Jul 13, 2020

SL Green Realty Corp. (SLG)

$48.11 (As of 07/10/20)

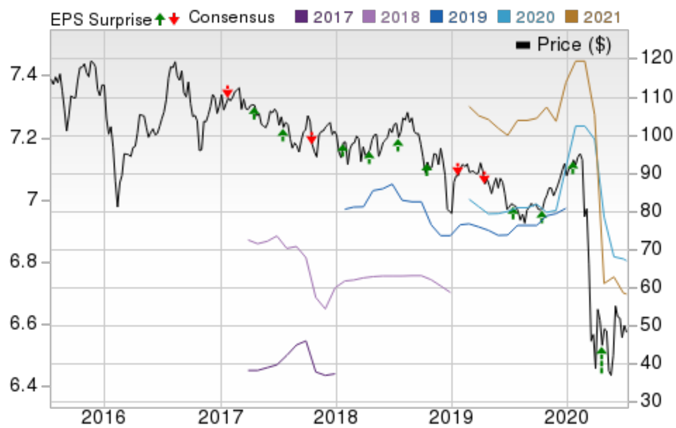
Price Target (6-12 Months): **$51.00**

Long Term: 6-12 Months	**Zacks Recommendation:** (Since: 04/12/18) Prior Recommendation: Outperform	**Neutral**
Short Term: 1-3 Months	**Zacks Rank:** (1-5)	**3-Hold**
	Zacks Style Scores:	VGM:D
	Value: C | Growth: D	Momentum: F

Summary

SL Green has signed a contract to sell a residential building, 400 East 58th Street, owned in a joint venture. It will receive $20 million from the sale. This is in line with its business plan that entails non-core properties' sale to narrow its focus on the Manhattan market, and reinvest proceeds in its development pipeline, debt repayment and share buybacks. Notably, substantial premium and highest-growth assets in key locations and a diverse tenant base in its portfolio are positives. Moreover, the company has decent financial flexibility to navigate through the uncertain times. Yet, shares of SL Green have underperformed its industry in the past year. Amid the coronavirus crisis, the company expects to face a slowdown in leasing activities, reduced market rents and rent collections. The high supply of office properties also remains a woe.

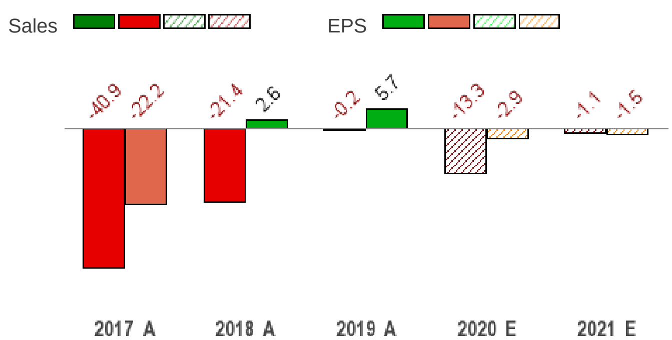
Price, Consensus & Surprise



Data Overview

52 Week High-Low	**$96.39 - $35.16**
20 Day Average Volume (sh)	**1,779,689**
Market Cap	**$3.7 B**
YTD Price Change	**-47.6%**
Beta	**1.61**
Dividend / Div Yld	**$3.54 / 7.4%**
Industry	**REIT and Equity Trust - Other**
Zacks Industry Rank	**Bottom 38% (156 out of 252)**
Last EPS Surprise	**22.4%**
Last Sales Surprise	**-8.4%**
EPS F1 Est- 4 week change	**-0.1%**
Expected Report Date	**07/22/2020**
Earnings ESP	**-3.7%**
P/E TTM	**6.5**
P/E F1	**7.1**
PEG F1	**1.9**
P/S TTM	**3.0**

Sales and EPS Growth Rates (Y/Y %)



Sales Estimates (millions of $)

	Q1	Q2	Q3	Q4	Annual*
2021	185 E	186 E	187 E	188 E	740 E
2020	195 A	184 E	183 E	185 E	748 E
2019	213 A	216 A	215 A	219 A	863 A

