

# ModernGraham Valuation

Company Name:

CoreSite Realty Corp

Company Ticker COR

Date of Analysis

8/4/2018



## 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	\$5,500,648,213	Pass
2. Sufficiently Strong Financial Condition	Current Ratio > 2	0.28	Fail
3. Earnings Stability	Positive EPS for 10 years prior		Fail
4. Dividend Record	Dividend Payments for 10 years prior		Fail
	Increase of 33% in EPS in past 10 years using 3 year averages at beginning and end	-1434.15%	Fail
5. Earnings Growth	PEmg < 20	68.17	Fail
6. Moderate PEmg Ratio	PB Ratio < 2.5 OR PB*PEmg < 50	10.17	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	0.28	Fail
2. Sufficiently Strong Financial Condition	Debt to NCA < 1.1	-11.64	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

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

## Stage 2: Determination of Intrinsic Value

EPSmg	\$1.68
MG Growth Estimate	15.00%
<b>MG Value</b>	<b>\$64.55</b>
MG Value based on 3% Growth	\$24.31
MG Value based on 0% Growth	\$14.25
Market Implied Growth Rate	29.84%

### MG Opinion

Current Price	\$114.30
% of Intrinsic Value	177.07%
<b>Opinion</b>	<b>Overvalued</b>
<b>MG Grade</b>	<b>D</b>

## Stage 3: Information for Further Research

Net Current Asset Value (NCAV)	-\$39.39
Graham Number	\$19.65
PEmg	68.17
Current Ratio	0.28
PB Ratio	10.17
Current Dividend	\$3.58
Dividend Yield	3.13%
Number of Consecutive Years of Dividend Growth	8

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[Morningstar](#)  
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EPS History		EPSmg History	
Next Fiscal Year Estimate		Next Fiscal Year Estimate	
	\$2.09		\$1.68
Dec2017	\$1.84	Dec2017	\$1.35
Dec2016	\$1.54	Dec2016	\$1.00
Dec2015	\$1.03	Dec2015	\$0.63
Dec2014	\$0.66	Dec2014	\$0.35
Dec2013	\$0.49	Dec2013	\$0.15
Dec2012	\$0.22	Dec2012	-\$0.02
Dec2011	-\$0.24	Dec2011	-\$0.13
Dec2010	-\$0.17	Dec2010	-\$0.06
Dec2009	\$0.00	Dec2009	\$0.00
Dec2008	\$0.00	Dec2008	\$0.00
Dec2007	\$0.00	Dec2007	\$0.00
Dec2006	\$0.00	Dec2006	\$0.00
Dec2005	\$0.00	Dec2005	\$0.00
Dec2004	\$0.00	Dec2004	\$0.00
Dec2003	\$0.00	Dec2003	\$0.00
Dec2002	\$0.00	Dec2002	\$0.00
Dec2001	\$0.00	<b>Balance Sheet Information 6/1/2018</b>	
Dec2000	\$0.00	Total Current Assets	\$34,643,000
Dec1999	\$0.00	Total Current Liabilities	\$123,164,000
Dec1998	\$0.00	Long-Term Debt	\$1,030,536,000
		Total Assets	\$1,767,098,000
		Intangible Assets	\$66,570,000
		Total Liabilities	\$1,382,498,000
		Shares Outstanding (Diluted Average)	34,220,000





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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ModernGraham  
posts about the  
company

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

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[Chesapeake Lodging Trust Valuation – July 2018 \\$CHSP](#)  
[Alexander & Baldwin Inc Valuation – July 2018 \\$ALEX](#)  
[Summit Hotel Properties Inc Valuation – July 2018 \\$INN](#)  
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[Equinix Inc Valuation – June 2018 \\$EQIX](#)  
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