I | FCF | Multiple | | | | | | | | | | \$135.00 | | |
| Step 2: Target Price, DCF | Ме | thod | | | | | | | | | | | | |
| DCF | | | | | | | | | | | | | | |
| Terminal Growth Rate | | | | | | | | | | 1.3% | | | | |
| WAC Equity Capital | | | | | | | | | | 7.0% | | | | |
| After-tax Cost of Debt | | | | | | | | | | 0.2% | | | | |
| WACC | | | | | | | | | | 7.2% | | | | |
| Value of the firm (Unlevered F | CF) | | | | | | | | \$ | 202,666 | | | | |
| Value of debt | | | | | | | | | \$ | 73,500 | | | | |
| Value of NOL's | | | | | | | | | \$ | - | | | | |
| Derived DCF Value of t | the E | Equity | | | | | | | | | \$ | 129,166 | | |
| Shares Outstanding | | | | | | | | | | | | 964 | | |
| | | | | | | | | | | | | | | |
| DCF Implied Equity value p | er s | hare | | | | | | | | | | \$133.99 | | |
| Blended 50/50 Target | Pri | се | | | | | | | | | | \$134.49 | | |

| HCA Healthcare | | | |
|--|--------------|--------------|--------------|
| \$ in Millions, Mizuho Securities Estimates | 2015A | 2016E | 2017E |
| Revenue | \$ 39,678 | \$ 41,326 | \$ 42,710 |
| EBITDA | \$ 7,915 | \$ 8,224 | \$ 8,684 |
| EBITDA Margin | 19.9% | 19.9% | 20.3% |
| Growth rate | | | |
| EBITDA Less Minority Interest | \$ 7,348 | \$ 7,707 | \$ 8,114 |
| EBITDA Less MI Margin | 18.5% | 18.7% | 19.0% |
| Growth rate | 6.0% | 4.9% | 5.3% |
| Cash Revenue | | | |
| Cash EBITDA Margin | | | |
| Cash EBITDA Less MI Margin | | | |
| Free Cash Flow (CFFO less Capex less Minority Distributions) | \$ 1,864 | \$ 1,701 | \$ 1,950 |
| Current Share Price | \$ 80.88 | \$ 80.88 | \$ 80.88 |
| Target Price | \$ 78.00 | \$ 78.00 | \$ 78.00 |
| Net Debt at end-of-period, ending cash | 29,747 | 30,811 | 29,060 |
| Market Cap at current price | \$ 34,513 | \$ 32,227 | \$ 31,139 |
| NCI | \$ 1,553 | \$ 1,470 | \$ 1,415 |
| EV at current price EXCLUDING NCI | \$ 64,260 | \$ 63,038 | \$ 60,199 |
| EV excluding NCI/EBITDA less NCI @ current price | 8.7x | 8.2x | 7.4x |
| Market Cap at Target Price | \$ 33,284 | \$ 31,080 | \$ 30,030 |
| EV excluding NCI at Target Price | \$ 63,031 | \$ 61,891 | \$ 59,090 |
| EV excluding NCI/EBITDA less NCI @ Target Price | 8.6x | 8.0x | 7.3x |
| EPS | \$5.56 | \$6.74 | \$7.25 |
| YOY % Change | 18% | 21.3% | 7.4% |
| P/E at current price | 14.5 | 12.0 | 11.2 |
| P/E at target price | 14.0 | 11.6 | 10.8 |
| PEG at target price | 0.78 | 0.54 | 1.45 |
| FCF per share | \$4.37 | \$4.27 | \$5.06 |
| P/FCF per share at current price | 18.5 | 18.9 | 16.0 |
| FCF yield at current price | 5.4% | 5.3% | 6.3% |



