

# ModernGraham Valuation

## Company Name:

Company Ticker CLI

Date of Analysis

1/9/2017

Mack Cali Realty Corp



## Stage 1: Is this company suitable for the Defensive Investor or the Enterprising Investor?

*Defensive Investor; must pass 6 out of the following 7 tests.*

1. Adequate Size of the Enterprise	Market Cap > \$2Bil	\$2,555,293,052	Pass
2. Sufficiently Strong Financial Condition	Current Ratio > 2	0.72	Fail
3. Earnings Stability	Positive EPS for 10 years prior		Fail
4. Dividend Record	Dividend Payments for 10 years prior		Pass
	Increase of 33% in EPS in past 10 years using 3 year averages at beginning and end	-97.43%	Fail
5. Earnings Growth			
6. Moderate PEmg Ratio	PEmg < 20	329.42	Fail
7. Moderate Price to Assets	PB Ratio < 2.5 OR PB*PEmg < 50	1.89	Pass

*Enterprising Investor; must pass 4 out of the following 5 tests, or be suitable for the Defensive Investor.*

1. Sufficiently Strong Financial Condition	Current Ratio > 1.5	0.72	Fail
2. Sufficiently Strong Financial Condition	Debt to NCA < 1.1	-32.89	Fail
3. Earnings Stability	Positive EPS for 5 years prior		Fail
4. Dividend Record	Currently Pays Dividend		Pass
5. Earnings Growth	EPSmg greater than 5 years ago		Fail
	Score		

### Suitability

<b>Defensive</b>	<b>No</b>
<b>Enterprising</b>	<b>No</b>

## Stage 2: Determination of Intrinsic Value

EPSmg	\$0.09
MG Growth Estimate	-4.25%
<b>MG Value</b>	<b>\$0.00</b>
MG Value based on 3% Growth	\$1.26
MG Value based on 0% Growth	\$0.74
Market Implied Growth Rate	160.46%

### MG Opinion

Current Price	\$28.55
% of Intrinsic Value	N/A
<b>Opinion</b>	<b>Overvalued</b>
<b>MG Grade</b>	<b>D</b>

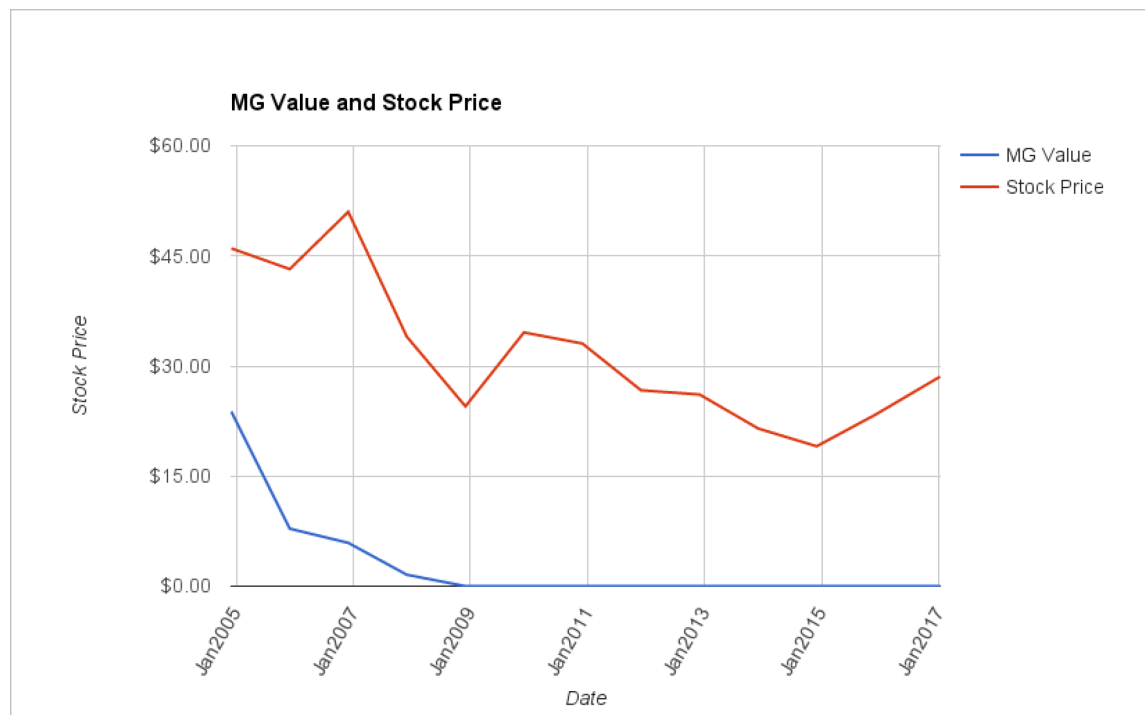
## Stage 3: Information for Further Research

