

Alexandria Real Estate (ARE)

\$163.25 (As of 01/06/21)

Price Target (6-12 Months): **\$174.00**

Long Term: 6-12 Months

Zacks Recommendation:

Neutral

(Since: 05/06/19)

Prior Recommendation: Outperform

Short Term: 1-3 Months

Zacks Rank: (1-5)

3-Hold

Zacks Style Scores:

VGM:D

Value: D

Growth: C

Momentum: B

Summary

Alexandria recently priced a public offering of 6 million shares in connection with forward sale agreements. This will boost the company's financial flexibility and enable it to bank on opportunistic investments. Notably, its premium properties are located in markets, characterized by high barriers to entry and a limited supply of available space, enabling it to enjoy a higher occupancy rate. Robust balance-sheet position and steady cash flow bode well for the company. Yet, Alexandria's shares have underperformed the industry in the past six months. Moreover, the company's significant development pipeline escalates operational risks and exposes it to construction cost overruns, which can hurt its performance in the near term. Also, rent collection from retail tenants is concerning amid the pandemic-induced economic uncertainties.

Price, Consensus & Surprise



Data Overview

52-Week High-Low **\$179.79 - \$109.22**

20-Day Average Volume (Shares) **917,088**

Market Cap **\$22.6 B**

Year-To-Date Price Change **-8.4%**

Beta **0.80**

Dividend / Dividend Yield **\$4.36 / 2.7%**

Industry **REIT and Equity Trust - Other**

Zacks Industry Rank **Bottom 23% (196 out of 254)**

Last EPS Surprise **0.0%**

Last Sales Surprise **22.6%**

EPS F1 Estimate 4-Week Change **-0.1%**

Expected Report Date **02/01/2021**

Earnings ESP **0.0%**

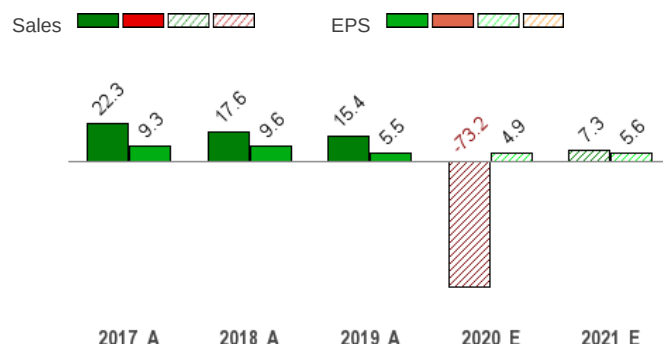
P/E TTM **22.6**

P/E F1 **21.2**

PEG F1 **4.9**

P/S TTM **12.4**

Sales and EPS Growth Rates (Y/Y %)



Sales Estimates (millions of \$)

	Q1	Q2	Q3	Q4	Annual*
2021					440 E
2020	440 A	437 A	545 A		410 E
2019	359 A	374 A	390 A	408 A	1,531 A

EPS Estimates

	Q1	Q2	Q3	Q4	Annual*
2021	\$1.87 E	\$1.89 E	\$1.96 E	\$2.02 E	\$7.71 E
2020	\$1.82 A	\$1.81 A	\$1.83 A	\$1.84 E	\$7.30 E
2019	\$1.71 A	\$1.73 A	\$1.75 A	\$1.77 A	\$6.96 A

*Quarterly figures may not add up to annual.

The data in the charts and tables, except sales and EPS estimates, is as of 01/06/2021. The reports text and the analyst-provided sales and EPS estimates are as of 01/07/2021.

Overview

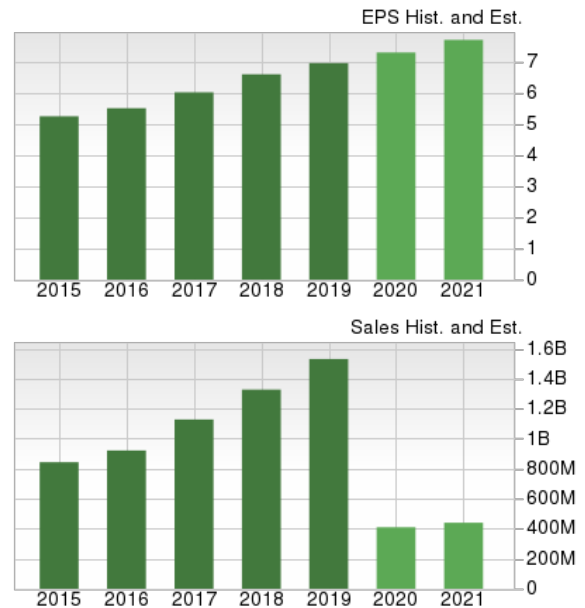
Founded in 1994, Alexandria Real Estate Equities, Inc. is a Pasadena, CA-based urban office real estate investment trust (REIT) with particular focus on collaborative life science, agtech and technology campuses. The company's assets are located in the AAA innovation cluster locations of North America, with considerable market presence in Greater Boston, San Francisco, New York City, San Diego, Seattle, Maryland, and Research Triangle. The company enjoys a solid 10-year historical occupancy rate of 96% at operating properties in North America.

As of Sep 30, 2020, the company held a portfolio of 47.4 million square feet in North America. This included 31.2 million rentable square feet (RSF) of operating properties. Further, the company had 2.8 million RSF of Class A properties undergoing construction.

Moreover, the company had 7.2 million RSF of near-term and intermediate-term development and redevelopment projects, and 6.2 million SF of future development projects. Alexandria also provides strategic capital to transformative life science, technology, and agtech companies through its venture capital arm.