EPS Estimates

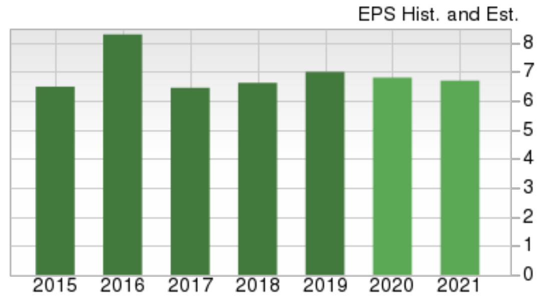
	Q1	Q2	Q3	Q4	Annual*
2021	$1.57 E	$1.64 E	$1.70 E	$1.69 E	$6.70 E
2020	$2.08 A	$1.56 E	$1.56 E	$1.59 E	$6.80 E
2019	$1.68 A	$1.82 A	$1.75 A	$1.75 A	$7.00 A

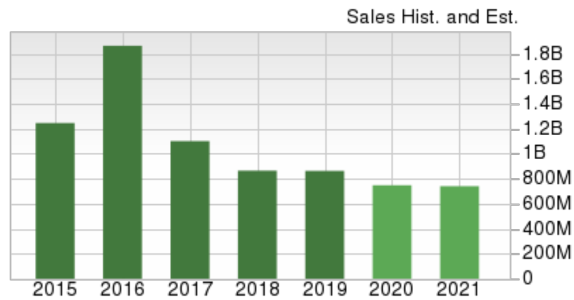
*Quarterly figures may not add up to annual.

The data in the charts and tables, including the Zacks Consensus EPS and Sales estimates, is as of 07/10/2020. The reports text is as of 07/13/2020.

Overview

SL Green Realty Corp. dominates the office real estate market of New York. The real estate investment trust (REIT) was founded in 1997 and primarily acquires, manages, develops and leases commercial office properties in the New York Metropolitan area, especially midtown Manhattan. This S&P 500 company also makes investments in Brooklyn, Westchester County and Connecticut. These assets are jointly called the Suburban properties.





Moreover, of late, SL Green is seeking to tap opportunities in New York City's premium retail locations with its retail investments complementing its core office and structured finance businesses. The company has two reportable segments — real estate and debt and preferred equity (DPE) investments.

As of Mar 31, 2020, SL Green had interests in 102 buildings, covering 49.4 million square feet of space. This comprised ownership interests in Manhattan properties, spanning more than 28.8 million square feet of area, and DPE investments collateralized by assets spread in more than 19.6 million square feet of area.

During the first quarter, SL Green signed 30 office leases for 316,154 square feet of space in its Manhattan portfolio. The mark-to-market on signed Manhattan office replacement leases was 12.6% higher than the previous fully-escalated rents in the same spaces during the first quarter. As of Mar 31, 2020, Manhattan's same-store occupancy, inclusive of leases signed but not yet commenced, was 95.5%.

SL Green adopted the Current Expected Credit Loss model in first-quarter 2020. The company's reserves after the adoption of this model totaled $43.5 million at the end of the quarter.

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*.

Reasons To Buy:

Substantial high-quality office properties in key markets, diverse tenant base, opportunistic investments and strong balance sheet are growth drivers.

- SL Green has a mono-market strategy focus with an enviable footprint in the large and high-barrier to entry New York real estate market. This, along with ownership of premier Manhattan office assets, has enabled the company to enjoy high occupancy at its portfolio. Additionally, the company aims at maintaining a diversified tenant base to hedge the risk associated with dependency on single-industry tenants. As a result, its largest tenants include renowned firms from different industries. Moreover, with long-term leases to tenants with strong credit profile, the company is well poised to generate stable rental revenues over the long term.

- SL Green has been following an opportunistic investment policy to enhance its overall portfolio. This includes divesting its non-core assets in a tax-efficient manner and using the proceeds to fund development projects and share buybacks. The company has completed majority of its sub-urban asset sale. This has helped the company narrow its focus on the Manhattan market, as well as retain premium and highest-growth assets in the portfolio. The company intends to continue with the same strategy in the current year. Further, the company aims to shrink its DPE balance in the upcoming period. While these balances have been used to repay the company's line of credit, fund share buybacks and focus on ground-up development activities; the active sales and repayment of existing positions will increase cash balances in the immediate term. Such match-funding initiatives indicate the company's prudent capital-management practices and will relieve pressure from its balance sheet.

- The company has decent balance-sheet strength and financial flexibility. In fact, its fixed charge coverage ratio and debt service coverage ratio has been improving over the previous five quarters, indicating higher cash flows available for debt repayment. As of Mar 31, 2020, consolidated fixed-charge coverage and consolidated debt service coverage was 2.77x and 3.39x, respectively. Also, the company has no significant debt maturities until 2021. Furthermore, amid the coronavirus outbreak-led uncertainties, the company has achieved its aim to bolster liquidity position to $1 billion, a month ahead of schedule on the back of loan refinancing, sales and repayment of existing positions in the DPE portfolio, the sale of real estate assets and the sale of JV stake. Going forward, with a number of creditworthy tenants in its roster, it is expected to enjoy stable revenues.