Exhibit 2: Valuations (continued)

| Tenet Healthcare Valuation | | | | | | | | EV/EBI | TDA | Less NCI N | /leth | od |
|---------------------------------------|------|------------------|----|---------|----|---------|----|---------|-----|-------------|-------|---------|
| | | At Current Price | | | | | | | | arget Price | | |
| | 2015 | 4 | | 2016E | | 2017E | | 2015A | | 2016E | | 2017E |
| \$ in thousands, except per share | | | | | | | | | | | | |
| Revenue | 18 | 3,634 | \$ | 19,756 | \$ | 20,356 | \$ | 18,634 | \$ | 19,756 | \$ | 20,356 |
| EBITDA margin | 1 | 2.21% | | 12.39% | | 0.00% | | 12.21% | | 12.39% | | 0.00% |
| EBITDA less NCI | 5 2 | 2,058 | \$ | 2,045 | \$ | 2,157 | \$ | 2,058 | \$ | 2,045 | \$ | 2,157 |
| EBITDA less NCI multiple | | 8.0 x | | 8.2 x | | 7.7 x | | 7.6 x | | 7.8 x | | 7.3 x |
| | | | | | | | | | | | | |
| EBITDA Guidance Basis | 5 2 | 2,276 | \$ | 2,421 | \$ | 2,522 | \$ | 2,276 | \$ | 2,421 | \$ | 2,522 |
| EBITDA Multiple Guidance Basis | | 7.2 x | | 6.9 x | | 6.6 x | | 6.9 x | | 6.6 x | | 6.3 x |
| Enterprise value | 16 | ,408 | \$ | 16,691 | \$ | 16,539 | \$ | 15,687 | \$ | 15,963 | \$ | 15,802 |
| Less Debt | 5 14 | 1,754 | \$ | 15,175 | \$ | 15,025 | \$ | 14,754 | \$ | 15,175 | \$ | 15,025 |
| Plus Unrestricted Cash | | \$356 | | \$512 | | \$543 | \$ | 356 | \$ | 512 | \$ | 543 |
| Memo: 2016E Cash and Debt at 12/31/16 | | | | | | | | | | | | |
| Memo: Net Leverage on EBITDA | | 6.3 x | | 6.1 x | | 5.7 x | | 6.3 x | | 6.1 x | | 5.7 x |
| | | | | | | | | | | | | |
| Equity value | 5 2 | 2,010 | \$ | 2,028 | \$ | 2,057 | \$ | 1,289 | \$ | 1,301 | \$ | 1,320 |
| Equity Value per share | \$2 | 20.27 | | \$20.27 | | \$20.27 | | \$13.00 | | \$13.00 | | \$13.00 |
| Shares used | | 99.2 | | 100.0 | | 101.5 | | 99.2 | | 100.0 | | 101.5 |

| LifePoint Enterprise Value Multiple Valu | atio | on | | |
|--|------|--------|-------------|-------------|
| \$ in thousands, except per share | | 2015A | 2016E | 2017E |
| Revenue Est | \$ | 5,214 | \$ 6,426 | \$ 6,845 |
| EBITDA margin | | 13.32% | 11.32% | 11.44% |
| EBITDA less NCI | \$ | 695 | \$ 728 | \$ 783 |
| EV/EBITDA less NCI Multiple at Target | | 6.8 x | 6.5 x | 6.2 x |
| EV/EBITDA less NCI at Current Price | | 7.5 x | 7.2 x | 6.9 x |
| EBITDA | \$ | 706 | \$ 738 | \$ 794 |
| Ev/EBITDA Multiple at Target | | 6.6 x | 6.5 x | 6.1 x |
| EV/EBITDA at Current Price | | 7.8 x | 7.6 x | 7.0 x |
| | | | | |
| Enterprise value at target | \$ | 4,690 | \$ 4,765 | \$ 4,885 |
| Less Debt | \$ | 2,669 | \$ 2,915 | \$ 2,885 |
| Plus Unrestricted Cash | | \$284 | \$363 | \$200 |
| Equity value | \$ | 2,305 | \$ 2,213 | \$ 2,200 |
| FCF per share | \$ | 7.61 | \$ 1.96 | \$ 1.87 |
| FCF Yield at Current Price | | 12% | 3% | 3% |
| FCF Yield at Target Price | | 15% | 4% | 4% |
| Target Price | \$ | 50.00 | \$ 50.00 | \$ 50.00 |
| Current Price | \$ | 61.05 | \$ 61.05 | \$ 61.05 |

