

UDR Inc. (UDR)

\$32.14 (As of 10/19/20)

Price Target (6-12 Months): **\$34.00**

Long Term: 6-12 Months

Zacks Recommendation:

Neutral

(Since: 02/21/19)

Prior Recommendation: Underperform

Short Term: 1-3 Months

Zacks Rank: (1-5)

4-Sell

Zacks Style Scores:

VGM:C

Value: D

Growth: C

Momentum: B

Summary

UDR is poised to gain from its diverse portfolio, with superior product-mix of A/B quality properties in key markets. The company also focuses on expansion in strategic markets through acquisitions and development. This residential REIT is also leveraging technology, and scale and organizational capabilities to drive growth and margin. However, its performance in the recent quarters reflect the adverse impact of the pandemic and related economic challenges, as well as government actions and regulations on its business. Given the continuation of the pandemic and the adverse impact on economy and jobs, demand for apartments and rent-paying capability of tenants will likely bear the brunt in the near term, hurting rental rates and occupancy. Furthermore, UDR's shares have underperformed the industry it belongs to over the past year.

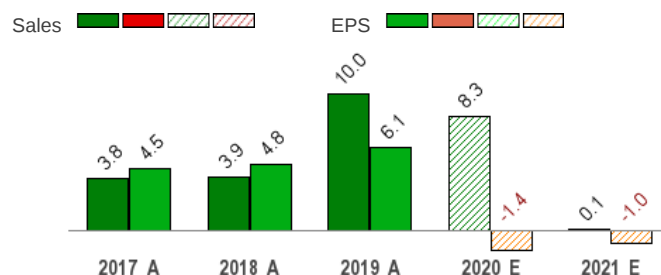
Price, Consensus & Surprise



Data Overview

52-Week High-Low	\$51.25 - \$29.20
20-Day Average Volume (Shares)	2,087,150
Market Cap	\$9.5 B
Year-To-Date Price Change	-31.2%
Beta	0.59
Dividend / Dividend Yield	\$1.44 / 4.5%
Industry	REIT and Equity Trust - Residential
Zacks Industry Rank	Bottom 28% (183 out of 254)

Sales and EPS Growth Rates (Y/Y %)



Last EPS Surprise	-3.8%
Last Sales Surprise	-3.1%
EPS F1 Estimate 4-Week Change	-0.4%
Expected Report Date	10/29/2020
Earnings ESP	0.0%
P/E TTM	15.3
P/E F1	15.7
PEG F1	2.8
P/S TTM	7.7

Sales Estimates (millions of \$)

	Q1	Q2	Q3	Q4	Annual*
2021	305 E	306 E	310 E	312 E	1,234 E
2020	320 A	306 A	305 E	303 E	1,233 E
2019	268 A	281 A	289 A	303 A	1,138 A

EPS Estimates

	Q1	Q2	Q3	Q4	Annual*
2021	\$0.50 E	\$0.51 E	\$0.51 E	\$0.52 E	\$2.03 E
2020	\$0.53 A	\$0.51 A	\$0.50 E	\$0.50 E	\$2.05 E
2019	\$0.51 A	\$0.52 A	\$0.52 A	\$0.54 A	\$2.08 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 10/19/2020. The reports text is as of 10/20/2020.

Overview

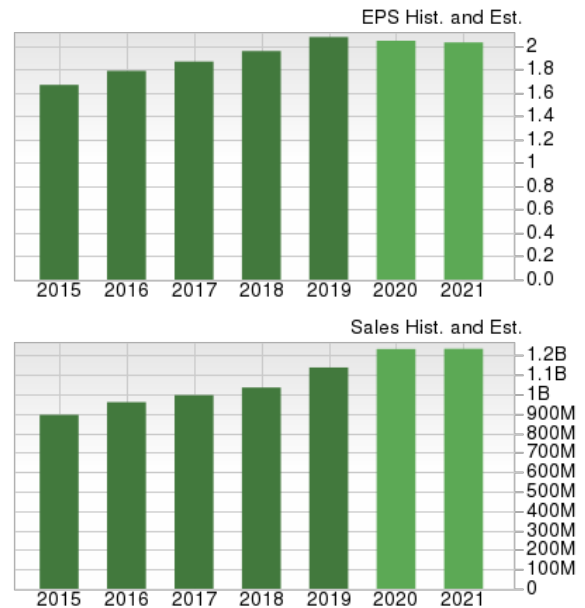
Established in 1972, UDR Inc. is one of the most favorably-positioned multi-family apartment real estate investment trusts (REITs) in the United States. It owns, operates, acquires, develops and renovates apartment communities in high barrier-to-entry markets in the nation. For more than 48 years, the company has delivered long-term value to its shareholders by expanding its presence in markets with low housing affordability, favorable demand/supply conditions for multifamily housing as well as job environment.

