ModernGraham Valuation

Company Name:

Prologis Inc

Company Ticker Date of Analysis

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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.

Adequate Size of the Enterprise	Market Cap > \$2Bil	\$26,436,297,594	Pass
2. Sufficiently Strong Financial Condition	Current Ratio > 2	0.56	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		
Earnings Growth	beginning and end	101.05%	Pass

6. Moderate PEmg Ratio PEmg < 20 46.32 Fail
7. Moderate Price to Assets PB Ratio < 2.5 OR PB*PEmg < 50 1.85 Pass

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

1. Sufficiently Strong Financial ConditionCurrent Ratio > 1.50.56 Fail2. Sufficiently Strong Financial ConditionDebt to NCA < 1.1</td>-37.90 Fail3. Earnings StabilityPositive EPS for 5 years priorFail4. Dividend RecordCurrently Pays DividendPass5. Earnings GrowthEPSmg greater than 5 years agoPass

Score

Suitability

Defensive No Enterprising No

Stage 2: Determination of Intrinsic Value

 EPSmg
 \$1.08

 MG Growth Estimate
 15.00%

 MG Value
 \$41.53

 MG Value based on 3% Growth
 \$15.64

 MG Value based on 0% Growth
 \$9.17

 Market Implied Growth Rate
 18.91%

MG Opinion

Current Price \$49.96 % of Intrinsic Value 120.30%

Opinion Overvalued

MG Grade D

Stage 3: Information for Further Research

Net Current Asset Value (NCAV) -\$28.72 Graham Number \$24.53 PEmg 46.32 Current Ratio 0.56 PB Ratio 1.85 Current Dividend \$1.66 Dividend Yield 3.32% Number of Consecutive Years of Dividend 3

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 ModernGraham tagged articles
 Morningstar

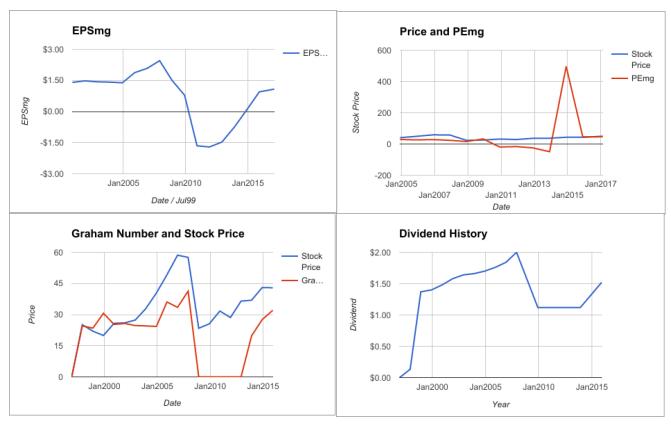
 Google Finance
 MSN Money

 Yahoo Finance
 Seeking Alpha

 GuruFocus
 SEC Filings

EPS History		EPSmg History	
Next Fiscal Year			
Estimate	\$0.96	Next Fiscal Year Estimate	\$1.08
Dec2015	\$1.64	Dec2015	\$0.95
Dec2014	\$1.24	Dec2014	\$0.09
Dec2013	\$0.64	Dec2013	-\$0.75
Dec2012	-\$0.18	Dec2012	-\$1.47
Dec2011	-\$0.51	Dec2011	-\$1.71
Dec2010	-\$5.90	Dec2010	-\$1.65
Dec2009	-\$0.37	Dec2009	\$0.78
Dec2008	-\$0.68	Dec2008	\$1.50
Dec2007	\$2.96	Dec2007	\$2.45
Dec2006	\$2.30	Dec2006	\$2.08
Dec2005	\$2.85	Dec2005	\$1.87
Dec2004	\$1.39	Dec2004	\$1.38
Dec2003	\$1.41	Dec2003	\$1.42
Dec2002	\$1.33	Dec2002	\$1.43
Dec2001	\$1.41	Dec2001	\$1.48
Dec2000	\$1.35	Dec2000	\$1.40
Dec1999	\$1.94	Balance Sheet Information	9/1/2016
Dec1998	\$1.26	Total Current Assets	\$375,120,000
Dec1997	\$1.38	Total Current Liabilities	\$672,111,000
Dec1996	\$0.00	Long-Term Debt	\$11,256,997,000
		Total Assets	\$30,888,209,000
		Intangible Assets	\$0
		Total Liabilities	\$16,089,042,000
		Shares Outstanding (Diluted Average)	547,200,000





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 Prologis Inc. Valuation – October 2015 Update \$PLD 28 Companies in the Spotlight This Week – 11/1/14 Prologis Inc. Annual Valuation – 2014 \$PLD

Other ModernGraham posts about related companies CoreSite Realty Corp Valuation - Initial Coverage \$COR

Senior Housing Properties Trust Valuation - Initial Coverage \$SNH

<u>Tanger Factory Outlet Centers Inc Valuation – Initial Coverage \$SKT</u>

Mack Cali Realty Corp Valuation - Initial Coverage \$CLI

<u>Chesapeake Lodging Trust Valuation – December 2016 \$CHSP</u>

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