

ModernGraham Valuation

Cousins Properties
Inc



Company Name:

Company Ticker CUZ

Date of Analysis

3/16/2017

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	\$3,409,670,385	Pass
2. Sufficiently Strong Financial Condition	Current Ratio > 2	0.83	Fail
3. Earnings Stability	Positive EPS for 10 years prior		Fail
4. Dividend Record	Dividend Payments for 10 years prior		Pass
5. Earnings Growth	Increase of 33% in EPS in past 10 years using 3 year averages at beginning and end	1110.00%	Pass
6. Moderate PEmg Ratio	PEmg < 20	21.15	Fail
7. Moderate Price to Assets	PB Ratio < 2.5 OR PB*PEmg < 50	0.85	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	0.83	Fail
2. Sufficiently Strong Financial Condition	Debt to NCA < 1.1	-57.27	Fail
3. Earnings Stability	Positive EPS for 5 years prior		Pass
4. Dividend Record	Currently Pays Dividend		Pass
5. Earnings Growth	EPSmg greater than 5 years ago Score		Pass

Suitability

Defensive	No
Enterprising	No

Stage 2: Determination of Intrinsic Value

EPSmg	\$0.39
MG Growth Estimate	15.00%
MG Value	\$14.84
MG Value based on 3% Growth	\$5.59
MG Value based on 0% Growth	\$3.28
Market Implied Growth Rate	6.33%

MG Opinion

Current Price	\$8.15
% of Intrinsic Value	54.94%
Opinion	Undervalued
MG Grade	C

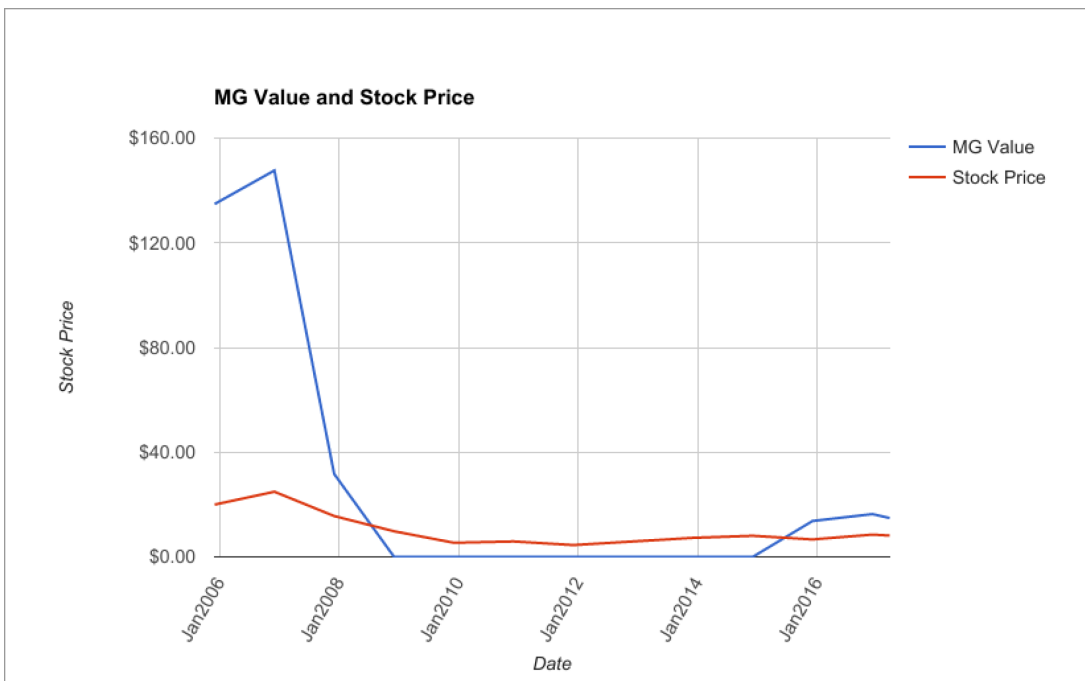
Stage 3: Information for Further Research

Net Current Asset Value (NCAV)	-\$6.24
Graham Number	\$6.69
PEmg	21.15
Current Ratio	0.83
PB Ratio	0.85
Current Dividend	\$0.32
Dividend Yield	3.93%
Number of Consecutive Years of Dividend Growth	1

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	\$0.32	Next Fiscal Year Estimate	\$0.39
Dec2016	\$0.31	Dec2016	\$0.42
Dec2015	\$0.58	Dec2015	\$0.36
Dec2014	\$0.22	Dec2014	\$0.14
Dec2013	\$0.76	Dec2013	\$0.05
Dec2012	\$0.32	Dec2012	-\$0.27
Dec2011	-\$1.36	Dec2011	-\$0.44
Dec2010	-\$0.27	Dec2010	\$0.32
Dec2009	\$0.22	Dec2009	\$0.78
Dec2008	\$0.15	Dec2008	\$1.58
Dec2007	\$0.33	Dec2007	\$2.72
Dec2006	\$4.14	Dec2006	\$3.83
Dec2005	\$0.67	Dec2005	\$3.50
Dec2004	\$7.84	Dec2004	\$4.36
Dec2003	\$4.83	Dec2003	\$2.46
Dec2002	\$0.96	Dec2002	\$1.29
Dec2001	\$1.41	Dec2001	\$1.41
Dec2000	\$1.25	Balance Sheet Information 12/1/2016	
Dec1999	\$2.12	Total Current Assets	\$118,468,000
Dec1998	\$0.94	Total Current Liabilities	\$142,582,000
Dec1997	\$0.84	Long-Term Debt	\$1,380,920,000
		Total Assets	\$4,171,607,000
		Intangible Assets	\$245,529,000
		Total Liabilities	\$1,716,050,000
		Shares Outstanding (Diluted Average)	256,023,000





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

- [Cominar Real Estate Investment Trust – Initial Coverage \\$TSE:CUF.UN](#)
- [Essex Property Trust Inc Valuation – March 2017 \\$ESS](#)
- [Caretrust REIT Inc Valuation – Initial Coverage \\$CTRE](#)
- [Federal Realty Investment Trust Valuation – Initial Coverage \\$FRT](#)
- [Extra Space Storage Inc Valuation – Initial Coverage \\$EXR](#)
- [UDR Inc Valuation – Initial Coverage \\$UDR](#)
- [Digital Realty Trust Inc Valuation – Initial Coverage \\$DLR](#)
- [Mid-America Apartment Communities Inc Valuation – Initial Coverage \\$MAA](#)
- [American Tower Corp Valuation – February 2017 \\$AMT](#)
- [Chartwell Retirement Residences Valuation – Initial Coverage \\$TSE:CSH.UN](#)