Alexandria's total leasing activity aggregated to 1.2 million RSF of space during the September-end quarter. Lease renewals and re-leasing of space amounted to 605,765 RSF. Occupancy of operating properties in North America remained high at 97.7%.

Note: All EPS numbers presented in this report represent funds from operations ("FFO") per share. FFO, a widely used metric to gauge the performance of REITs, is obtained after adding depreciation and amortization and other non-cash expenses to net income.



Source: Zacks Investment Research

Reasons To Buy:

- ▲ Alexandria focuses on Class A properties concentrated in urban campuses, primarily for the life science and technology entities. These locations are characterized by high barriers to entry and exit, and a limited supply of available space. This highly dynamic setting adds to the productivity and efficiency of the tenants, which in turn, ensures steady rental revenues for the company. As of third-quarter 2020, investment-grade or publicly-traded large-cap tenants accounted for 54% of annual rental revenues in effect. Furthermore, 73% of the annual rental revenues are from Class A properties in AAA locations. Weighted-average remaining lease term of all tenants is 7.7 years. Encouragingly, for the company's top 20 tenants, it is 11 years. Moreover, the company noted that as of Oct 23, 2020, it collected 99.7% of October rents and tenant recoveries and 99.7% of third-quarter rents and tenant recoveries. Also, as of Jun 30, 2020, and Sep 30, 2020, the company's tenant receivables balances were \$7.2 million and \$7.6 million, respectively, representing its two lowest quarter-end balances since 2013.
- ▲ High demand for Class A properties in AAA locations is boosting the level of occupancy. The company is witnessing strong demand for space in key life science markets. In fact, the company enjoys a solid 10-year historical occupancy rate of 96% at operating properties in North America. Such high level of occupancy is anticipated to continue in the upcoming quarters as well.
- ▲ Alexandria continues to execute and deliver solid internal growth. During the second quarter, the company's total leasing activity aggregated to 1.2 million RSF of space. Lease renewals and re-leasing of space amounted to 605,765 RSF. On a year-over-year basis, same-property NOI was up 2.9%. It climbed 4.9% on a cash basis. Occupancy of operating properties in North America remained high at 97.7%. The company registered decent rental rate growth of 39.9% in the reported quarter. On a cash basis, rental rate increased 30.9%.
- ▲ In addition, acquisition, development and redevelopment of new Class A properties in AAA locations will likely boost the company's operating performance over the long term. During the July-September period, the company completed the acquisitions of 24 properties for a total of \$1.3 billion. These acquisitions comprise 2.2 million RSF space of Alexandria Center for Life Science–Durham, and 1.5 million RSF of future value-creation opportunities. Further, as of Sep 30, 2020, the company had 2.8 million RSF of Class A properties going through construction. Moreover, the company had 7.2 million RSF of near-term and intermediate-term development and redevelopment projects, and 6.2 million SF of future development projects.
- ▲ Alexandria has adequate financial flexibility to cushion and enhance its market position. The company had \$3.9 billion of liquidity as of Sep 30, 2020. Recently, it announced the pricing of an upsized public offering of 6 million shares of common stock at \$164 per share all of which will be offered on a forward basis. Also, Alexandria has minimal debt maturing prior to 2024 and has weighted average debt maturity of 10.6 years. Finally, as of the third-quarter end, the company enjoyed investment-grade credit rating of BBB+ and Baa1 as well as a stable outlook from S&P Global Ratings and Moody's, respectively, rendering favorable access to the debt.
- ▲ The company follows the strategy of sharing growth in cash flows from operating activities with the stockholders, while also retaining a significant portion for reinvestment. In December, the company announced a 3% sequential hike in fourth-quarter 2020 cash dividend to \$1.09. Earlier, in June, the company announced a 3% sequential hike in second-quarter dividends to \$1.06. Solid dividend payouts are arguably the biggest enticement for REIT shareholders, and given the company's solid operating platform, decent financial position and lower payout ratio compared to that of the industry, this dividend rate is likely to be sustainable.

High demand for Alexandria's Class A properties in AAA locations is driving its occupancy. Also, strong internal and external growth, robust cash flow and solid balance sheet are its strengths.

Reasons To Sell:

- ▼ Alexandria has an active development and redevelopment pipeline. As of Sep 30, 2020, the company held a portfolio of 47.4 million square feet in North America. This included 31.2 million RSF of operating properties. Furthermore, the company has 2.8 million RSF of Class A properties going through construction. Moreover, the company has 7.2 million RSF of near-term and intermediate-term development and redevelopment projects, and 6.2 million SF of future development projects. This increases operational risks, and exposes the company to the risk of rising construction costs and lease-up concerns.
- ▼ Alexandria has exposure to Canada and Asia through its subsidiaries, and is thus exposed to currency fluctuation risks. Moreover, uneasiness in certain global economies remains a concern. Further, the company's tenant roster has a substantial concentration of companies belonging to the life science and technology industries. Therefore, the company's performance remains susceptible to any changes within these industries.
- ▼ Shares of Alexandria have gained 1.5% over the past six months compared with the industry's growth of 2.6%. Moreover, the trend in estimate revisions for 2021 FFO per share does not indicate a favorable outlook for the company as it has been unchanged over the past month. Therefore, given the above-mentioned concerns and lack of positive estimate revisions, the stock has a limited upside potential in the near term.

Alexandria has a huge development pipeline. This exposes the company to the risk of rising construction costs and lease-up concern. Also, tenant concentration in its roster adds to its risks.

Last Earnings Report

Alexandria's Q3 FFO In Line, Rental Rates Rise Y/Y

Alexandria delivered third-quarter 2020 FFO as adjusted of \$1.83 per share, up 4.6% from the year-ago quarter's \$1.75. The reported figure is in line with the Zacks Consensus Estimate.