| CYH Enterprise Value Multiple Valuation | Cu | rrent Price | Cu | rrent Price | Cu | rrent Price | A | t Target | Α | t Target | A | Target |
|---|------|----------------|------|-------------|----|-------------|----|----------|----|----------|----|--------|
| \$ in thousands, except per share | | 2015A | | 2016E PF | | 2017E PF | | 2015A | 2 | 016E PF | 2 | 017PFE |
| Revenue | \$ | 19,437 | \$ | 18,360 | \$ | 15,938 | \$ | 19,437 | \$ | 18,360 | \$ | 15,938 |
| EBITDA margin | | 13.07% | | 12.16% | | 12.02% | | 13.07% | | 12.16% | | 12.02% |
| Adjusted EBITDA Guidance Basis | | | \$ | 2,134 | \$ | 1,916 | | | \$ | 2,134 | \$ | 1,916 |
| EBITDA multiple guidance basis | | | | 6.9 x | | 7.6 x | | | | 6.7 x | | 7.4 x |
| EBITDA Less NCI | \$ | 2,540 | \$ | 2,008 | \$ | 1,816 | \$ | 2,540 | \$ | 2,008 | \$ | 1,816 |
| EBITDA Less NCI multiple | | 7.0 x | | 7.3 x | | 8.0 x | | 6.8 x | | 7.1 x | | 7.9 x |
| Enterprise value | \$ | 17,674 | \$ | 14,631 | \$ | 14,600 | \$ | 17,348 | \$ | 14,293 | \$ | 14,262 |
| Less Debt Pro Forma including CVR | \$ | 17,187 | \$ | 14,093 | \$ | 14,093 | \$ | 17,187 | \$ | 14,093 | \$ | 14,093 |
| Plus Unrestricted Cash Pro Forma | \$ | 184 | \$ | 133 | \$ | 164 | \$ | 184 | \$ | 133 | \$ | 164 |
| memo: net leverage vs EBITDA | | 6.0 | | 6.5 | | 7.3 | | 6.0 | | 6.5 | | 7.3 |
| Equity value | \$ | 671 | \$ | 671 | \$ | 671 | \$ | 345 | \$ | 333 | \$ | 333 |
| Equity Value per share | | \$5.94 | | \$5.94 | | \$5.94 | \$ | 3.00 | \$ | 3.00 | \$ | 3.00 |
| Rev, EBITDA, Cash & Debt are end of period estimate | es P | F for asset sa | ales | | | | | | | | | |



Exhibit 2: Valuations (continued)

| QHC Valuatiton | | | | | | | | |
|----------------------------------|-------------|------|--------|----|------------|-----------|--------|--|
| | | | | | on Sale of | | | |
| | At Curre | nt P | rice | 4 | Hospitals | At Target | | |
| \$ in millions, except per share | 2015PF | 20 | 16E PF | 2 | 2016E PF | 2 | :016E | |
| Revenue | \$ 2,185 | \$ | 2,140 | \$ | 2,140 | \$ | 2,140 | |
| EBITDA - Guidance Basis | \$ 264 | \$ | 170 | \$ | 186 | \$ | 170 | |
| EBITDA Guidance Basis multiple | 5.3 x | | 8.4 x | | 6.7 x | | 8.2 x | |
| EBITDA less NCI | | \$ | 165 | \$ | 185.08 | \$ | 165 | |
| EBITDA less NCI Multiple | | Ĺ | 8.6 x | | 6.7 x | | 8.4 x | |
| Enterprise value | \$ 1,385 | \$ | 1,427 | \$ | 1,246 | \$ | 1,393 | |
| Less Debt Pro Forma | \$ 1,286 | \$ | 1,252 | \$ | 1,252 | \$ | 1,252 | |
| Plus Unrestricted Cash Pro Forma | \$ 21 | \$ | 55 | \$ | 92 | \$ | 55 | |
| Equity value | \$ 120 | \$ | 120 | \$ | 86 | \$ | 86 | |
| Current Price | \$ 4.17 | \$ | 4.17 | \$ | 3.00 | \$ | 3.00 | |
| QHC Shares (mm) | 28.7 | | 28.7 | | 28.7 | Ī | 28.7 | |
| FCF per share | | \$ | (0.91) | \$ | (0.91) | \$ | (0.91) | |
| FCF Yield | | | NMF | | NMF | | NMF | |

