

ModernGraham Valuation

Company Name:

Prologis Inc

Company Ticker PLD

Date of Analysis

3/9/2019



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	\$44,086,680,538	Pass
2. Sufficiently Strong Financial Condition	Current Ratio > 2	1.58	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	-208.65%	Fail
5. Earnings Growth			
6. Moderate PEmg Ratio	PEmg < 20	31.80	Fail
7. Moderate Price to Assets	PB Ratio < 2.5 OR PB*PEmg < 50	1.78	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	1.58	Pass
2. Sufficiently Strong Financial Condition	Debt to NCA < 1.1	22.96	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

Defensive	No
Enterprising	Yes

Stage 2: Determination of Intrinsic Value

EPSmg	\$2.20
MG Growth Estimate	15.00%
MG Value	\$84.67
MG Value based on 3% Growth	\$31.89
MG Value based on 0% Growth	\$18.69
Market Implied Growth Rate	11.65%

MG Opinion

Current Price	\$69.94
% of Intrinsic Value	82.60%
Opinion	Fairly Valued
MG Grade	B-

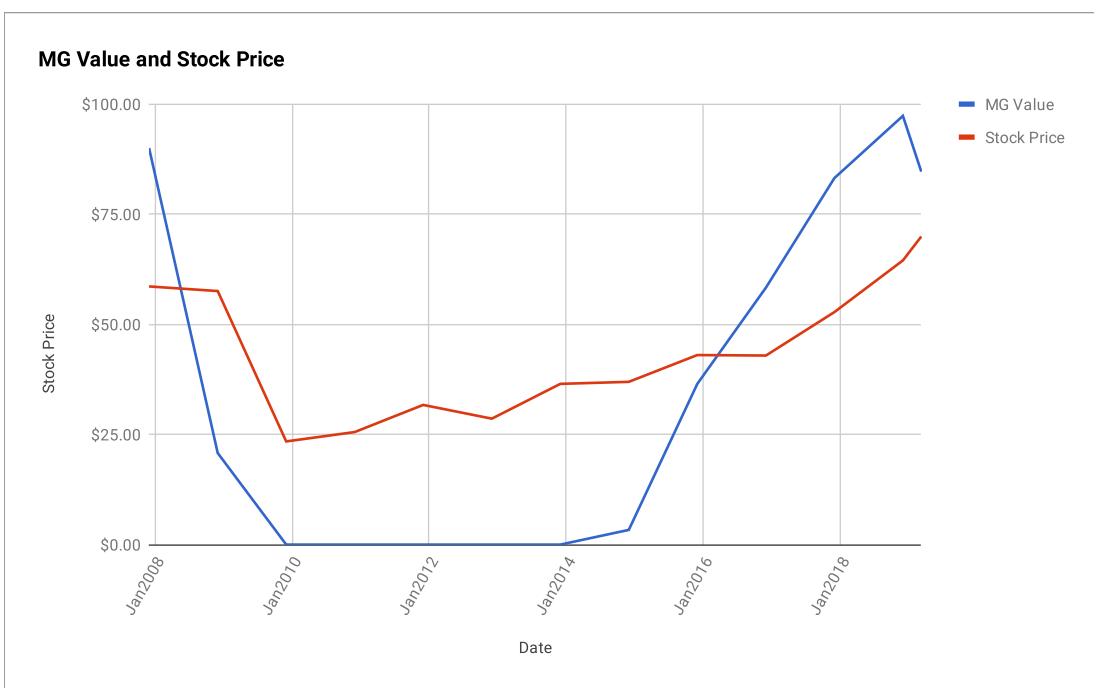
Stage 3: Information for Further Research

