

ModernGraham Valuation

Company Name:

SL Green Realty Corp

Company Ticker SLG

Date of Analysis

2/12/2019



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	\$7,801,417,990	Pass
2. Sufficiently Strong Financial Condition	Current Ratio > 2	2.69	Pass
3. Earnings Stability	Positive EPS for 10 years prior		Pass
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	-61.98%	Fail
5. Earnings Growth			
6. Moderate PEmg Ratio	PEmg < 20	51.26	Fail
7. Moderate Price to Assets	PB Ratio < 2.5 OR PB*PEmg < 50	1.36	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	2.69	Pass
2. Sufficiently Strong Financial Condition	Debt to NCA < 1.1	12.99	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		Fail
	Score		

Suitability

Defensive	No
Enterprising	No

Stage 2: Determination of Intrinsic Value

EPSmg	\$1.78
MG Growth Estimate	-4.25%
MG Value	\$0.00
MG Value based on 3% Growth	\$25.88
MG Value based on 0% Growth	\$15.17
Market Implied Growth Rate	21.38%

MG Opinion

Current Price	\$91.49
% of Intrinsic Value	N/A
Opinion	Overvalued
MG Grade	D+

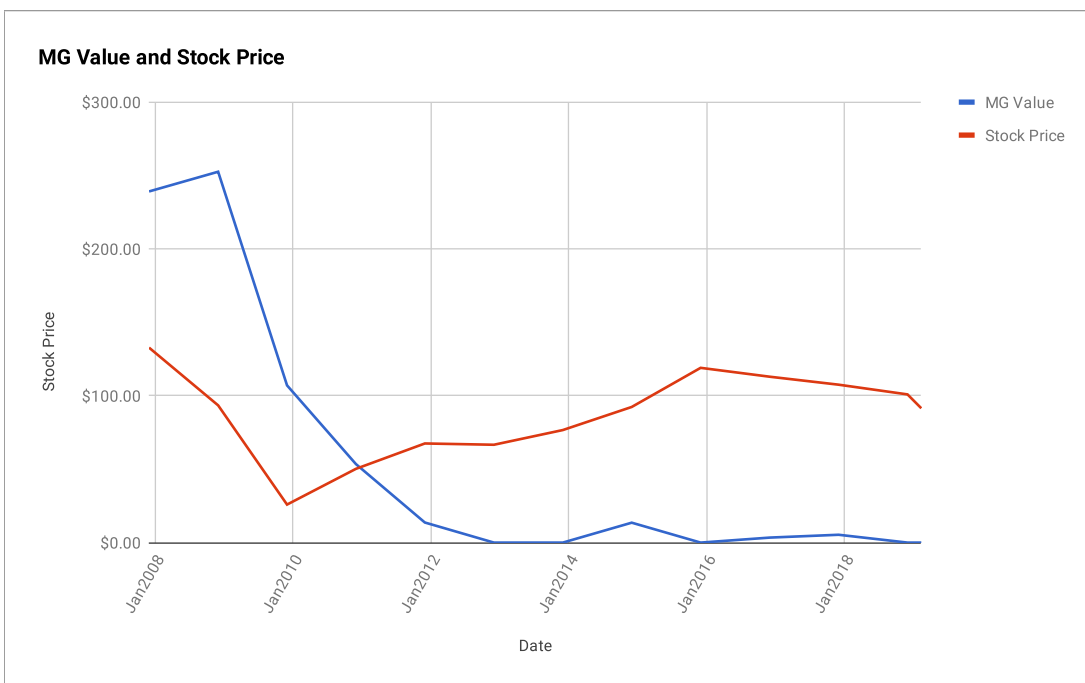
Stage 3: Information for Further Research

