



# STORE Capital Corp. (STOR)

Updated March 20th, 2020 by Samuel Smith

## Key Metrics

<b>Current Price:</b>	\$19	<b>5 Year CAGR Estimate:</b>	19.8%	<b>Market Cap:</b>	\$4.3B
<b>Fair Value Price:</b>	\$31	<b>5 Year Growth Estimate:</b>	4.6%	<b>Ex-Dividend Date:</b>	3/30/20
<b>% Fair Value:</b>	61%	<b>5 Year Valuation Multiple Estimate:</b>	10.3%	<b>Dividend Payment Date:</b>	4/15/20
<b>Dividend Yield:</b>	7.4%	<b>5 Year Price Target</b>	\$39	<b>Years Of Dividend Growth:</b>	5
<b>Dividend Risk Score:</b>	D	<b>Retirement Suitability Score:</b>	C	<b>Last Dividend Increase:</b>	6.1%

## Overview & Current Events

Founded in 2011 and public since 2014, STORE Capital Corp is a real estate investment trust involved in the acquisition and management of single tenant operation real estate, or STORE, properties across the U.S. STORE Capital primarily leases facilities at which a company operates its business and generates sales to middle-market and large businesses through long-term agreements. Most of STORE's revenue comes from its service sector customers, which include, notably, restaurants, movie theaters, health clubs, early childhood education centers, and furniture stores. A sizable percentage of STORE's total real estate portfolio is comprised of restaurant and industrial locations. Specifically, properties in Texas, Illinois, and Georgia make up a large amount of STORE's investments as well. It currently trades at a market cap of \$4.3 billion.

STORE Capital reported its Q4 results on February 20<sup>th</sup>, generating adjusted FFO per share of \$0.50, beating consensus estimates and year-ago results by \$0.02. Meanwhile, scale also continued to grow rapidly, as revenue was up 18.3% year-over-year. Rental revenue, meanwhile, also grew at a brisk pace as it increased by 16.7%. The year ended with an occupancy rate of 99.5%. Guidance for 2020 implied AFFO per share coming in at \$2.07 at the midpoint and assumes net real estate acquisition volume of \$1.2 billion. Investors should note that this guidance was issued prior to the emergence of the coronavirus and may well change once more clarity on the impacts is gained.

## Growth on a Per-Share Basis

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2025
<b>AFFO/S</b>	---	---	---	---	\$1.41	\$1.50	\$1.65	\$1.71	\$1.84	\$1.98	<b>\$2.07</b>	<b>\$2.59</b>
<b>DPS</b>	---	---	---	---	\$0.11	\$1.04	\$1.12	\$1.20	\$1.28	\$1.34	<b>\$1.40</b>	<b>\$1.76</b>
<b>Shares<sup>1</sup></b>	---	---	---	---	78	122	149	179	205	220	<b>220</b>	<b>270</b>

STORE Capital's AFFO/share growth has been strong since coming public as it has gone from \$1.41 in 2014 to \$1.98 in 2019 (~7% growth per year). Looking ahead, the trust expects its aggressive acquisition pipeline (fishing in a \$3 trillion pool of assets) to combine with its defensive net-leases to drive solid mid-single-digit growth. We do not expect the trust to continue its 2018-2019 pace of acquisition-fueled growth due to gradually compressing cap rates and the law of large numbers. However, we do believe that the trust's strategy of focusing on profit center real estate that is leased on a long-term basis to a highly diversified group of middle market and larger companies across the United States, with strong rent escalators and senior lease positioning should continue to generate attractive returns. Further fueling this growth is the fact that STORE's equity has traditionally traded at a premium to NAV, enabling them to accretively issue shares and then invest the proceeds into new properties. If they can return to this status sooner rather than later, we expect STOR to achieve annual growth of ~4.6% over the next half decade and see the dividend keeping pace with that level of growth given the conservative payout ratio.

<sup>1</sup> In millions

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## Valuation Analysis

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Now	2025
P/AFFO	---	---	---	---	15.4	15.4	15.0	15.3	15.3	18.9	<b>9.2</b>	<b>15.0</b>
Avg. Yld.	---	---	---	---	0.5%	4.5%	6.8%	4.6%	4.6%	3.6%	<b>7.4%</b>	<b>4.5%</b>

STORE Capital does not look particularly cheap right now as evidenced by its dividend yield and P/AFFO relative to their historical levels. While the trust's safety has increased with its growing scale, diversification, and strength of balance sheet, the trust's growth prospects have slowed a little bit due to the law of large numbers and declining cap rates. Furthermore, the coronavirus will likely have a negative impact on forward performance, though the extent of it is unknown. As a result, we believe that shares deserve a P/AFFO multiple of 15x, which is below historical averages. Therefore, we believe that shares are undervalued at present and the FFO multiple will experience a tailwind moving forward for the next five years.