- Furthermore, dividend payouts are arguably the biggest enticement for REIT investors and SL Green has consistently increased its dividend rate. In fact, in December 2019, the company announced a 4.1% increase in its fourth-quarter 2019 dividend to 88.5 cents per share. This represented SL Green's ninth consecutive year of common dividend hike. In 2020, the company expects to execute several asset sales with embedded tax gains and hence pay a special dividend. Apart from dividend hikes, the company remains committed to increase shareholder value through share buybacks. The company initially announced a $1-billion share repurchase program in August 2016. This authorization was enhanced in subsequent periods, with the most recent addition of $500 million in December 2019, bringing the tally to $3 billion. From the start of the year through Jun 1, the company repurchased $44.1 million of common stock.

Reasons To Sell:

Rising supply of office properties, intense competition from developers and owners, retail tenant bankruptcies and geographic concentration of assets are causes of concern before SL Green.

- Rising supply of office properties in SL Green's markets remains a concern for the company. The company faces intense competition from developers, owners and operators of office properties and other commercial real estate, including sublease space available from its tenants. This restricts its ability to attract and retain tenants at relatively higher rents than its competitors. Amid higher leasing costs and elevated supply of office assets, it will be challenging for the company to backfill near-term tenant move-outs.

- The coronavirus pandemic has led to an uncertain economic environment. In such a scenario, rental payment collections have become uncertain and landlords are completed to offer tenant lease incentives and concessions. In fact, the company expects to face headwinds like slowdown in leasing activities, reduced market rents, and lower collections in its owned office and retail properties as well as the DPE portfolio, delays in development and redevelopment activity and higher expenses related to safety of its tenants. Amid this, the company revised its previously-issued 2020 FFO per share guidance to $6.60-$7.10 per share from $7.25-$7.35.

- Moreover, geographic concentration of assets remains a concern for SL Green. In fact, majority of the company's property holdings consists of commercial office properties situated in midtown Manhattan. The company also has a number of retail properties and multifamily residential assets in New York City. In fact, Manhattan operating properties account for around 82% of its total NOI. Therefore, performance of the company is susceptible to the condition of the New York City economy which is currently affected because of the coronavirus pandemic.

- With a street-retail portfolio in important Manhattan shopping corridors, softness in the retail real estate sector is also a concern for SL Green. In fact, the retail real estate environment is currently choppy and mall traffic has been declining significantly amid rapid increase in online sales, forcing retailers to opt for store closures. Further, the coronavirus pandemic and measures to curb its spread are expected to adversely affect the demand for retail space, limiting the landlord's pricing power and resulting in lesser absorption.

- Shares of SL Green have plunged 41.2% over the past year compared with the industry's decline of 7.3%. Moreover, the trend in estimate revisions for 2020 FFO per share does not indicate a favorable outlook for the company as it has been revised marginally downward over the past month. Therefore, given the above-mentioned concerns and downward estimate revisions, the stock has limited upside potential in the near term.

Last Earnings Report

SL Green Tops Q1 FFO, Misses on Revenues, Trims View

Quarter Ending	03/2020
Report Date	Apr 22, 2020
Sales Surprise	-8.44%
EPS Surprise	22.35%
Quarterly EPS	2.08
Annual EPS (TTM)	7.40

SL Green reported first-quarter 2020 FFO per share of $2.08, surpassing the Zacks Consensus Estimate of $1.70. The figure also compares favorably with the year-ago quarter's $1.68.

The FFO per share of $2.08 includes an incremental income from Credit Suisse at 1 Madison Avenue representing rent through Dec 31, 2020, offset by $11.2 million.

The company also revised its full-year outlook in the wake of the coronavirus pandemic.

Net rental revenues of $195.5 million in the first quarter missed the Zacks Consensus Estimate of $213.5 million. The revenue figure also declined 8.1% from the prior-year tally of $212.6 million.

Quarter in Detail

During the March-end quarter, same-store cash NOI, including SL Green's share of same-store cash NOI from unconsolidated joint ventures, inched up 0.7% year over year. This excludes lease termination and free rent income given to Viacom for space at 1515 Broadway.