This improvement resulted from year-over-year top-line growth of 39.6% to \$545 million. The company witnessed continued strong leasing activity and rental rate growth during the third quarter.

Alexandria also updated its full-year outlook in light of the continuation of the pandemic and the prevailing market conditions.

Moreover, the company noted that as of Oct 23, 2020, it collected 99.7% of October rents and tenant recoveries and 99.7% of third-quarter rents and tenant recoveries. Also, as of Sep 30, 2020, the company's tenant receivables balance was \$7.6 million.

Behind the Headline Numbers

Alexandria's total leasing activity aggregated to 1.2 million RSF of space during the September-end quarter. Lease renewals and re-leasing of space amounted to 605,765 RSF.

On a year-over-year basis, same-property NOI was up 2.9%. It climbed 4.9% on a cash basis. Occupancy of operating properties in North America remained high at 97.7%. The company registered decent rental rate growth of 39.9% in the reported quarter. On a cash basis, rental rate increased 30.9%.

As of third-quarter 2020, investment-grade or publicly-traded large-cap tenants accounted for 54% of annual rental revenues in effect. Furthermore, 73% of the annual rental revenues are from Class A properties in AAA locations. Weighted-average remaining lease term of all tenants is 7.7 years. For the company's top 20 tenants, it is 11 years.

During the July-September period, the company completed the acquisitions of 24 properties for a total of \$1.3 billion. These acquisitions comprise 2.2 million RSF space of Alexandria Center for Life Science – Durham, and 1.5 million RSF of future value-creation opportunities.

Liquidity

Alexandria exited the third quarter with cash and cash equivalents of \$446.3 million, up from the \$189.7 million reported at the end of December 2019. The company had \$3.9 billion of liquidity as of the end of the reported quarter. Also, it has minimal debt maturing prior to 2024.

Guidance

The company has revised its FFO per share guidance for 2020 to \$7.29-\$7.31 from \$7.26-\$7.34.

The company's current-year guidance is backed by expectations for occupancy in North America in the band of 94.8-95.4%, rental rate increases for lease renewals, and re-leasing of space of 30.5-33.5%, and same-property NOI growth of 1-3%.

Quarter Ending 09/2020

Report Date	Oct 26, 2020
Sales Surprise	22.62%
EPS Surprise	0.00%
Quarterly EPS	1.83
Annual EPS (TTM)	7.23

Recent News

Alexandria Prices 6M Share Offering Related to Forward Sale – Jan 5, 2021

Alexandria has announced the pricing of an upsized public offering of 6 million shares of common stock at \$164 per share all of which will be offered on a forward basis. Moreover, underwriters have been granted a 30-day option to buy up to 900,000 additional shares. Earlier, the company offered 5 million shares of common stock in addition to granting underwriters a 30-day option to buy up to 750,000 additional shares.

The move comes as part of the company's effort to boost financial flexibility and bank on opportunistic investment options. Notably, a forward sale of common shares entails an offering agreed upon now and settled at a future date. Such offerings are beneficial for REITs as these companies need to finance capital expenditure over a period compared with one-time expenditure for buyout. Also, such agreements help avoid incurring immediate economic dilution but capitalize on current trading prices.

Subject to customary closing conditions, the above-mentioned offering is expected to close on or about Jan 8. The forward purchasers or their affiliates are expected to borrow and sell to the underwriters a total of 6 million shares of the common stock, which will be delivered in this offering, or 6.9 million shares with underwriters exercising their option in full to buy additional shares.

Alexandria plans to deliver, upon physical settlement of such forward sale agreements on one or more dates stated by the company taking place by Jul 5, 2022, subject to its right to elect cash or net share settlement. The company will not receive any proceeds initially from the move. However, with any net proceeds it receives upon future settlement of forward sale agreements, Alexandria plans to finance pending acquisitions of 401 Park Drive, 201 Brookline Avenue and a future development opportunity in the heart of the company's life-science cluster in the Greater Boston market. Post such allocations, any residual proceeds will be used for general working capital and other corporate needs, including the reduction of the outstanding balance on its unsecured senior line of credit and commercial paper program.

Dividend Update

On Dec 7, Alexandria's board announced a dividend of \$1.09 per share of common stock for fourth-quarter 2020, denoting a 3% sequential hike from September. The dividend will be paid out on Jan 15, 2021 to shareholders of record as of Dec 31, 2020.

Valuation

Alexandria's shares have increased 3.5% over the trailing 12-month period. Stocks in the Zacks sub-industry and the Zacks Finance have declined 6% and 3.4% in the past year, respectively.

The S&P 500 Index is up 16.5% in the past year.

The stock is currently trading at 21.15X forward 12-month FFO, which compares to 18.79X for the Zacks sub-industry, 17.09X for the Zacks sector and 23.10X for the S&P 500 Index.

Over the past five years, the stock has traded as high as 23.65X and as low as 12.88X, with a five-year median of 18.94X. Our neutral recommendation indicates that the stock will perform in line with the market. Our \$174 price target reflects 22.55X FFO.

The table below shows summary valuation data for ARE.