The company reports under the following geographic segments:

- i) West Region — Orange County, San Francisco, Seattle, Los Angeles, Monterey Peninsula, Other Southern California and Portland
- ii) Mid-Atlantic Region — Metropolitan D.C., Richmond and Baltimore
- iii) Northeast Region — New York and Boston
- iv) Southeast Region — Orlando, Tampa, Nashville and Other Florida
- v) Southwest Region — Dallas, Austin and Denver

As of Jun 30, 2020, UDR had the ownership of or had ownership stakes in 51,320 apartment homes, including 819 homes under development. The company's development pipeline aggregated \$278.5 million at the end of the second quarter, and 47% of this cost had been incurred. At the end of the June-end quarter, the company's Developer Capital Program investment, including accrued return, totaled \$419.6 million.

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:

- ▲ UDR has a geographically-diverse portfolio with superior product-mix of A/B quality properties in urban and suburban markets. The company's portfolio includes properties throughout the United States, including both coastal and sunbelt locations, with mix of urban/suburban communities being roughly 43%/57% and mix of A/B quality properties approximately 57%/43% as of Dec 31, 2019. This strategy of maintaining a diversified portfolio across various geographies and price points helps the company generate steady operating cash flows. The company's suburban community outperformed urban communities in terms of occupancy, new lease rate growth, renewal rate growth and traffic. Moreover, cash collections as a percentage of billed revenue are decent.
- ▲ Demographic growth also continues to be strong in the young-adult age cohort, which has a higher propensity to rent. This age cohort has also witnessed considerable part of net job growth which has helped spur primary renter demand. Also, majority of them prefer to remain renters and enjoy locational advantage as well as flexibility that rental apartments offer. Further, a significant change in lifestyle has taken place and life-cycle events are getting delayed. This is leading to an extension of the average age of first-time homeownership.
- ▲ Moreover, the company is focused on curbing future expenses through technological initiatives and process enhancements. Such efforts to find efficiencies throughout its operating platform are likely to improve workforce productivity and residents' experience. Adoption of technology is also expected to drive margin expansion and long-term profitability. The company's Next Generation Operating Platform allows it to electronically interact with, and provide service to, residents and prospects throughout the company's diversified portfolio. Also, this has become all the more essential in this social-distancing era, as the virus outbreak needed a quick shift to virtual operations for the continuity of normal business operations. This is likely to UDR a competitive edge over others. UDR continued to implement its Next Generation Operating Platform strategy during the first half of the current year. This aided the year-over-year decline in combined same-store controllable expenses by 2% and helped maintain controllable operating margin of 84.3%, stable year on year, despite a decline in combined same-store revenues.
- ▲ UDR continues to focus on its strategic priorities such as disciplined capital allocation, maintaining an investment-grade balance sheet, as well as cash flows enhancement to support operational efficiency and dividend growth. This places the company well to sail through these uncertain times. As of Jun 30, 2020, UDR had \$973.7 million of liquidity through a combination of cash and undrawn capacity on its credit facilities, along with roughly \$105 million of incremental capital sources from potential settlement of forward equity sales agreements. Supporting its balance-sheet strength, 84% of the company's real estate owned based on gross book value is unencumbered as of Jun 30, 2020. Regarding its debt position, UDR noted that its total debt was \$4.8 billion as of the same date. Moreover, with completion of the secured debt refinancing, the company will have no remaining consolidated maturities through 2022, excluding principal amortization and amounts on its commercial paper program and working capital credit facility, which seems manageable. Its debt maturity schedule is well laddered, with a weighted average years to maturity of 7.0 years. Further, the company's development pipeline aggregated \$278.5 million at the end of the second quarter and 47% of this cost had been incurred. Furthermore, UDR has a credit rating of BBB+ from Standard & Poor's and Baa1 from Moody's, enabling it to procure debt financing at attractive cost.
- ▲ Moreover, the company rewarded investors with a 5.1% annualized common dividend hike for 2020. For first-quarter 2020, the company paid 36 cents per share, higher than the prior dividend of 34.25 cents. This marked UDR's 190th consecutive quarterly dividend distribution on its common stock. Notably, solid dividend payouts are arguably the biggest enticement for REIT investors and given the company's financial position the dividend seems sustainable and well covered by cash flow from operations. Such efforts boost investors' confidence in the stock.