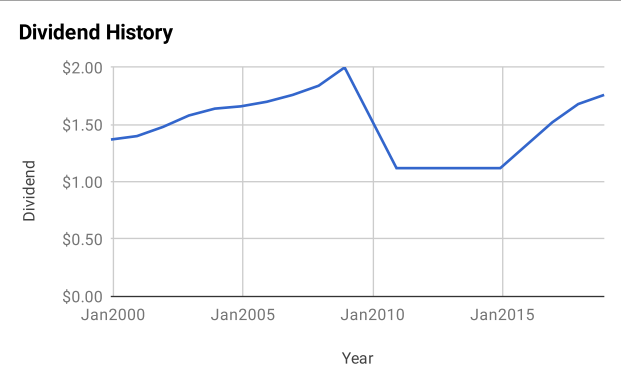
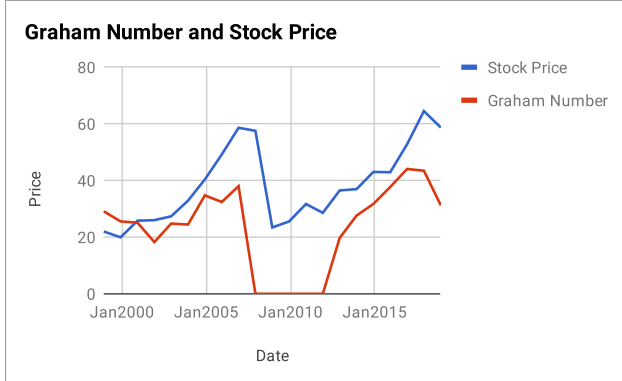
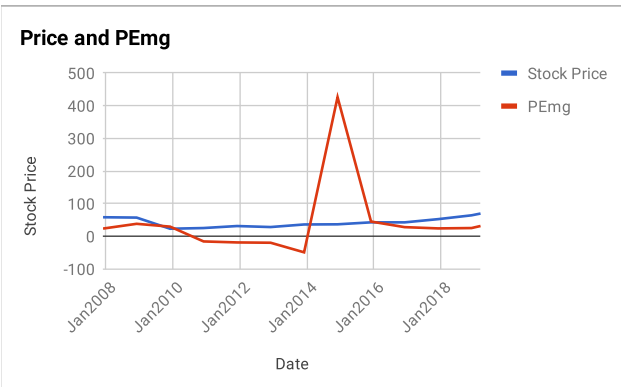
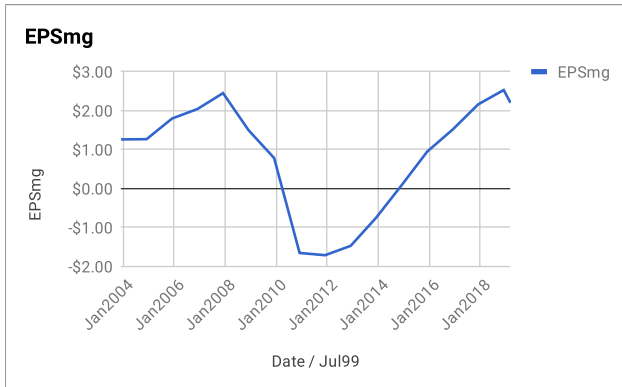
Net Current Asset Value (NCAV)	-\$17.25
Graham Number	\$31.26
PEmg	31.80
Current Ratio	1.58
PB Ratio	1.78
Current Dividend	\$1.92
Dividend Yield	2.75%
Number of Consecutive Years of Dividend Growth	5

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	\$1.23	Next Fiscal Year Estimate	\$2.20
Dec2018	\$2.87	Dec2018	\$2.53
Dec2017	\$3.06	Dec2017	\$2.16
Dec2016	\$2.27	Dec2016	\$1.52
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	\$2.04
Dec2005	\$2.85	Dec2005	\$1.80
Dec2004	\$1.39	Dec2004	\$1.27
Dec2003	\$1.41	Dec2003	\$1.26
Dec2002	\$0.75	Balance Sheet Information 12/1/2018	
Dec2001	\$1.41	Total Current Assets	\$1,314,251,000
Dec2000	\$1.35	Total Current Liabilities	\$831,318,000
Dec1999	\$1.94	Long-Term Debt	\$11,089,815,000
		Total Assets	\$38,417,664,000
		Intangible Assets	\$450,690,000
		Total Liabilities	\$12,616,776,000
		Shares Outstanding (Diluted Average)	655,159,000





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 – May 2018 \\$PLD](#)
 - [Prologis Inc Valuation – February 2017 \\$PLD](#)
 - [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**
- [Duke Realty Corp Valuation – March 2019 \\$DRE](#)
 - [Realty Income Corp Valuation – February 2019 \\$O](#)
 - [Ventas Inc Valuation – February 2019 \\$VTR](#)
 - [SL Green Realty Corp Valuation – February 2019 \\$SLG](#)
 - [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](#)