

# ModernGraham Valuation

Company Name:

UDR, Inc.

Company Ticker UDR

Date of Analysis

6/5/2018



## 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	\$9,914,593,690	Pass
2. Sufficiently Strong Financial Condition	Current Ratio > 2	0.04	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	-237.01%	Fail
5. Earnings Growth			
6. Moderate PEmg Ratio	PEmg < 20	59.95	Fail
7. Moderate Price to Assets	PB Ratio < 2.5 OR PB*PEmg < 50	3.46	Fail

*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	0.04	Fail
2. Sufficiently Strong Financial Condition	Debt to NCA < 1.1	-7.02	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		Pass
	Score		

### Suitability

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

## Stage 2: Determination of Intrinsic Value

EPSmg	\$0.62
MG Growth Estimate	10.01%
<b>MG Value</b>	<b>\$17.62</b>
MG Value based on 3% Growth	\$8.96
MG Value based on 0% Growth	\$5.25
Market Implied Growth Rate	25.73%

### MG Opinion

Current Price	\$37.05
% of Intrinsic Value	210.22%
<b>Opinion</b>	<b>Overvalued</b>
<b>MG Grade</b>	<b>D</b>

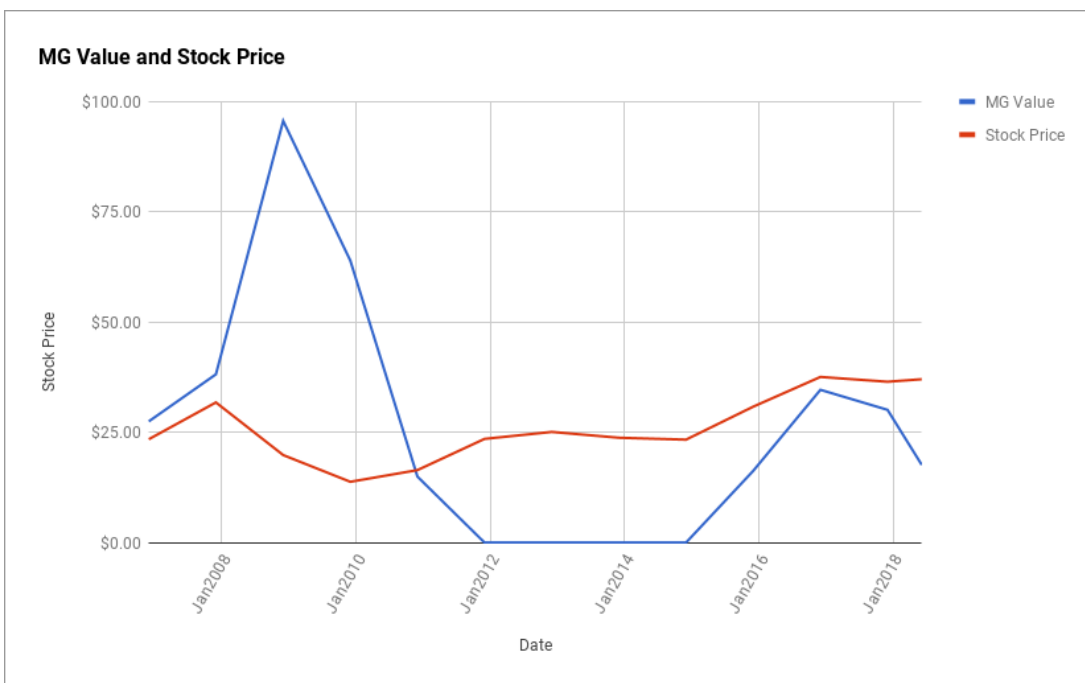
## Stage 3: Information for Further Research