In the Manhattan portfolio, SL Green signed 30 office leases for 316,154 square feet of space in total during the reported period. The average lease term on these leases was 10.1 years, while average tenant concessions were 2 months of free rent, along with a tenant improvement allowance of $28.54 per rentable square foot.

The mark-to-market on signed Manhattan office replacement leases was 12.6% higher than the previous fully-escalated rents in the same spaces during the first quarter. As of Mar 31, 2020, Manhattan's same-store occupancy, inclusive of leases signed but not yet commenced, was 95.5%, down 50 basis points compared with the prior quarter.

The carrying value of its debt and preferred equity investment portfolio increased to $1.85 billion.

The company adopted the Current Expected Credit Loss model in the first quarter. The company's reserves after the adoption of this model totaled $43.5 million at the end of the quarter.

Liquidity

SL Green exited first-quarter 2020 with cash and cash equivalents of $554.2 million, up from the $166.1 million recorded at the end of 2019.

Investment Activity

Under the $3-billion share-repurchase program, the company has repurchased 2.6 million shares, year to date, at an average price of $83.25 per share.

Additionally, the company completed the sale of 315 West 33rd Street, known as The Olivia and an undeveloped parcel of land for $446.5 million. The disposals generated net cash proceeds and gains of $95.7 million and $72.3 million, respectively.

The company also entered into a 99-year ground lease agreement of 126-132 Nassau Street, located at the corner of Nassau and Beekman Streets.

Guidance

The company believes the coronavirus pandemic will result in headwinds like slowdown in leasing activities, reduced market rents and lower collections in its owned properties. The company also revised its previously-issued 2020 FFO per share guidance to $6.60-$7.10 from $7.25-$7.35.

Recent News

SL Green & Its JV Partner to Sell Residential Asset for $62M – Jun 30, 2020

SL Green with its joint venture partner, entered a sale contract to dispose a residential building — 400 East 58th Street — at a gross value of $62 million.
Subject to customary closing norms, the transaction is anticipated to close in third-quarter 2020. SL Green has a 90% stake in the JV and will receive around $20 million from the sale transaction.

Notably, the building was acquired as part of an eight-building portfolio buyout, consisting of retail and multi-family properties, in 2012. The 16-story property is located in the Sutton Place neighborhood of Manhattan. It includes around 3,800 square feet of commercial space. Further, it has 16 residential units that are currently 97% occupied.

Per management, the disposition is in line with the company's business plan to prune portfolio through the sale of non-core assets at opportunistic market values, and reinvest the sale proceeds to fund its development projects and share buyback program. Moreover, the deal demonstrates the continued strength and demand for real estate in New York City.

SL Green Secures $510M Mortgage on 220 East 42nd Street – Jun 23, 2020

SL Green closed a new $510-million mortgage loan that is secured by 220 East 42nd Street. The transaction bolstered the company's liquidity and the proceeds were used to pay down its unsecured revolving credit facility.

The loan was offered by a lending group led by Citi, Aareal Capital Corp. and Credit Agricole.

The News Building, or 220 East 42nd Street, is a 37-story high-rise property originally serving as the headquarters for The New York Daily News. Before being acquired in February 2003 for $265 million, SL Green had an initial $53.5-million preferred equity investment in the property in September 2001.

Post acquisition, the building was revamped through a multi-year repositioning and retenanting initiative. The efforts likely enable the property to enjoy the current occupancy of 97%. Further, net operating income from the property has reached its peak since SL Green's acquisition.

Moreover, the building has an impressive tenant roster that includes names like the Visiting Nurse Service of New York, local television station WPIX, Omnicom Group and the United Nations.

Management believes that the mortgage loan transaction indicates healthy liquidity in the New York City market and was facilitated by the company's strong relationships with lenders and continued confidence demonstrated in its platform.

SL Green Boosts Liquidity to $1B, Collects 84.7% of May Rents - Jun 1, 2020

SL Green provided insights on recent activities and progress on key initiatives.

Since April 2020, the company has completed or placed under contract dispositions and JV totaling $919.3 million of transaction value.

This includes the completed sale of the unencumbered retail condominium at 609 5th Avenue for $168 million as well as the sale of a 49.5% JV stake in One Madison Avenue to the National Pension Service of Korea and Hines Interest, LP.

Moreover, in its DPE portfolio, the company sold five DPE positions totaling $259.1 million of proceeds at 99.5% of book value and received repayments amounting to $226 million of proceeds. Part of the proceeds from the activities was used to fully pay down the company's DPE financing facility. On the back of the transactions, SL Green generated $485.1 million in cash.