Valuation Multiples - ARE					
		Stock	Sub-Industry	Sector	S&P 500
P/E F12M	Current	21.15	18.79	17.09	23.10
	5-Year High	23.65	19.50	17.09	23.79
	5-Year Low	12.88	14.31	11.58	16.51
	5-Year Median	18.94	16.28	15.98	22.32
P/S F12M	Current	12.39	7.25	7.10	4.49
	5-Year High	12.72	7.45	7.10	4.49
	5-Year Low	5.99	5.19	5.02	3.21
	5-Year Median	9.84	6.29	6.12	3.92
P/B TTM	Current	1.79	2.21	2.85	6.46
	5-Year High	2.24	2.73	2.92	6.46
	5-Year Low	1.33	1.63	1.74	3.83
	5-Year Median	1.94	2.33	2.51	5.63

As of 01/06/2021

Source: Zacks Investment Research

Industry Analysis Zacks Industry Rank: Bottom 23% (196 out of 254)



Source: Zacks Investment Research

Top Peers

Company (Ticker)	Rec	Rank
Ashford Hospitality Trust Inc (AHT)	Neutral	3
Americold Realty Trust (COLD)	Neutral	3
Healthpeak Properties, Inc. (PEAK)	Neutral	4
Pebblebrook Hotel Trust (PEB)	Neutral	3
Ryman Hospitality Properties, Inc. (RHP)	Neutral	3
RLJ Lodging Trust (RLJ)	Neutral	3
Ventas, Inc. (VTR)	Neutral	3
OUTFRONT Media Inc. (OUT)	Underperform	5

The positions listed should not be deemed a recommendation to buy, hold or sell.

Industry Comparison Industry: Reit And Equity Trust - Other				Industry Peers		
	ARE	X Industry	S&P 500	PEAK	SLG	VTR
Zacks Recommendation (Long Term)	Neutral	-	-	Neutral	Neutral	Neutral
Zacks Rank (Short Term)	3	-	-	4	3	3
VGM Score	D	-	-	F	D	D
Market Cap	22.61 B	2.55 B	26.57 B	15.72 B	4.30 B	18.12 B
# of Analysts	2	4	13	8	9	8
Dividend Yield	2.67%	3.53%	1.44%	5.07%	6.15%	3.72%
Value Score	D	-	-	D	C	C
Cash/Price	0.02	0.04	0.06	0.02	0.07	0.03
EV/EBITDA	27.29	14.87	14.91	22.57	14.17	15.78
PEG F1	4.97	3.81	2.65	7.59	4.95	5.26
P/B	1.79	1.35	3.70	2.12	0.82	1.75
P/CF	22.68	12.19	14.31	19.68	8.55	12.07
P/E F1	21.42	15.59	20.47	18.07	9.00	15.79
P/S TTM	12.36	5.34	2.96	6.83	3.82	4.68
Earnings Yield	4.72%	5.95%	4.77%	5.55%	11.10%	6.33%
Debt/Equity	0.63	0.95	0.70	0.86	1.06	1.17
Cash Flow (\$/share)	7.20	2.05	6.93	1.48	6.92	4.01
Growth Score	C	-	-	D	F	D
Historical EPS Growth (3-5 Years)	7.62%	0.38%	9.71%	-13.27%	-1.34%	-3.62%
Projected EPS Growth (F1/F0)	5.55%	6.24%	12.15%	-0.77%	-7.29%	-4.84%
Current Cash Flow Growth	4.79%	3.18%	5.22%	-55.20%	3.22%	13.38%
Historical Cash Flow Growth (3-5 Years)	23.85%	12.69%	8.33%	-12.01%	-0.78%	3.38%
Current Ratio	0.31	1.59	1.38	0.71	2.32	0.93
Debt/Capital	38.86%	48.55%	41.97%	46.28%	49.58%	53.94%
Net Margin	29.07%	9.87%	10.40%	13.46%	19.32%	8.79%
Return on Equity	4.79%	3.53%	15.07%	4.19%	3.99%	3.24%
Sales/Assets	0.09	0.12	0.50	0.15	0.09	0.15
Projected Sales Growth (F1/F0)	%	6.27%	5.91%	2.14%	-4.56%	-2.05%
Momentum Score	B	-	-	F	F	F
Daily Price Change	-4.30%	1.36%	2.11%	0.38%	4.80%	1.96%
1-Week Price Change	2.13%	0.55%	1.16%	1.58%	5.01%	-0.30%
4-Week Price Change	-4.68%	-1.47%	2.33%	-4.23%	-4.59%	-2.34%
12-Week Price Change	0.60%	11.43%	12.27%	6.14%	25.24%	10.03%
52-Week Price Change	3.43%	-14.78%	7.29%	-15.34%	-34.20%	-14.99%
20-Day Average Volume (Shares)	917,088	668,083	1,691,401	2,831,119	1,317,391	1,956,172
EPS F1 Estimate 1-Week Change	-0.06%	0.00%	0.00%	-0.50%	0.00%	-0.52%
EPS F1 Estimate 4-Week Change	-0.06%	0.00%	0.05%	-2.70%	-0.14%	-1.00%
EPS F1 Estimate 12-Week Change	0.37%	0.00%	2.53%	-3.28%	-1.58%	-1.67%
EPS Q1 Estimate Monthly Change	0.00%	0.00%	0.00%	-3.02%	1.47%	-0.90%

Source: Zacks Investment Research

Zacks Stock Rating System

We offer two rating systems that take into account investors' holding horizons: Zacks Rank and Zacks Recommendation. Each provides valuable insights into the future profitability of the stock and can be used separately or in combination with each other depending on your investment style.

Zacks Recommendation

The Zacks Recommendation aims to predict performance over the next 6 to 12 months. The foundation for the quantitatively determined Zacks Recommendation is trends in the company's estimate revisions and earnings outlook. The Zacks Recommendation is broken down into 3 Levels; Outperform, Neutral and Underperform. Unlike many Wall Street firms, we maintain a balance between the number of Outperform and Neutral recommendations. Our team of 70 analysts are fully versed in the benefits of earnings estimate revisions and how that is harnessed through the Zacks quantitative rating system. But we have given our analysts the ability to override the Zacks Recommendation for the 1200 stocks that they follow. The reason for the analyst over-rides is that there are often factors such as valuation, industry conditions and management effectiveness that a trained investment professional can spot better than a quantitative model.