UDR's diverse portfolio with a superior product-mix of A/B quality properties in urban/suburban markets, healthy balance sheet and technological moves and process enhancements will drive growth.

Reasons To Sell:

- ▼ The coronavirus pandemic has been wreaking havoc, and resulting in macroeconomic uncertainty and choppy job-market environment, resulting in household contraction and consolidation. Apart from these, a number of factors are affecting rental demand, including pandemic and work-from-home flexibility that is resulting in a shift of some renter demand away from higher cost and urban/infill markets. In addition, record-low mortgage rates and the desire for space are driving homes sales. In addition, there is a decline in demand from two categories of renters — corporate and students — since most temporary corporate assignments have been canceled, while higher education is adopting remote learning models and limiting on-campus activities for the fall. Management also pointed out that occupancy in certain urban areas of coastal markets experienced the most pressure due to corporate lease exposure and short-term mobility trends because of work-from-homemandate. Though operations in certain areas have been allowed to fully or partially re-open, many areas are experiencing new closures subsequent to re-opening. Thus, the choppy environment is expected to prevail in the near term and affect demand in many urban submarkets.
- ▼ Moreover, amid this situation, there is a pressure on occupancy and rent change, while rent-paying capability of tenants has been affected. Furthermore, amid a slowdown in demand, concession activity is likely to be high. Given the magnitude of the downturn, as well as extended eviction moratoriums, additional rent deferrals, payment plans, lease concessions, waiving late payment fees, the company's cash flows will be affected and considering the magnitude of uncertainty in the economy and about reopening, any turnaround is unlikely in the near term.
- ▼ In addition, at the end of the second quarter, the company's development pipeline aggregated \$278.5 million at the end of the reported quarter and 47% of this cost had been incurred. Although a decent development pipeline is encouraging for the long term, it also increases the company's operational risks by exposing it to rising construction costs, entitlement delays, lease-up risks and funding risks. Further, new properties usually take time to generate revenues and tend to drag margins till their completion.
- ▼ Shares of UDR have depreciated 35.9% over the past year compared with the industry's decline of 28.8%. Also, the trend in estimate revisions for the current-year FFO per share does not indicate a favorable outlook for the company as estimates have moved marginally southward over the past week. Hence, given the above-mentioned concerns and downward estimate revisions, the stock has limited upside potential in the upcoming period.

Adverse impact of coronavirus outbreak on economy and job market will likely impact demand and hurt the rent-paying capability of tenants, resulting in rental concessions and pricing-power moderation.

Last Earnings Report

UDR's FFO & Revenues Miss Estimates in Q2, NOI Declines

UDR reported second-quarter 2020 FFO as adjusted per share of 51 cents. The figure missed the Zacks Consensus Estimate of 53 cents as well as came in lower than the prior-year's 52 cents.

Results reflect the adverse impact of the coronavirus pandemic and related economic challenges as well as government actions and regulations on the company's business.

Second-quarter revenues from rental income climbed 9.9% year over year to nearly \$306 million. However, the revenue figure missed the Zacks Consensus Estimate of \$315.9 million. This year-over-year upside reflects growth in revenues from acquisition communities.

Revenues recognized for the second quarter were 98.3% of total billed revenues and cash revenues collected were 97.5%. Moreover, the company noted that July cash revenues received as a percentage of billed revenues are consistent with April, May, and June at the corresponding periods of the months.

Moreover, weighted average occupancy in the June-end quarter was 96.3% compared with the year-ago period's 96.9%, while effective blended lease rate growth was 0.8% compared with the prior-year quarter's 4.4%.

Inside the Headlines

During the reported quarter, combined same-store revenues decreased 2.1% year over year. Same-store expenses flared up 2.5%. Consequently, same-store net operating income (NOI) declined 4%. Notably, the company's second-quarter combined same-store bad debt reserve aggregated \$4.5 million.