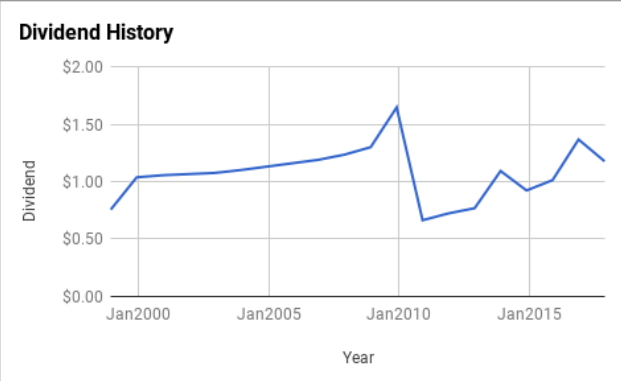
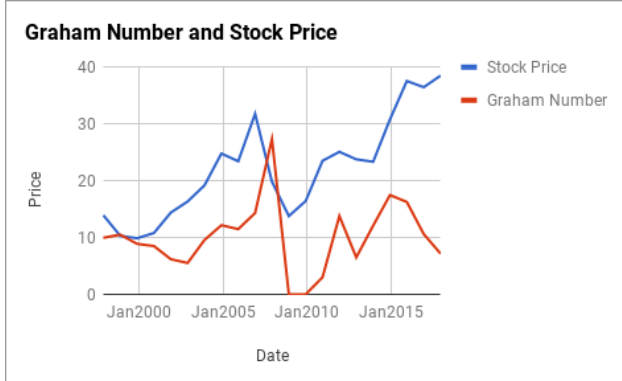
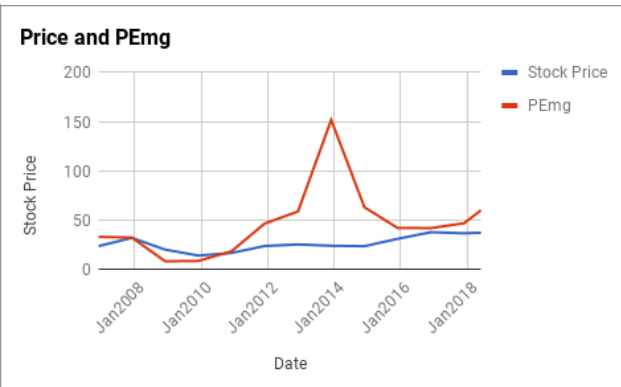
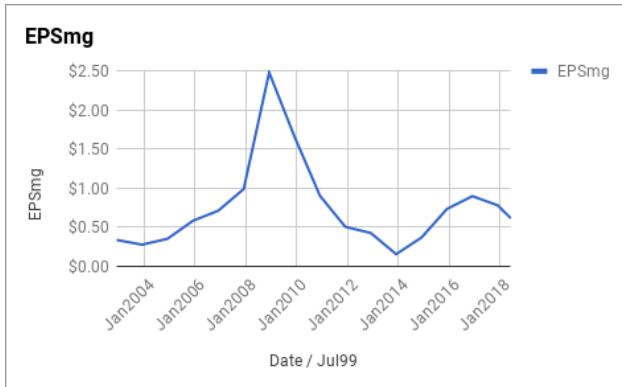
Net Current Asset Value (NCAV)	-\$17.84
Graham Number	\$7.17
PEmg	59.95
Current Ratio	0.04
PB Ratio	3.46
Current Dividend	\$0.93
Dividend Yield	2.51%
Number of Consecutive Years of Dividend Growth	0

### 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	\$0.22	Next Fiscal Year Estimate	\$0.62
Dec2017	\$0.44	Dec2017	\$0.78
Dec2016	\$1.08	Dec2016	\$0.90
Dec2015	\$1.29	Dec2015	\$0.74
Dec2014	\$0.59	Dec2014	\$0.37
Dec2013	\$0.16	Dec2013	\$0.16
Dec2012	\$0.85	Dec2012	\$0.43
Dec2011	\$0.05	Dec2011	\$0.51
Dec2010	-\$0.68	Dec2010	\$0.91
Dec2009	-\$0.64	Dec2009	\$1.66
Dec2008	\$5.29	Dec2008	\$2.48
Dec2007	\$1.41	Dec2007	\$0.99
Dec2006	\$0.85	Dec2006	\$0.71
Dec2005	\$1.03	Dec2005	\$0.58
Dec2004	\$0.56	Dec2004	\$0.35
Dec2003	\$0.21	Dec2003	\$0.28
Dec2002	\$0.24	Dec2002	\$0.34
Dec2001	\$0.27	<b>Balance Sheet Information 3/1/2018</b>	
Dec2000	\$0.41	Total Current Assets	\$20,853,000
Dec1999	\$0.54	Total Current Liabilities	\$506,156,000
Dec1998	\$0.49	Long-Term Debt	\$3,405,673,000
		Total Assets	\$7,709,048,000
		Intangible Assets	\$0
		Total Liabilities	\$4,823,270,000
		Shares Outstanding (Diluted Average)	269,208,000





**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:**

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Other ModernGraham posts about related companies [Equity Residential Valuation – June 2018 \\$EQR](#)  
[Prologis Inc Valuation – May 2018 \\$PLD](#)  
[Duke Realty Corp Valuation – Initial Coverage \\$DRE](#)  
[Realty Income Corp Valuation – April 2018 \\$O](#)  
[Ventas Inc Valuation – April 2018 \\$VTR](#)  
[SL Green Realty Corp Valuation – April 2018 \\$SLG](#)  
[Regency Centers Corp Valuation – Initial Coverage \\$REG](#)  
[Host Hotels & Resorts Inc Valuation – April 2018 \\$HST](#)  
[Vornado Realty Trust Valuation – April 2018 \\$VNO](#)  
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