Zacks Rank

The Zacks Rank is our short-term rating system that is most effective over the one- to three-month holding horizon. The underlying driver for the quantitatively-determined Zacks Rank is the same as the Zacks Recommendation, and reflects trends in earnings estimate revisions.

Zacks Style Scores

The Zacks Style Score is as a complementary indicator to the Zacks rating system, giving investors a way to focus on the highest rated stocks that best fit their own stock picking preferences.

Academic research has proven that stocks with the best Value, Growth and Momentum characteristics outperform the market. The Zacks Style Scores rate stocks on each of these individual styles and assigns a rating of A, B, C, D and F. We also produce the VGM Score (V for Value, G for Growth and M for Momentum), which combines the weighted average of the individual Style Scores into one score. This is perfectly suited for those who want their stocks to have the best scores across the board.

Value Score	D
Growth Score	C
Momentum Score	B
VGM Score	D

As an investor, you want to buy stocks with the highest probability of success. That means buying stocks with a Zacks Recommendation of Outperform, which also has a Style Score of an A or a B.

Disclosures

This report contains independent commentary to be used for informational purposes only. The analysts contributing to this report do not hold any shares of this stock. The analysts contributing to this report do not serve on the board of the company that issued this stock. The EPS and revenue forecasts are the Zacks Consensus estimates, unless indicated otherwise on the reports first page. Additionally, the analysts contributing to this report certify that the views expressed herein accurately reflect the analysts personal views as to the subject securities and issuers. ZIR certifies that no part of the analysts compensation was, is, or will be, directly or indirectly, related to the specific recommendation or views expressed by the analyst in the report.

Additional information on the securities mentioned in this report is available upon request. This report is based on data obtained from sources we believe to be reliable, but is not guaranteed as to accuracy and does not purport to be complete. Any opinions expressed herein are subject to change.

ZIR is not an investment advisor and the report should not be construed as advice designed to meet the particular investment needs of any investor. Prior to making any investment decision, you are advised to consult with your broker, investment advisor, or other appropriate tax or financial professional to determine the suitability of any investment. This report and others like it are published regularly and not in response to episodic market activity or events affecting the securities industry.

This report is not to be construed as an offer or the solicitation of an offer to buy or sell the securities herein mentioned. ZIR or its officers, employees or customers may have a position long or short in the securities mentioned and buy or sell the securities from time to time. ZIR is not a broker-dealer. ZIR may enter into arms-length agreements with broker-dealers to provide this research to their clients. Zacks and its staff are not involved in investment banking activities for the stock issuer covered in this report.

ZIR uses the following rating system for the securities it covers. **Outperform-** ZIR expects that the subject company will outperform the broader U.S. equities markets over the next six to twelve months. **Neutral-** ZIR expects that the company will perform in line with the broader U.S. equities markets over the next six to twelve months. **Underperform-** ZIR expects the company will underperform the broader U.S. equities markets over the next six to twelve months.

No part of this report can be reprinted, republished or transmitted electronically without the prior written authorization of ZIR.

Additional Disclosure

This material represents an assessment of the market and economic environment at a specific point in time and is not intended to be a forecast of future events, or a guarantee of future results. Forward-looking statements are subject to certain risks and uncertainties. Any statements that refer to expectations, projections or characterizations of future events or circumstances, including any underlying assumptions, are forward-looking statements. Actual results, performance, or achievements may differ materially from those expressed or implied.

Returns quoted represent past performance which is no guarantee of future results. Investment returns and principal value will fluctuate so that when shares are redeemed, they may be worth more or less than their original cost. Current performance may be higher or lower than the performance shown.

Investing involves risk; principal loss is possible. There is no guarantee that companies that can issue dividends will declare, continue to pay or increase dividends.

Glossary of Terms and Definitions

52-Week High-Low: The range of the highest and lowest prices at which a stock has traded during the past year. This range is determined based on the stock's daily closing price which may differ from the intra-day high or low. Many investors use it as a technical indicator to determine a stock's current value and future price movement. The idea here is that if price breaks out from the 52-week range, in either direction, the momentum may continue in the same direction.

20-Day Average Volume (Shares): The average number of shares of a company traded in a day over the last 20 days. It is a direct indication of a security's overall liquidity. The higher the average daily trading volume, the easier it is to enter or exit the stock at a desired price with more buyers and sellers being available.

Daily Price Change: This is the percentage difference between a trading day's closing price and the prior trading day's closing price. This item is updated at 9 p.m. EST each day.

1-Week Price Change: This is the percentage change in a stock's closing price over the last 5 trading days. This change reflects the collective buying and selling sentiment over the 1-week period.

A strong weekly price increase for the stock, especially when accompanied by increased volume, is an indication of it gaining momentum.

4-Week Price Change: This is the percentage change in a stock's closing price over the last 20 trading days or past 4 weeks. This is a medium-term price change metric and an indication of the stock gaining momentum.

12-Week Price Change: This is the percentage change of a stock's closing price over the last 60 trading days or past 12 weeks. Similar to 4-week price change, this is a medium-term price change metric. It shows whether a stock has been enjoying strong investor demand, or if it has been in consolidation, or distress over this period.

52-Week Price Change: This is the percentage change in a stock's closing price over the last 260 trading days or past 52 weeks. This long-term price change metric is a good reference point for investors. Some investors seek stocks with the best percentage price change over the last 52 weeks, expecting the momentum to continue.

Market Cap: The number of outstanding common shares of a company times its latest price per share. This figure represents a company's size, which indicates various characteristics, including price stability and risk, in which investors could be interested.

Year-To-Date Price Change: Change in a stock's daily closing price in the period of time beginning the first day of the current calendar year through to the previous trading day.

of Analysts: Number of EPS estimates used in calculating the current-quarter consensus. These estimates come from the brokerage analysts tracking this stock. However, the number of such analysts tracking this stock may not match the number of estimates, as all brokerage analysts may not come up with an estimate or provide it to us.