The residential REIT's weighted average combined same-store physical occupancy contracted 50 basis points (bps), year over year, to 96.3%. Second-quarter annualized-rate of turnover shrunk 620 bps to 48.9%.

UDR continues to implement its Next Generation Operating Platform strategy. This facilitated year-over-year decline in combined same-store controllable expenses by 2% and helped maintain controllable operating margin of 84.3%, stable year on year, despite a decline in combined same-store revenues.

Portfolio Activity

During the June-end quarter, the company sold Waterscape — a 196-home community in Kirkland, WA — for \$92.9 million and Borgata Apartment Homes — a 71-home community in Bellevue, WA — for \$49.7 million.

The company's development pipeline aggregated \$278.5 million at the end of the reported quarter and 47% of this cost had been incurred. The active pipeline includes three development communities (one each in Addison, TX, Denver, CO, and Dublin, CA) for a combined total of 878 homes.

At the end of the June-end quarter, the company's Developer Capital Program investment, including accrued return, totaled \$419.6 million. The weighted average return rate is 9.8%, while the weighted average expected remaining term is 2.5 years.

Balance Sheet Position

As of Jun 30, 2020, UDR had \$973.7 million of liquidity through a combination of cash and undrawn capacity on its credit facilities, along with roughly \$105 million of incremental capital sources from potential settlement of forward equity sales agreements. Additionally, its total debt was \$4.8 billion as of the same date.

Notably, during the reported quarter, the company executed a rate lock agreement to refinance its only remaining 2020 maturity, a \$79.5 million, 4.35% fixed rate loan due in 2020, with a \$160.9 million, 2.62% fixed rate secured loan due in 2031. The refinancing transaction is likely to close in the third quarter and UDR anticipates using the incremental proceeds to lower its borrowings under its unsecured commercial paper program.

UDR ended the April-June quarter with fixed-rate debt representing 94.4% of its total debt, a total blended interest rate of 3.24% and weighted average years to maturity of 7 years.

Quarter Ending	06/2020
Report Date	Jul 28, 2020
Sales Surprise	-3.14%
EPS Surprise	-3.77%
Quarterly EPS	0.51
Annual EPS (TTM)	2.10

Recent News

Dividend Update

On Sep 17, 2020, UDR announced a quarterly dividend of 36 cents per share on common stock for the third quarter. The dividend will be paid out on Nov 2 to shareholders of record as of Oct 12. This marked UDR's 192nd consecutive quarterly dividend distribution on its common stock.

Valuation

UDR's shares have declined 35.9% over the trailing 12-month period. Stocks in the Zacks sub-industry and the Zacks Finance sector are down 28.8% and 10.9% in the past year, respectively.

The S&P 500 Index is up 16.1% in the past year.

The stock is currently trading at 15.78X forward 12-month FFO, which compares to 17.31X for the Zacks sub-industry, 15.97X for the Zacks sector and 22.51X for the S&P 500 Index.

Over the past five years, the stock has traded as high as 23.17X and as low as 13.57X, with a 5-year median of 19.85X. Our Neutral recommendation indicates that the stock will perform in line with the market. Our \$34 price target reflects 16.69X FFO.

The table below shows summary valuation data for UDR.

Valuation Multiples - UDR					
		Stock	Sub-Industry	Sector	S&P 500
P/E F12M	Current	15.78	17.31	15.97	22.51
	5-Year High	23.17	22.36	16.74	23.47
	5-Year Low	13.57	15.54	11.60	15.27
	5-Year Median	19.85	18.47	14.41	17.68
P/S F12M	Current	7.69	9.15	6.14	4.16
	5-Year High	12.52	12.16	6.66	4.31
	5-Year Low	6.97	8.28	4.96	3.18
	5-Year Median	10.01	9.28	6.06	3.67
P/B TTM	Current	2.81	2.27	2.55	6.05
	5-Year High	4.78	3.30	2.91	6.20
	5-Year Low	2.63	1.82	1.72	3.75
	5-Year Median	3.46	2.43	2.54	4.89

As of 10/19/2020

Source: Zacks Investment Research

Industry Analysis Zacks Industry Rank: Bottom 28% (183 out of 254)