| HealthSouth Valuation | | | | | | | | | | | | | | | |
|---------------------------------------|----|---------------|----|---------|----|---------|----|---------|--------------|---------------|----|---------|--|--|--|
| | | Current Price | | | | | | | Target Price | | | | | | |
| \$ in thousands, except per share | _ | 2015A | | 2016E | | 2017E | | 2015A | | 2016E | | 2017E | | | |
| Estimated Revenue | \$ | 3,115.7 | \$ | 3,655.8 | \$ | 3,805.3 | | 3,115.7 | \$ | 3,655.8 | \$ | 3,805.3 | | | |
| Assumed EBITDA margin | | 21.57% | | 21.79% | | 21.78% | | 21.57% | | 21.79% | | 21.789 | | | |
| Adjusted EBITDA (excludes NCI) | \$ | 672.0 | \$ | 796.7 | \$ | 828.7 | \$ | 672.0 | \$ | 796.7 | \$ | 828.7 | | | |
| EV/Adjusted EBITDA multiple | | 11.1 x | | 8.9 x | | 8.5 x | | 9.9 x | | 8.5 x | | 8.1 | | | |
| | | | | | | | | | | | | | | | |
| Enterprise value | \$ | 7,473 | \$ | 7,083 | \$ | 7,026 | \$ | 7,166 | \$ | 6,780 | \$ | 6,721 | | | |
| Less Debt | \$ | 3,135 | \$ | 2,935 | \$ | 2,932 | \$ | 3,135 | \$ | 2,935 | \$ | 2,932 | | | |
| Plus cash | | 62 | | 34 | | 113 | | 62 | | 34 | | 113 | | | |
| Plus NPV NOL use to offset cash taxes | | \$262 | | \$102 | | \$102 | | \$262 | | \$ <u>102</u> | | \$102 | | | |
| | _ | | _ | | _ | | | | | | | | | | |
| Equity value | \$ | 4,138 | \$ | 4,080 | \$ | 4,105 | \$ | | \$ | 3,777 | \$ | 3,800 | | | |
| Equity Value per share | \$ | 41.05 | \$ | 41.05 | \$ | 41.05 | \$ | | \$ | 38.00 | \$ | 38.00 | | | |
| FCF per share | \$ | 3.33 | \$ | 3.85 | \$ | 4.14 | \$ | 3.33 | \$ | 3.85 | \$ | 4.14 | | | |
| P/FCF | | 12.3 x | | 10.7 x | | 9.9 x | | 11.4 x | | 9.9 x | | 9.2 | | | |
| FCF Yield | | 8.1% | | 9.4% | | 10.1% | | 8.8% | | 10.1% | | 10.99 | | | |
| EPS | \$ | 2.02 | \$ | 2.56 | \$ | 2.87 | \$ | 2.02 | \$ | 2.56 | \$ | 2.87 | | | |
| P/E | | 20.3 x | | 16.0 x | | 14.3 x | | 18.8 x | | 14.9 x | | 13.2 | | | |
| PEG | | NMF | | 0.6 x | | 1.2 x | | NMF | | 0.6 x | | 1.1 | | | |