Beta: A measure of risk commonly used to compare the volatility of a stock to the overall market. The S&P 500 Index is the base for calculating beta and carries a value of 1. A stock with beta below 1 is less risky than the market as a whole. And a stock with beta above 1 is riskier.

Dividend: The portion of earnings a company is expected to distribute to its common shareholders in the next 12 months for each share they own. Dividends are usually paid quarterly. Dividend payments reflect positively on a company and help maintain investors' trust. Investors typically find dividend-paying stocks appealing because the dividend adds to any market price appreciation to result in higher return on investment (ROI). Moreover, a steady or increasing dividend payment provides investors a cushion in a down market.

Dividend Yield: The ratio of a company's annual dividend to its share price. The annual dividend used in the ratio is calculated based on the most recent dividend paid by the company. Dividend yield is an estimate of the dividend-only return from a stock in the next 12 months. Since dividend itself doesn't change frequently, dividend yield usually changes with a stock's price movement. As a result, often an unusually high dividend yield is a result of weak stock price.

S&P 500 Index: The Standard & Poor's 500 (S&P 500) Index is an unmanaged group of securities considered to be representative of the stock market in general. It is a market-capitalization-weighted index of stocks of the 500 largest U.S. companies. Each stock's weight in the index is proportionate to its market value.

Industry: One of the 250+ groups that Zacks classifies all stocks into based on the nature of business. These groups are termed as expanded (aka "X") industries and map to their respective (economic) sectors; Zacks has 16 sectors.

Zacks Industry Rank: The Zacks Industry Rank is determined by calculating the average Zacks Rank for all stocks in the industry and then assigning an ordinal rank to it. For example, an industry with an average Zacks Rank of 1.6 is better than an industry with an average Zacks Rank of 2.3. So, the industry with the better average Zacks Rank would get a better Zacks Industry Rank. If an industry has the best average Zacks Rank, it would be considered the top industry (1 out of 250+), which would place it at the top 1% of Zacks-ranked industries. Studies have shown that roughly half of a stock's price movement can be attributed to the industry group it belongs to. In fact, the top 50% of Zacks-ranked industries outperforms the bottom 50% by a factor of more than 2 to 1.

Last EPS Surprise: The percentage deviation of a company's last reported earnings per share from the Zacks Consensus Estimate. Companies with a positive earnings surprise are more likely to surprise again in the future (or miss again if they recently missed).

Last Sales Surprise: The percentage deviation of a company's last reported sales from the Zacks Consensus Estimate.

Expected Report Date: This is an estimated date of a company's next earnings release. The information originated or gathered by Zacks Investment Research from its information providers or publicly available sources is the basis of this estimate.

Earnings ESP: The Zacks Earnings ESP compares the Most Accurate Estimate to the Zacks Consensus Estimate for the yet-to-be reported quarter. The Most Accurate Estimate is the most recent version of the Zacks Consensus EPS Estimate. The idea here is that analysts revising their estimates closer to an earnings release have the latest information, which could potentially be more accurate than what they and others contributing to the consensus had predicted earlier. Thus, a positive or negative Earnings ESP reading theoretically indicates the likely deviation of the actual earnings from the consensus estimate. However, the model's predictive power is significant for positive ESP readings only. A positive Earnings ESP is a strong predictor of an earnings beat, particularly when combined with a Zacks Rank #1 (Strong Buy), #2 (Buy) or #3 (Hold). Our research shows that stocks with this combination produce a positive surprise nearly 70% of the time.

Periods:

TTM: Trailing 12 months. Using TTM figures is an effective way of analyzing the most-recent financial data in an annualized format that helps neutralize the effects of seasonality and other quarter-to-quarter variation.

F1: Current fiscal year. This period is used to analyze the estimates for the ongoing full fiscal year.

F2: Next fiscal year. This period is used to analyze the estimates for the next full fiscal year.

F12M: Forward 12 months. Using F12M figures is an effective way of analyzing the near-term (the following four unreported quarters) estimates in an annualized manner. Instead of typically representing estimates for the full fiscal year, which may not represent the nitty-gritty of each quarter, F12M figures suggest an all-inclusive annualized estimate for the following four quarters. The annualization helps neutralize the potential effects of seasonality and other quarter-to-quarter variations.

P/E Ratio: The price-to-earnings ratio measures a company's current market price per share relative to its earnings per share (EPS). Usually, the trailing-12-month (TTM) EPS, current-fiscal-year (F1) EPS estimate, or forward-12-month (F12M) EPS estimate is used as the denominator. In essence, this ratio shows what the market is willing to pay today for each dollar of EPS. In other words, this ratio gives a sense of what the relative value of the company is at the already reported level of earnings or at a future level of earnings.

It is one of the most widely-used multiples for determining the value of a company and helps comparing its valuation with that of a competitor, the industry group or a benchmark.

PEG Ratio: The price/earnings to growth ratio is a stock's P/E ratio using current fiscal year (F1) EPS estimate divided by its expected EPS growth rate over the coming 3 to 5 years. This ratio essentially determines a stock's value by factoring in the company's expected earnings growth and is thus believed to provide a more complete picture than just the P/E ratio, particularly for faster-growing companies.

P/S Ratio: The price-to-sales ratio is calculated as a company's current price per share divided by trailing 12 months (TTM) sales or revenues per share. This ratio shows what the market is willing to pay today for each dollar of TTM sales per share. The P/S ratio is at times the only valuation metric when the company has yet to become profitable.