Top Peers

Company (Ticker)	Rec	Rank
NexPoint Residential Trust, Inc. (NXRT)	Outperform	1
Apartment Investment and Management Company (AIV)	Neutral	3
AvalonBay Communities, Inc. (AVB)	Neutral	3
Camden Property Trust (CPT)	Neutral	3
Equity Residential (EQR)	Neutral	3
Essex Property Trust, Inc. (ESS)	Neutral	4
Investors Real Estate Trust (IRET)	Neutral	3
MidAmerica Apartment Communities, Inc. (MAA)	Neutral	3

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

Industry Comparison Industry: Reit And Equity Trust - Residential				Industry Peers		
	UDR	X Industry	S&P 500	AVB	EQR	MAA
Zacks Recommendation (Long Term)	Neutral	-	-	Neutral	Neutral	Neutral
Zacks Rank (Short Term)	4	-	-	3	3	3
VGM Score	C	-	-	F	C	C
Market Cap	9.48 B	1.20 B	23.41 B	20.47 B	18.87 B	13.46 B
# of Analysts	10	4	14	6	11	6
Dividend Yield	4.48%	4.17%	1.62%	4.37%	4.75%	3.40%
Value Score	D	-	-	D	C	D
Cash/Price	0.06	0.06	0.07	0.02	0.01	0.00
EV/EBITDA	15.50	16.27	13.44	18.51	12.18	17.01
PEG F1	2.79	3.98	2.81	13.55	4.14	NA
P/B	2.81	1.79	3.48	1.88	1.75	2.18
P/CF	13.59	13.65	13.20	13.70	10.14	15.66
P/E F1	15.81	15.37	22.11	16.26	15.12	18.56
P/S TTM	7.72	5.41	2.64	8.67	6.98	8.09
Earnings Yield	6.38%	6.51%	4.45%	6.15%	6.61%	5.39%
Debt/Equity	1.41	0.99	0.70	0.70	0.78	0.72
Cash Flow (\$/share)	2.36	2.46	6.93	10.61	5.00	7.52
Growth Score	C	-	-	D	D	C
Historical EPS Growth (3-5 Years)	5.46%	2.54%	10.39%	3.84%	1.29%	3.03%
Projected EPS Growth (F1/F0)	-1.54%	-2.05%	-2.93%	-4.23%	-3.88%	-3.18%
Current Cash Flow Growth	8.47%	7.20%	5.49%	-9.39%	23.84%	20.94%
Historical Cash Flow Growth (3-5 Years)	5.98%	15.38%	8.50%	6.67%	5.74%	15.27%
Current Ratio	4.08	1.42	1.35	1.40	1.06	0.08
Debt/Capital	62.12%	47.18%	42.91%	41.25%	44.70%	42.02%
Net Margin	15.31%	13.64%	10.28%	33.32%	41.64%	20.38%
Return on Equity	5.63%	4.71%	14.79%	7.21%	10.62%	5.57%
Sales/Assets	0.13	0.12	0.51	0.12	0.13	0.15
Projected Sales Growth (F1/F0)	8.08%	1.72%	-0.53%	4.14%	-3.59%	1.10%
Momentum Score	B	-	-	F	A	A
Daily Price Change	-2.64%	-1.47%	-1.38%	-2.37%	-2.20%	-1.47%
1-Week Price Change	-6.94%	-3.76%	0.02%	-5.94%	-6.85%	-3.41%
4-Week Price Change	-0.03%	-0.12%	4.94%	-0.36%	-2.54%	3.99%
12-Week Price Change	-8.95%	-0.21%	4.68%	-0.21%	-4.91%	6.67%
52-Week Price Change	-35.95%	-28.34%	2.67%	-34.51%	-42.84%	-14.01%
20-Day Average Volume (Shares)	2,087,150	502,421	1,946,784	1,077,092	2,667,505	557,512
EPS F1 Estimate 1-Week Change	-0.37%	0.00%	0.00%	-0.33%	0.54%	0.44%
EPS F1 Estimate 4-Week Change	-0.42%	0.00%	0.08%	-0.45%	0.03%	0.44%
EPS F1 Estimate 12-Week Change	-2.20%	0.31%	3.36%	-1.41%	0.16%	3.23%
EPS Q1 Estimate Monthly Change	0.00%	0.00%	0.00%	-0.09%	0.27%	0.04%

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	C

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

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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 a 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.