| Amedisys Valuation and PT Calcula | ition | | | | | |
|-------------------------------------|-------------|-------------|--------------|--------------|--------------|--------------|
| (\$ in thousands except per share) | Current | Current | Current | At Target | Target | Target |
| | 2015A | 2016E | 2017E | 2015A | 2016E | 2017E |
| Estimated EBITDA | \$ 111,705 | \$ 105,844 | \$ 145,617 | \$ 111,705 | \$ 105,844 | \$ 145,617 |
| EBITDA multiple | 12.6x | 13.6x | 9.7x | <u>10.5x</u> | <u>11.1x</u> | 8.1x |
| Enterprise value | \$1,409,964 | \$1,442,163 | \$1,418,395 | \$1,175,536 | \$ 1,174,773 | \$ 1,177,350 |
| | | | | | | |
| Total Debt | \$ 113,444 | \$ 94,094 | \$ 72,000 | \$ 113,444 | \$ 94,094 | \$ 72,000 |
| Less: Cash | \$ 27,502 | \$ 8,915 | \$ 15,000 | \$ 27,502 | \$ 8,915 | \$ 15,000 |
| Net Debt | \$ 85,942 | \$ 85,179 | \$ 57,000 | \$ 85,942 | \$ 85,179 | \$ 57,000 |
| EV less Net Debt | \$1,324,022 | \$1,356,984 | \$ 1,361,395 | \$ 1,089,594 | \$ 1,089,594 | \$ 1,120,350 |
| Less: Estimated Fine, net of tax | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Implied Equity Value at Share Price | \$1,324,022 | \$1,356,984 | \$1,361,395 | \$1,089,594 | \$ 1,089,594 | \$ 1,120,350 |
| Implied Price per Share | \$40.10 | \$40.10 | \$40.10 | \$33.00 | \$33.00 | \$33.00 |
| EPS | \$ 1.47 | \$ 1.46 | \$ 1.96 | \$ 1.47 | \$ 1.46 | \$ 1.96 |
| YOY % Change | 102% | -1% | 34% | 102% | -1% | 34% |
| Diluted Shares Outstanding | 33,018 | 33,840 | 33,950 | 33,018 | 33,840 | 33,950 |
| PE (x) | 27.2 | 27.4 | 20.5 | 22.4 | 22.6 | 16.9 |
| PEG | 0.3x | -42.1x | 0.6x | 0.2x | -34.6x | 0.5x |



Exhibit 3: Valuations (continued)

| Kindred Healthcare | | Current | Pri | ce | | At Targo | et I | Price |
|--------------------------|-------|----------------|-----|---------------|-----|-----------|------|-----------|
| | | 2015A | | 2016E | | 2015A | | 2016E |
| Revenue | \$ | 7,054,907 | \$ | 7,155,871 | \$ | 7,054,907 | \$ | 7,155,871 |
| Core EBITDAR | | 980,327 | | 948,198 | | 980,327 | | 948,098 |
| Core EBITDAR less NCI | | 937,763 | | 894,857 | | 937,763 | | 894,857 |
| Core EBITDA | | 597,718 | | 557,460 | | 597,718 | | 557,460 |
| Core EBITDA less NCI | | 555,154 | | 504,119 | | 555,154 | | 504,119 |
| FCF | | 41,331 | | (18,539) | | 41,331 | | (18,539) |
| FCF per share | \$ | 0.47 | \$ | (0.21) | \$ | 0.47 | \$ | (0.21) |
| Core EPS | \$ | 1.30 | \$ | 0.69 | \$ | 1.30 | \$ | 0.69 |
| Diluted Shares | | 87,232 | | 88,000 | | 87,232 | | 88,000 |
| Equity Value | | 536,477 | | 541,200 | | 436,160 | | 440,000 |
| Debt (EOP) | | 3,161,655 | | 3,344,063 | | 3,161,655 | | 3,344,063 |
| Capitalized Leases | | 2,295,654 | | 2,344,428 | | 2,295,654 | | 2,344,428 |
| Cash(EOP), 3Q16 | _ | 98,758 | _ | 139,430 | _ | 98,758 | _ | 139,430 |
| EV including cap leases | \$ | 5,895,028 | \$ | 6,090,261 | \$ | 5,794,711 | \$ | 5,989,061 |
| EV/EBITDAR | | 6.0 | | 6.4 | | 5.9 | | 6.3 |
| EV/EBITDAR less NCI | | 6.3 | | 6.8 | | 6.2 | | 6.7 |
| EV/Core EBITDA | | 9.9 | | 10.9 | | 9.7 | | 10.7 |
| EV/Core EBITDA less NCI | | 10.6 | | 12.1 | | 10.4 | | 11.9 |
| P/Core EPS | | 4.7 | | 9.0 | | 3.8 | | 7.3 |
| P/FCF | | 13.0 | | -29.2 | | 10.6 | | NMF |
| Stock price | \$ | 6.15 | \$ | 6.15 | \$ | 5.00 | \$ | 5.00 |
| Notes: We treat the Mand | ator | y Conv Pref as | de | bt until exch | an | ged; | _ | |
| Sources: Company reports | s, MS | SUSA estimates | ar | nd Bloomber | g L | LP | | |



Price Target Calculation and Key Risks

Amedisys, Inc.