Cash/Price Ratio: The cash-to-price ratio or Cash Yield is calculated as cash and marketable securities per share divided by the company's current share price. Like the earnings yield, which shows the anticipated yield (or return) on a stock from earnings for each dollar invested, the cash yield does the same, with cash being the source of return instead of earnings. For example, a cash/price ratio of 0.08 suggests a return of 8% or 8 cents for every \$1 investment.

EV/EBITDA Ratio: The EV/EBITDA ratio, also known as Enterprise Multiple, is calculated as a company's enterprise value (market capitalization + value of total long-term debt + book value of preferred shares - cash and marketable securities) divided by EBITDA (earnings before interest, taxes, depreciation and amortization). Usually, trailing-12-month (TTM) or forward-12-month (F12M) EBITDA is used as the denominator.

EV/Sales Ratio: The enterprise value-to-sales ratio is calculated as a company's enterprise value (market capitalization + value of total long-term debt + book value of preferred shares - cash and marketable securities) divided by annual sales. It is an expansion of the P/S valuation, which uses market value instead of enterprise value. The EV/Sales ratio is perceived as more accurate than P/S, in part, because the market capitalization does not take a company's debt into account when valuing it.

EV/CF Ratio: The enterprise value-to-cash flow ratio is calculated as a company's enterprise value (market capitalization + value of total long-term debt + book value of preferred shares - cash and marketable securities) divided by the trailing-12-month (TTM) operating cash flow. It's a measure of how long it would take to buy the entire business if you were able to use all the company's operating cash flow.

The EV/CF ratio is perceived as more accurate than the P/CF ratio, in part, because the market price does not take a company's debt into account when valuing it.

EV/FCF Ratio: The enterprise value-to-free cash flow metric compares a company's enterprise value to its trailing-12-month (TTM) free cash flow (FCF). This metric is very similar to the EV/CF ratio, but is considered a more exact measure owing to the fact that it uses free cash flow, which subtracts capital expenditures (CAPEX) from a company's total operating cash flow, thereby reflecting the actual cash flow available for funding growth activities and payments to shareholders.

P/EBITDA Ratio: The P/EBITDA ratio is calculated as a company's per share market value divided by EBITDA (earnings before interest, taxes, depreciation, and amortization). This metric is very similar to the EV/EBITDA ratio, but is considered a little less exact measure as it uses market price, which does not take a company's debt into account. However, since EBITDA is often considered a proxy for cash income, the metric is used as a measure of what the market is willing to pay today for each dollar of the company's cash profitability in the trailing 12 months (TTM) or forward 12 months (F12M).

P/B Ratio: The price-to-book ratio is calculated as a company's current price per share divided by its book value (total assets – liabilities – preferred stocks) per share. In short, the book value is how much a company is worth. In other words, it reflects the total value of a company's assets that its common shareholders would receive if it were to be liquidated. So, the P/B ratio indicates whether you're paying higher or lower than what would remain if the company went bankrupt immediately. Investors typically use this metric to determine how a company's stock price stacks up to its intrinsic value.

P/TB Ratio: The price-to-tangible-book value ratio is calculated as the per share market value of a company divided by the value of its tangible assets (total assets – liabilities – preferred stocks – intangible assets) per share. Tangible book value is the same thing as book value except it excludes the value of intangible assets to get a step closer to the baseline value of the company.

P/CF Ratio: The price-to-cash flow ratio measures a company's per share market price relative to its trailing-12-month (TTM) operating cash flow per share. This metric is used to determine whether a company is undervalued or overvalued relative to another stock, industry or sector. And like the P/E ratio, a lower number is typically considered better from the value perspective.

One of the reasons why P/CF ratio is often preferred over P/E ratio is the fact that operating cash flow adds back non-cash expenses such as depreciation and amortization to net income. This feature helps valuing stocks that have positive cash flow but are not profitable because of large noncash charges.

P/FCF Ratio: The price-to-free cash flow ratio is an extension of P/CF ratio, which uses trailing-12-month (TTM) free cash flow per share instead of operating cash flow per share. This metric is considered a more exact measure than P/CF ratio, as free cash flow subtracts capital expenditures (CAPEX) from a company's total operating cash flow, thereby reflecting the actual cash flow available for funding activities that generate additional revenues.

Earnings Yield: The earnings yield is calculated as current fiscal year (F1) EPS estimate divided by the company's current share price. The ratio, which is the inverse of the P/E ratio, measures the anticipated yield (or return) from earnings for each dollar invested in a stock today.

For example, earnings yield for a stock, which is trading at \$35 and expected to earn \$3 per share in the current fiscal year (F1), would be 0.0857 ($3/35 = 0.0857$) or 8.57%. In other words, for \$1 invested in the stock today, the yield from earnings is anticipated to be 8.57 cents.

Investors most commonly compare the earnings yield of a stock to that of a broad market index (such as the S&P 500) and prevailing interest rates, such as the current 10-year Treasury yield. Since bonds and stocks compete for investors' dollars, stock investors typically demand a higher yield for the extra risk they assume compared to investors of U.S. Treasury-backed securities that offer virtually risk-free returns. This additional return is referred to as the risk premium.

Debt/Equity Ratio: The debt-to-equity ratio is calculated as a company's total liabilities divided by its shareholder equity. This metric is used to gauge a company's financial leverage. In other words, it is a measure of the degree to which a company is financing its operations through debt versus its own funds. The higher the ratio, the higher the risk for shareholders.

However, this ratio is difficult to compare across industry groups where ideal amounts of debt vary. Some businesses are more capital intensive than others and typically require higher debt to finance their operations. So, a company's debt-to-equity ratio should be compared with other companies in the same industry.