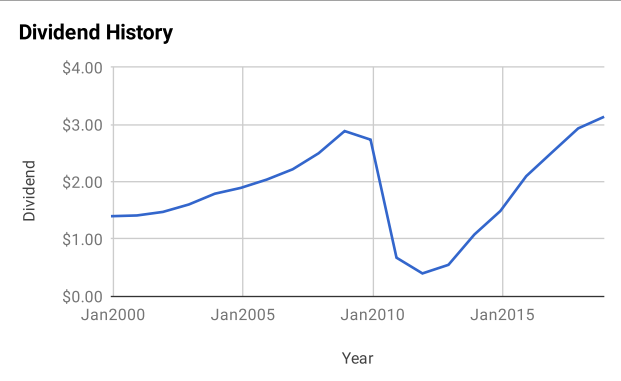
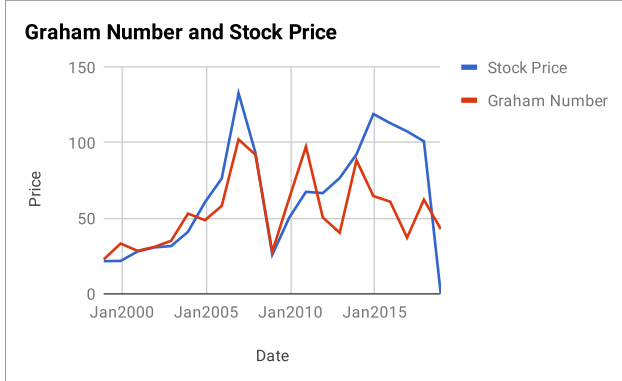
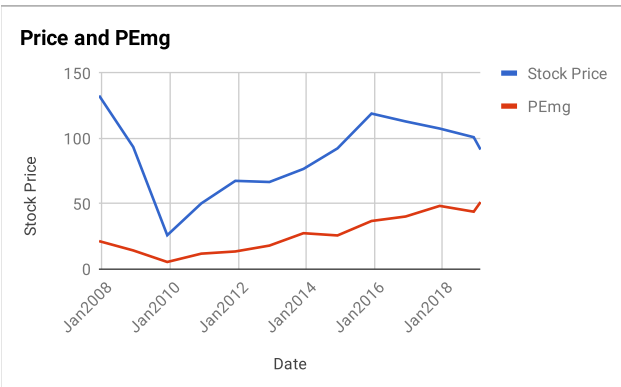
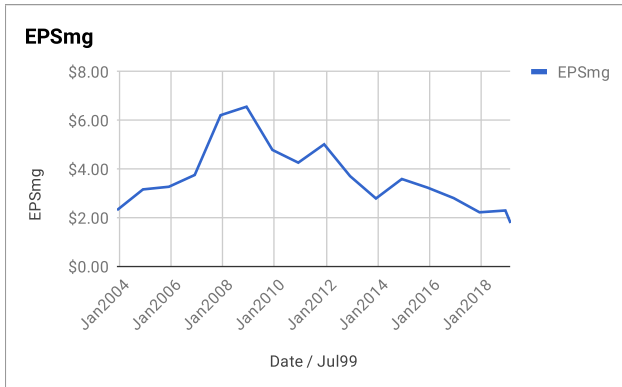
Net Current Asset Value (NCAV)	-\$69.24
Graham Number	\$42.89
PEmg	51.26
Current Ratio	2.69
PB Ratio	1.36
Current Dividend	\$3.29
Dividend Yield	3.59%
Number of Consecutive Years of Dividend Growth	8

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	\$1.22	Next Fiscal Year Estimate	\$1.78
Dec2018	\$2.67	Dec2018	\$2.30
Dec2017	\$0.87	Dec2017	\$2.22
Dec2016	\$2.34	Dec2016	\$2.81
Dec2015	\$2.70	Dec2015	\$3.24
Dec2014	\$5.23	Dec2014	\$3.59
Dec2013	\$1.10	Dec2013	\$2.79
Dec2012	\$1.74	Dec2012	\$3.71
Dec2011	\$7.33	Dec2011	\$5.02
Dec2010	\$3.45	Dec2010	\$4.26
Dec2009	\$0.54	Dec2009	\$4.79
Dec2008	\$6.20	Dec2008	\$6.56
Dec2007	\$10.78	Dec2007	\$6.21
Dec2006	\$4.38	Dec2006	\$3.76
Dec2005	\$3.20	Dec2005	\$3.27
Dec2004	\$4.75	Dec2004	\$3.16
Dec2003	\$2.66	Dec2003	\$2.31
Dec2002	\$2.09	Balance Sheet Information 12/1/2018	
Dec2001	\$1.94	Total Current Assets	\$684,720,000
Dec2000	\$2.93	Total Current Liabilities	\$254,248,000
Dec1999	\$1.37	Long-Term Debt	\$5,591,918,000
		Total Assets	\$12,751,358,000
		Intangible Assets	\$0
		Total Liabilities	\$6,803,503,000
		Shares Outstanding (Diluted Average)	88,376,000





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
[SL Green Realty Corp Valuation – April 2018 \\$SLG](#)
[SL Green Realty Corp Valuation – August 2016 \\$SLG](#)
[SL Green Realty Corp Analysis – Initial Coverage \\$SLG](#)

Other ModernGraham posts about related companies
[Regency Centers Corp Valuation – February 2019 \\$REG](#)
[Host Hotels & Resorts Inc Valuation – February 2019 \\$HST](#)
[Vornado Realty Trust Valuation – January 2019 \\$VNO](#)
[Public Storage Valuation – January 2019 \\$PSA](#)
[Macerich Co Valuation – January 2019 \\$MAC](#)
[HCP Inc Valuation – January 2019 \\$HCP](#)
[Apartment Investment and Management Co Valuation – January 2019 \\$AIV](#)
[Simon Property Group Inc Valuation – January 2019 \\$SPG](#)
[Crown Castle International Corp Valuation – January 2019 \\$CCI](#)
[Welltower Inc Valuation – January 2019 \\$WELL](#)