In fact, through the loan refinancing, sales and repayment of existing positions in the DPE portfolio, the sale of real estate assets and the stake sale, the company achieved its aim to bolster the liquidity position to $1 billion, a month ahead of the schedule.

The significant cash pile up enabled the company to restart its share-repurchase program. From the start of the year through Jun 1, it repurchased $44.1 million of common stock.

Moreover, the company is making progress in its development and redevelopment projects. In fact, its 1.7-million-square foot, 1,401-foot tall One Vanderbilt Avenue remains ahead of schedule and more than $100 million under budget. The skyscraper is presently 67% leased and is likely to obtain its Temporary Certificate of Occupancy ("TCO") on or before Sep 14, 2020.

Moreover, the company's overall April rent collections have now increased to 89.1% from 85.7% as of Apr 30. In fact, rent collections from office and retail tenants have improved to 95.1% and 63.3% from 91.8% and 60%, respectively, in April.

Additionally, to date, overall May rent collections totaled 84.7%, consisting of 91.1% for office and 54.7% for retail billings. Management expects the numbers to increase further in June as some tenants have delayed making payments.

SL Green forms JV With NPS and Hinesat One Madison Avenue – May 5, 2020

SL Green, National Pension Service of Korea (NPS) and Hines Interest LP formed a joint-venture partnership at One Madison Avenue through the selling of a 49.5% stake in One Madison Avenue to NPS and Hines.

Particularly, NPS and Hines' committed total equity to the project aggregates no less than $492.2 million. The 2.3 billion project spans 1.4 million rentable square feet upon completion will be co-developed by SL Green and Hines.

SL Green Inks Leases for 107,000 Square Feet - Apr 23, 2020

SL Green announced that it sealed 12 leases totaling 107,325 square feet of office space in the first three weeks of second-quarter 2020. This brings the company's year-to-date leasing to 423,479 square feet of space.

Leases inked in second quarter include 34,013 square feet rented out at One Vanderbilt Avenue, bringing the tower to be more than 67% leased. The leases at One Vanderbilt Avenue consist of a new lease covering 10,165 square feet for InTandem Capital Partners and Sagewind Capital LLC as well as an expansion lease, spanning 23,848 square feet for Oak Hill Advisors.

Per management, 2020 leasing activities continue at a moderate pace as "tenants are re-assessing per employee space allocations with an eye toward de-densifying and providing more space per employee."

Dividend Update

On Jun 19, SL Green's board announced a monthly dividend of 29.5 cents per share of common stock. The dividend will be paid out on Jul 15 to shareholders of record as of Jun 30, 2020.

Valuation

SL Green's shares have been down 41.2% over the trailing 12-month period. Stocks in the Zacks sub-industry and the Zacks Finance have declined 7.3% and 15.7% in the past year, respectively.

The S&P 500 Index is up 6.3% in the past year.

The stock is currently trading at 7.13X forward 12-month FFO, which compares to 18.45X for the Zacks sub-industry, 16.17X for the Zacks sector and 22.71X for the S&P 500 Index.

Over the past five years, the stock has traded as high as 18.19X and as low as 5.36X, with a 5-year median of 14.21X Our neutral recommendation indicates that the stock will perform in line with the market. Our $51 price target reflects 7.56X FFO.

The table below shows summary valuation data for SLG.

Valuation Multiples - SLG

		Stock	Sub-Industry	Sector	S&P 500
P/E F12M	Current	7.13	18.45	16.17	22.71
	5-Year High	18.19	18.45	16.27	22.71
	5-Year Low	5.36	14.31	11.59	15.27
	5-Year Median	14.21	16.11	14.18	17.59
P/S F12M	Current	4.95	7.97	6.04	3.55
	5-Year High	10.85	8.21	6.70	3.55
	5-Year Low	3.53	5.90	4.96	2.52
	5-Year Median	8.47	6.93	6.07	3.04
P/B TTM	Current	0.67	2.33	2.33	4.37
	5-Year High	1.63	2.85	2.98	4.65
	5-Year Low	0.52	1.69	1.78	2.81
	5-Year Median	1.30	2.46	2.51	3.69

As of 07/10/2020

Industry Analysis **Zacks Industry Rank:** Bottom 38% (156 out of 252)