Net Current Asset Value (NCAV)	-\$27.22
Graham Number	\$21.09
PEmg	329.42
Current Ratio	0.72
PB Ratio	1.89
Current Dividend	\$0.60
Dividend Yield	2.10%
Number of Consecutive Years of Dividend Growth	0

### Useful Links:

<a href="#">ModernGraham tagged articles</a>	<a href="#">Morningstar</a>
<a href="#">Google Finance</a>	<a href="#">MSN Money</a>
<a href="#">Yahoo Finance</a>	<a href="#">Seeking Alpha</a>
<a href="#">GuruFocus</a>	<a href="#">SEC Filings</a>

EPS History		EPSmg History	
Next Fiscal Year Estimate	\$1.17	Next Fiscal Year Estimate	\$0.09
Dec2015	-\$1.41	Dec2015	-\$0.30
Dec2014	\$0.32	Dec2014	\$0.31
Dec2013	-\$0.17	Dec2013	\$0.37
Dec2012	\$0.47	Dec2012	\$0.65
Dec2011	\$0.81	Dec2011	\$0.80
Dec2010	\$0.67	Dec2010	\$0.94
Dec2009	\$0.71	Dec2009	\$1.17
Dec2008	\$0.79	Dec2008	\$1.46
Dec2007	\$1.61	Dec2007	\$1.83
Dec2006	\$2.28	Dec2006	\$1.98
Dec2005	\$1.51	Dec2005	\$1.91
Dec2004	\$1.65	Dec2004	\$2.20
Dec2003	\$2.43	Dec2003	\$2.45
Dec2002	\$2.43	Dec2002	\$2.42
Dec2001	\$2.32	Dec2001	\$2.24
Dec2000	\$3.10	Dec2000	\$2.04
Dec1999	\$1.78	<b>Balance Sheet Information 9/1/2016</b>	
Dec1998	\$2.07	Total Current Assets	\$191,835,000
Dec1997	\$0.04	Total Current Liabilities	\$266,486,000
Dec1996	\$1.71	Long-Term Debt	\$2,455,309,000
		Total Assets	\$4,435,619,000
		Intangible Assets	\$80,601,000
		Total Liabilities	\$2,920,372,000
		Shares Outstanding (Diluted Average)	100,253,000





Disclaimer:

This valuation is not investment advice. Anyone who is considering making an investment decision should speak to a registered investment advisor.

The author did not hold a position in any company mentioned in this article at the time of publication and had no intention of changing those holdings within the next 72 hours.

## Recommended Reading:

Other  
ModernGraham  
posts about the  
company

#N/A

Other  
ModernGraham  
posts about related  
companies

[Chesapeake Lodging Trust Valuation – December 2016 \\$CHSP](#)  
[Summit Hotel Properties Inc Valuation – Initial Coverage \\$INN](#)  
[Sabra Health Care REIT Inc Valuation – Initial Coverage \\$SBRA](#)  
[National Retail Properties Inc Valuation – November 2016 \\$NNN](#)  
[Welltower Inc Valuation – November 2016 \\$HCN](#)  
[Realty Income Corp Valuation – November 2016 \\$O](#)  
[American Campus Communities Valuation – November 2016 \\$ACC](#)  
[Ventas Inc Valuation – August 2016 \\$VTR](#)  
[SL Green Realty Corp Valuation – August 2016 \\$SLG](#)  
[Starwood Property Trust Inc Valuation – August 2016 \\$STWD](#)