

ModernGraham Valuation

Company Name:

Company Ticker KRG

Date of Analysis

2/23/2017

Kite Realty Group
Trust



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	\$1,917,644,376	Fail
2. Sufficiently Strong Financial Condition	Current Ratio > 2	0.41	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	-100.79%	Fail
5. Earnings Growth	PEmg < 20	-235.64	Fail
6. Moderate PEmg Ratio	PB Ratio < 2.5 OR PB*PEmg < 50	1.18	Fail
7. Moderate Price to Assets			

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	0.41	Fail
2. Sufficiently Strong Financial Condition	Debt to NCA < 1.1	-13.83	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		Pass
	Score		

Suitability

Defensive	No
Enterprising	No

Stage 2: Determination of Intrinsic Value

EPSmg	-\$0.10
MG Growth Estimate	10.45%
MG Value	\$0.00
MG Value based on 3% Growth	-\$1.43
MG Value based on 0% Growth	-\$0.84
Market Implied Growth Rate	-122.07%

MG Opinion

Current Price	\$23.25
% of Intrinsic Value	N/A
Opinion	Overvalued
MG Grade	D+

Stage 3: Information for Further Research

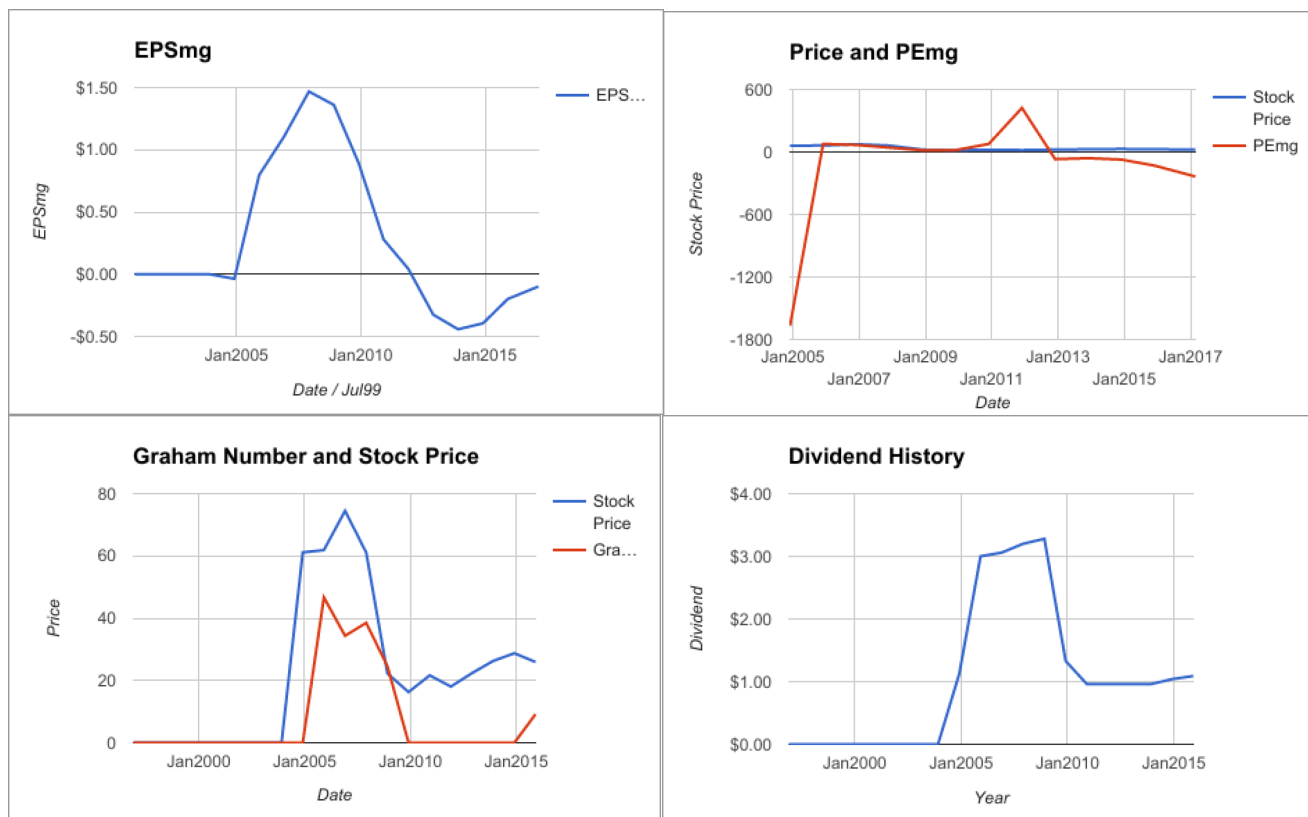
Net Current Asset Value (NCAV)	-\$23.45
Graham Number	\$4.21
PEmg	-235.64
Current Ratio	0.41
PB Ratio	1.18
Current Dividend	\$1.14
Dividend Yield	4.89%
Number of Consecutive Years of Dividend Growth	3

Useful Links:

ModernGraham tagged articles	Morningstar
Google Finance	MSN Money
Yahoo Finance	Seeking Alpha
GuruFocus	SEC Filings

EPS History		EPSmg History	
Next Fiscal Year Estimate	\$0.04	Next Fiscal Year Estimate	-\$0.10
Dec2015	\$0.18	Dec2015	-\$0.20
Dec2014	-\$0.24	Dec2014	-\$0.39
Dec2013	-\$0.48	Dec2013	-\$0.44
Dec2012	-\$0.72	Dec2012	-\$0.33
Dec2011	-\$0.04	Dec2011	\$0.04
Dec2010	-\$0.56	Dec2010	\$0.28
Dec2009	-\$0.12	Dec2009	\$0.89
Dec2008	\$0.80	Dec2008	\$1.36
Dec2007	\$1.84	Dec2007	\$1.47
Dec2006	\$1.40	Dec2006	\$1.11
Dec2005	\$2.48	Dec2005	\$0.80
Dec2004	-\$0.11	Dec2004	-\$0.04
Dec2003	\$0.00	Dec2003	\$0.00
Dec2002	\$0.00	Dec2002	\$0.00
Dec2001	\$0.00	Dec2001	\$0.00
Dec2000	\$0.00	Dec2000	\$0.00
Dec1999	\$0.00	Balance Sheet Information 9/1/2016	
Dec1998	\$0.00	Total Current Assets	\$88,728,000
Dec1997	\$0.00	Total Current Liabilities	\$213,990,000
Dec1996	\$0.00	Long-Term Debt	\$1,732,344,000
		Total Assets	\$3,690,918,000
		Intangible Assets	\$69,998,000
		Total Liabilities	\$2,046,510,000
		Shares Outstanding (Diluted Average)	83,474,000





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

[Crombie Real Estate Investment Trust Valuation – Initial Coverage \\$TSE:CRR.UN](#)

[Smart REIT Valuation – Initial Coverage \\$TSE:SRU.UN](#)

[Prologis Inc Valuation – February 2017 \\$PLD](#)

[Camden Property Trust Valuation – Initial Coverage \\$CPT](#)

[CoreSite Realty Corp Valuation – Initial Coverage \\$COR](#)

[Senior Housing Properties Trust Valuation – Initial Coverage \\$SNH](#)

[Tanger Factory Outlet Centers Inc Valuation – Initial Coverage \\$SKT](#)

[Mack Cali Realty Corp Valuation – Initial Coverage \\$CLI](#)

[Chesapeake Lodging Trust Valuation – December 2016 \\$CHSP](#)

[Summit Hotel Properties Inc Valuation – Initial Coverage \\$INN](#)