Top Peers

Company (Ticker)	Rec	Rank
Alexandria Real Estate Equities, Inc. **(ARE)**	Neutral	2
Boston Properties, Inc. **(BXP)**	Neutral	4
Cousins Properties Incorporated **(CUZ)**	Neutral	2
Douglas Emmett, Inc. **(DEI)**	Neutral	3
Highwoods Properties, Inc. **(HIW)**	Neutral	2
Hudson Pacific Properties, Inc. **(HPP)**	Neutral	3
Kilroy Realty Corporation **(KRC)**	Neutral	3
Piedmont Office Realty Trust, Inc. **(PDM)**	Neutral	3

Industry Comparison Industry: Reit And Equity Trust - Other

	SLG	X Industry	S&P 500	ARE	BXP	HIW
				Industry Peers		
Zacks Recommendation (Long Term)	Neutral	-	-	Neutral	Neutral	Neutral
Zacks Rank (Short Term)	3	-	-	2	4	2
VGM Score	D	-	-	C	C	C
Market Cap	3.68 B	1.87 B	21.61 B	20.28 B	13.58 B	3.74 B
# of Analysts	7	4	14	3	10	9
Dividend Yield	7.36%	4.28%	1.92%	2.64%	4.49%	5.33%
Value Score	C	-	-	D	C	B
Cash/Price	0.16	0.07	0.07	0.02	0.06	0.03
EV/EBITDA	13.69	13.69	12.75	24.69	14.32	12.61
PEG Ratio	1.94	3.69	2.87	5.11	2.49	2.12
Price/Book (P/B)	0.68	1.23	3.01	1.86	1.65	1.61
Price/Cash Flow (P/CF)	6.95	10.22	11.53	22.34	11.24	9.55
P/E (F1)	7.19	14.35	21.07	21.98	12.22	10.07
Price/Sales (P/S)	2.95	4.71	2.23	12.58	4.55	4.95
Earnings Yield	14.13%	6.20%	4.48%	4.55%	8.18%	9.93%
Debt/Equity	1.12	0.92	0.76	0.67	1.47	1.04
Cash Flow ($/share)	6.92	2.03	6.94	7.20	7.77	3.77
Growth Score	D	-	-	B	D	D
Hist. EPS Growth (3-5 yrs)	-0.46%	1.92%	10.90%	7.76%	5.66%	2.72%
Proj. EPS Growth (F1/F0)	-2.82%	-3.02%	-9.99%	5.12%	2.00%	7.51%
Curr. Cash Flow Growth	3.22%	3.36%	5.51%	4.79%	-2.18%	-1.95%
Hist. Cash Flow Growth (3-5 yrs)	-0.78%	12.74%	8.55%	23.85%	2.31%	4.75%
Current Ratio	3.97	1.83	1.30	0.37	5.59	1.48
Debt/Capital	50.64%	48.50%	44.46%	40.16%	58.89%	51.60%
Net Margin	27.34%	12.85%	10.62%	15.68%	30.83%	41.50%
Return on Equity	5.89%	3.98%	15.75%	2.64%	11.64%	14.27%
Sales/Assets	0.09	0.13	0.55	0.09	0.14	0.15
Proj. Sales Growth (F1/F0)	-13.34%	0.00%	-2.52%	0.00%	1.74%	1.92%
Momentum Score	F	-	-	A	A	C
Daily Price Chg	4.66%	1.15%	1.51%	-0.89%	2.74%	1.09%
1 Week Price Chg	6.76%	3.60%	3.66%	1.98%	4.94%	4.53%
4 Week Price Chg	-1.84%	-1.64%	1.85%	5.53%	-5.62%	-5.88%
12 Week Price Chg	-2.49%	8.43%	12.57%	5.75%	-7.10%	-1.29%
52 Week Price Chg	-40.87%	-23.00%	-7.10%	10.72%	-34.04%	-17.62%
20 Day Average Volume	1,779,689	893,149	2,339,510	1,405,721	1,446,001	944,822
(F1) EPS Est 1 week change	-0.07%	0.00%	0.00%	0.48%	0.00%	0.00%
(F1) EPS Est 4 week change	-0.07%	0.00%	0.00%	0.48%	-0.20%	0.00%
(F1) EPS Est 12 week change	-3.49%	-3.34%	-7.77%	1.92%	-3.13%	0.03%
(Q1) EPS Est Mthly Chg	-0.24%	0.00%	0.00%	0.82%	-0.21%	0.00%

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 have an excellent 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	C
Growth Score	D
Momentum Score	F
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.

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