## Safety, Quality, Competitive Advantage, & Recession Resiliency

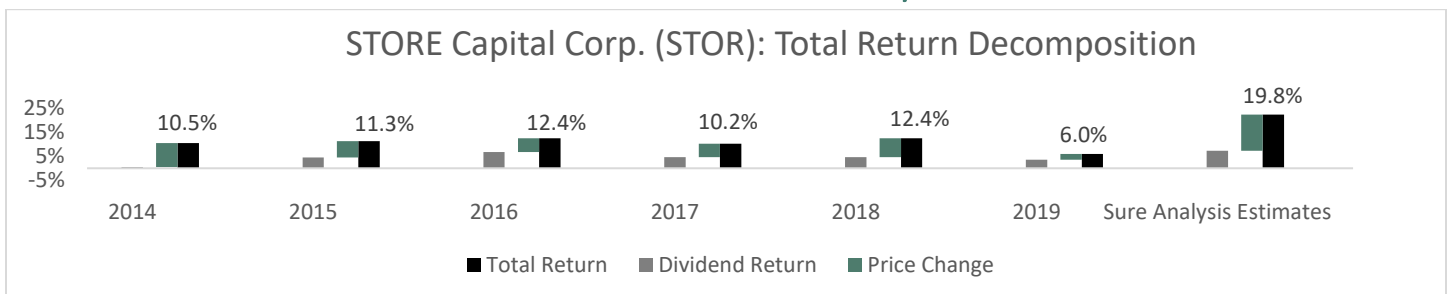
Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Now	2025
Payout	---	---	---	---	7.8%	69.3%	67.9%	70.1%	69.6%	68.4%	<b>67.6%</b>	<b>68.0%</b>

As a net lease REIT, STORE Capital is a defensive stock because its leases have a senior position to other obligations, are long-term, and have regular rent escalators built in. Additionally, the nature of triple net leases is such that the tenant takes care of virtually all of the operating costs, making them carry very little operating risk for the landlord. Another factor contributing to STORE's safety is the fact that it has achieved tremendous diversification with over 400 customers; more tenants and a more diverse investment portfolio than any other net lease REIT. On October 22 of last year, STORE announced that they had become among the very few REITs (and the only net lease REIT) to have the ability to issue AAA-rated notes, which, in itself, is an affirmation of the safety of the diverse portfolio they have assembled. Though it was founded after the financial crisis had already passed, the strong performance of other triple net lease REITs during that time period bodes well for them should a similar event occur in the future. The balance sheet is also in great shape as they have a stable outlook, a BBB credit rating, and 7.5x debt service coverage

## Final Thoughts & Recommendation

STORE Capital has an impressive track record. However, compressing cap rates and the law of large numbers are likely to begin catching up to it over the next half decade, which we expect will slow its AFFO/share growth to ~4.6% annually during that time period. That being said, thanks in large part to offering investors an attractive 7.4% dividend yield, STORE is likely to produce 19.8% annualized returns moving forward, making it a buy at current prices. Investors should keep in mind that the impact of the coronavirus on the company's forward return prospects may not be fully priced in, though we did reduce our fair value multiple estimate to account for this.

## Total Return Breakdown by Year



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## Income Statement Metrics

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Revenue	N/A	N/A	N/A	109	190	285	376	453	541	666
SG&A Exp.	N/A	N/A	N/A	14	19	28	35	41	46	54
D&A Exp.	N/A	N/A	N/A	31	57	89	120	150	182	222
Operating Profit	N/A	N/A	N/A	64	113	167	218	257	309	379
Operating Margin	N/A	N/A	N/A	59.0%	59.6%	58.5%	57.9%	56.7%	57.1%	56.9%
Net Profit	N/A	N/A	N/A	26	48	84	123	162	217	285
Net Margin	N/A	N/A	N/A	24.2%	25.3%	29.4%	32.8%	35.8%	40.1%	42.8%
Free Cash Flow	N/A	N/A	N/A	55	103	187	246	309	392	458
Income Tax	N/A	N/A	N/A	0	0	0	0	0	1	1

## Balance Sheet Metrics

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total Assets	N/A	N/A	N/A	1786	2883	3911	4942	5900	7114	8,297
Cash & Equivalents	N/A	N/A	N/A	62	136	67	54	43	28	100
Total Liabilities	N/A	N/A	N/A	1012	1300	1852	2458	2729	3250	3,811
Long-Term Debt	N/A	N/A	N/A	992	1253	1770	2352	2597	3060	3,591
Shareholder's Equity	N/A	N/A	N/A	774	1583	2060	2483	3171	3864	4,485
D/E Ratio	N/A	N/A	N/A	1.28	0.79	0.86	0.95	0.82	0.79	0.80

## Profitability & Per Share Metrics

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Return on Assets	N/A	N/A	N/A	1.9%	2.1%	2.5%	2.8%	3.0%	3.3%	3.7%
Return on Equity	N/A	N/A	N/A	4.1%	4.1%	4.6%	5.4%	5.7%	6.2%	6.8%
ROIC	N/A	N/A	N/A	1.9%	2.1%	2.5%	2.8%	3.1%	3.4%	3.8%
Shares Out.	N/A	N/A	N/A	N/A	78	122	149	179	205	220
Revenue/Share	N/A	N/A	N/A	0.98	2.43	2.33	2.52	2.53	2.64	2.89
FCF/Share	N/A	N/A	N/A	0.50	1.31	1.53	1.65	1.73	1.91	1.99

Note: All figures in millions of U.S. Dollars unless per share or indicated otherwise.

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