Our \$33 one-year PT is based on a PEG of 0.5x on 34% projected EPS growth from '16E to '17E and an 8.1x EV/EBITDA multiple on 2017E.

Risks to our target include: repeal/replacement of the ACA and bundling, execution, reimbursement, investigation (an active hospice investigation is ongoing in New England and West Virginia and AMED currently operates under a corporate integrity agreement) and legislative risk, among others.

Community Health Systems, Inc.

Our valuation of \$3 is based on 6.5x our 2016E EV/EBITDA and 7.8x our 2017E EBITDA on a guidance basis, including the assumed \$850mm in sale proceeds as cash. We now expect FCF to be negative in 2016, along with further margin compression in 2016 and 2017, which argues for a below peer multiple. However, the high degree of leverage prevents the multiple from going much below 6.5x. These reflect likely volume and mix pressures, coupled with high leverage as well as the remaining CVR risk.

Risks to our rating and price target include, but are not limited to, better than expected asset sale results or the involvement of an activist investor, or the acquisition of shares by deep value investors. Factors weighing on valuation include, but are not limited to, relief of the following: pricing pressure from government and private payers, continued soft volume growth, additional labor cost pressures, further deterioration of bad debt, integration of HMA and turnaround of HMA, physician losses, competition for acquisitions, the pending spin-off and a highly levered balance sheet. However, CYH may be more successful at cost cutting and growing volume than we think and that could cause upside surprise to be reflected in the stock price. CYH has not yet finalized the value of the CVR, which could result in unexpectedly higher settlement and/or legal costs above the reserve level.

HCA Holdings, Inc.

Our valuation of \$78 is based on 7.3x our 2016E EV/EBITDA less NCI.

Risks to valuation include, but are not limited to, repeal/replacement of the ACA, pricing pressure from government and private payors, continued soft volume growth, further deterioration of bad debt, competition for acquisitions, increasing labor costs and labor market shortages, HITECH payment risk, a levered balance sheet and the implementation of all of the provisions of the ACA and other recent legislation (MACRA and IMPACT).

HealthSouth Corporation

Our 12-month price target of \$37 is based on 8.1x our 2017E EBITDA, at the below the low end of post-acute facility trading ranges of 9-11x due to the risks around Medicare reimbursement and repeal/replacement of the ACA.



Risks to valuation include, but are not limited to, repeal/replacement of the ACA, cuts in reimbursement from private payors and the government, competition, government investigations and litigation, increasing costs (including but not limited to labor costs), increased government regulation and investigations, and potential bundling of payments.

Kindred Healthcare, Inc.

Our one-year PT of \$5 for KND shares is based on 11.9x EV/Core EBITDA less NCI and 6.3x EV/Core EBITDAR. Given our post-acute sector concerns, we see these multiples as reasonably valuing KN, especially given risks to LTACH criteria, bundling and potentially Medicare reimbursement.

Risks to our PT and rating include but are not limited to: repeal/replace the ACA, execution risk, reimbursement risk, changes in upstream (hospital volume) and referral patterns in response to changing reimbursement methods (especially for KND's LTACHs) and incentives, changes in regulations and the potential for M&A (both as a buyer and as a target).

LifePoint Health, Inc.

Our valuation of \$56 is based on a blend of a 7x multiple on our 2016E EV/EBITDA less NCI and a target 3% FCF yield using our 2016E FCF per share of \$1.89 reflecting likely inpatient volume pressures, the dilutive impact of acquisitions in the near term plus capex commitments associated with them and balanced by its moderately levered balance sheet and smaller, but still positive, FCF. Risks to valuation include pricing pressure from government and private payors, continued soft volume growth, further deterioration of bad debt and competition for acquisitions, excess dilution from acquisitions due to slower than expected improvement in margins and execution risk.