Cash Flow (\$/share): Cash flow per share is calculated as operating cash flow (after-tax earnings + depreciation + other non-cash charges) divided by common shares outstanding. It is used by many investors as a measure of a company's financial strength. Since cash flow per share takes into consideration a company's ability to generate cash by adding back non-cash expenses, it is regarded by some as a more accurate measure of a company's financial situation than earnings per share, which could be artificially deflated.

Current Ratio: The current ratio or liquidity ratio is a company's current assets divided by its current liabilities. It measures a company's ability to pay short-term obligations. A current ratio that is in line with the industry average or slightly higher is generally considered acceptable. A current ratio that is lower than the industry average would indicate a higher risk of distress or default. A higher number is usually better. However, a very high current ratio compared to the industry average could be an indication of inefficient use of assets by management.

Debt/Capital Ratio: Debt-to-capital ratio is a company's total debt (interest-bearing debt + both short- and long-term liabilities) divided its total capital (interest-bearing debt + shareholders' equity). It is a measure of a company's financial leverage. All else being equal, the higher the debt-to-capital ratio, the riskier the stock.

However, this ratio can vary widely from industry to industry, the ideal amount of required debt being different. Some businesses are more capital intensive than others and typically require higher debt to finance their operations. So, a company's debt-to-capital ratio should be compared with the same for its industry.

Net Margin: Net margin is calculated as net income divided by sales. It shows how much of each dollar in sales generated by a company translates into profit. For example, if a company's net margin is 15%, its net income is 15 cents for every \$1 of sales it makes.

A change in margin can reflect either a change in business conditions, or a company's cost controls, or both. If a company's expenses are growing faster than sales, its net margin will decline. However, different net margin rates are considered good for different industries, so it's better to compare net margin rates of companies in the same industry group.

Return on Equity: Return on equity (ROE) is calculated as trailing-12-month net income divided by trailing-12-month average shareholder equity (including reinvested earnings). This metric is considered a measure of how effectively management is using a company's assets to generate profits. For example, if a company's ROE is 10%, it creates 10 cents profits for every \$1 shareholder equity, which is basically the company's assets minus debt. A company's ROE deemed good or bad depends on what's normal for its peers or industry group.

Sales/Assets Ratio: The sales-to-assets ratio or asset utilization ratio or asset turnover ratio is calculated as a company's annual sales divided by average assets (average of assets at the beginning of the year and at the year's end). This metric helps investors understand how effectively a company is using its assets to generate sales. For example, a sales-to-assets ratio of 2.5 indicates that the company generated \$2.50 in sales for every \$1 of assets on its books.

The higher the sales-to-assets ratio, the better the company is performing. However, similar to many other ratios, the asset turnover ratio tends to be higher for companies in certain industries/sectors than in others. So, a company's sales-to-assets ratio should be compared with the same for its industry/sector.

Historical EPS Growth (3-5 Years): This is the average annual (trailing-12-month) EPS growth rate over the last 3-5 years. This metric helps investors see how a company's EPS has grown from a long-term perspective.

Note: There are many factors that can influence short-term numbers — a recession will reduce this number, while a recovery will inflate it. The longterm perspective helps smooth out short-term events.

Projected EPS Growth (F1/F0): This is the estimated EPS growth rate for the current financial year. It is calculated as the consensus estimate for the current fiscal year (F1) divided by the reported EPS for the last completed fiscal year (F0).

Current Cash Flow Growth: It measures the latest year-over-year change in operating cash flow. Cash flow growth tells an investor how quickly a company is generating inflows of cash from operations. A positive change in the cash flow is desired and shows that more 'cash' is coming in than going out.

Historical Cash Flow Growth (3-5 Years): This is the annualized change in cash flow over the last 3-5 years. The change in a longer period helps put the current reading into proper perspective. By looking at the rate, rather than the actual dollar value, the comparison across the industry and peers becomes easier.

Projected Sales Growth (F1/F0): This metric looks at the estimated sales growth for the current year. It is calculated as sales estimate for the current fiscal year (F1) divided by the reported sales for the last completed fiscal year (F0).

Like EPS growth, a higher rate is better for sales growth. A look at a company's projected sales growth instantly tells you what the outlook is for their products and services. However, different sales growth rates are considered good for different industries, so it's better to compare sales growth rates of companies in the same industry group.

EPS F1 Estimate 1-Week Change: The percentage change in the Zacks Consensus EPS estimate for the current fiscal year over the past week. The change in a company's consensus EPS estimate (or earnings estimate revision) has proven to be strongly correlated with the near-term price movement of its shares. It is an integral part of the Zacks Rank.

If a stock's consensus EPS estimate is \$1.10 now versus \$1.00 a week ago, that will be reflected as a 10% upward revision. If, on the other hand, it went from \$1.00 to 90 cents, that would be a 10% downward revision.

EPS F1 Estimate 4-Week Change: The percentage change in the Zacks Consensus EPS estimate for the current fiscal year over the past four weeks.

A stock's earnings estimate revision in a 1-week period is important. But it's more meaningful to look at the longer-term revision. And, of course, the 4-week change helps put the 1-week change into proper perspective.

EPS F1 Estimate 12-Week Change: The percentage change in the Zacks Consensus EPS estimate for the current fiscal year over the past 12 weeks.

This metric essentially shows how the consensus EPS estimate has changed over a period longer than 1 week or 4 weeks.

EPS Q1 Estimate Monthly Change: The percentage change in the Zacks Consensus EPS estimate for the current fiscal quarter over the past four weeks.

While the revision in consensus EPS estimate for the current fiscal year is strongly correlated with the near-term price movement of its shares, the estimate revision for the current fiscal quarter is an important metric as well, especially over the short term, and particularly as a stock approaches its earnings date. If a stock's Q1 EPS estimate decreases ahead of its earnings release, it's usually a negative sign, whereas an increase is a positive sign.