Quorum Health Corp

With our below-guide \$170mm EBITDA estimate and with serious total net leverage of 6.0x our corresponding \$233mm LTM CA EBITDA estimate, the EV multiple explodes in our target price model. At our new target of \$3, the stock would trade at 8.2x guidance-basis EBITDA. But if the assets are sold, \$3 is only 6.7x our new estimate.

Risks to our rating and price target include, but are not limited to: repeal/replace the ACA, execution, reimbursement, litigation, regulation, investigation and other market and government-based risks. In addition, QHC, formed through a spin-off from CYH, is a very new company just having been formed on 4/29/15. Thus, it has a limited track record and has not laid out its strategic plan. Our estimates, and therefore our rating and price target, are thus based on extremely limited company-specific information. We expect the shares to be very highly volatile given the small float and high degree of leverage, and the risk of repeal of the Medicaid expansion.

Tenet Healthcare Corp.

Our \$13.00 PT is based on 7.3x our 2017E EBITDA less NCI of \$2.157B, which corresponds to 6.6x our 2016E EBITDA and 6.3x our 2017E EBITDA. Risks to our price target include, but are not limited to, repeal/replace the ACA, pricing pressure from government and private payors, continued soft volume growth, HITECH payment risk, execution risk (including closing transactions in a timely fashion) and further deterioration of bad debt.



UnitedHealth Group Incorporated

Price Target Methodology: Our \$135 one-year PT is based on a 50/50 blend of our DCF model using a 1.25% long-term growth rate, of \$135; and a target P/E of 14.8x our 2017E Adjusted EPS of \$9.10. Blending the two equally yields our \$135 1-year price target for UNH shares.

Key Risks: Among the key risks to our rating and price target are repeal/replace the ACA, execution risk; reimbursement and regulatory risks; competitive risks and market risk. Further, UNH is modestly exposed to exchange rate risk, with less than 5% of its revenue derived from its global businesses, principally in Brazil. Execution risk includes risks in both the benefits and services businesses. In the benefits business, estimation of cost trends and other actuarial calculations are critical activities as they influence pricing and reserves for the Company's insurance products. Any misstep there could result in a material and negative effect on the stock price. In addition, the Optum services business is highly innovative and technology driven. Missteps there could lead to the potential for material disappointments in results and multiple compression. Reimbursement and regulatory risk could not only affect pricing, but also members served. The timing and extent of such changes are usually out of the Company's control and therefore could represent exogenous events with negative earnings and stock price implications. Should tax subsidies for Federal Exchange premiums be overturned by the Supreme Court, there could be meaningful downside to multiples, earnings and the stock price. The US election and congressional inquiries into drug pricing/PBMs are also risks to our rating, price target and estimates.



Companies Mentioned (prices as of 11/08)

Amedisys, Inc. (AMED- Neutral \$40.10) HCA Holdings, Inc. (HCA- Neutral \$80.88) Kindred Healthcare, Inc. (KND- Neutral \$6.15) Quorum Health Corp (QHC- Neutral \$4.17)

UnitedHealth Group Incorporated (UNH- Neutral \$142.90)

Community Health Systems, Inc. (CYH- Underperform \$5.94) HealthSouth Corporation (HLS- Neutral \$41.05) LifePoint Health, Inc. (LPNT- Neutral \$61.05) Tenet Healthcare Corp. (THC- Neutral \$20.27)

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RS: Rating Suspended - rating and price objective temporarily suspended.

NR: No Rating - not covered, and therefore not assigned a rating.

Rating Distribution

| (As of 11/08) | % of coverage | IB service past 12 mo |
|---------------------|---------------|-----------------------|
| Buy (Buy) | 43.87% | 44.92% |
| Hold (Neutral) | 54.28% | 32.19% |
| Sell (Underperform) | 1.86% | 20.00% |

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