



New York Mortgage Trust, Inc. (NYMT)

Updated March 7th, 2021 by Josh Arnold

Key Metrics

Current Price:	\$4.24	5 Year CAGR Estimate:	9.1%	Market Cap:	\$1.6 B
Fair Value Price:	\$4	5 Year Growth Estimate:	2.0%	Ex-Dividend Date:	03/30/2021 ¹
% Fair Value:	106%	5 Year Valuation Multiple Estimate:	-1.2%	Dividend Payment Date:	04/27/2021 ¹
Dividend Yield:	9.4%	5 Year Price Target	\$4.40	Years Of Dividend Growth:	0
Dividend Risk Score:	F	Retirement Suitability Score:	D	Last Dividend Increase:	N/A

Overview & Current Events

New York Mortgage Trust is a real estate investment trust, or REIT, that acquires, invests in, finances, and manages mortgage-related assets and other financial assets. The trust doesn't own physical real estate, but rather seeks to manage a portfolio of investments that are real estate related. New York Mortgage Trust derives revenue from net interest income and net realized capital gains from its investment portfolio. The trust primarily seeks to generate interest income from mortgage-related assets, but it also owns some distressed financial assets where it seeks to capture capital gains. The trust invests in residential mortgage loans, multi-family CMBS, preferred equity, and joint venture equity. It has been publicly traded since 2004 and has a current market capitalization of \$1.6 billion.

New York Mortgage Trust reported fourth quarter and full year earnings on February 24th, 2021 with results showing some of the characteristic volatility investors have come to expect from the REIT. The trust's economic return for the quarter was 5%, which was down from 7% in the prior quarter. Book value was up from \$4.58 to \$4.71, providing most of the economic return for the quarter.

Net interest income was up fractionally from Q3 at \$26 million, but plummeted from the year-ago period, which posted net interest income of \$44 million. Earnings came to 18 cents per share in Q4 on a GAAP basis, down from 20 cents per share in the year-ago period. Net interest margin was partly to blame for the lower net interest income, as it came in at just 2.3% in Q4, and just 2.6% for the year.

We see a reversion to normalized conditions for the trust in 2021, and our initial estimate is for \$0.50 in earnings-per-share on higher rates, as well as much more liquid market conditions.

Growth on a Per-Share Basis

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2026
EPS	\$0.45	\$1.08	\$1.11	\$1.52	\$0.62	\$0.50	\$0.61	\$0.58	\$0.65	-\$0.89	\$0.50	\$0.55
DPS	\$0.90	\$1.06	\$1.08	\$1.08	\$1.02	\$0.96	\$0.80	\$0.80	\$0.80	\$0.23	\$0.40	\$0.44
Shares²	10	26	59	88	108	110	130	147	243	377	450	700

New York Mortgage Trust has struggled to grow consistently in the past, a trait owed to the very volatile nature of the markets it invests in. Prices and yields of mortgage-backed securities tend to move around a lot, and with rates around the world having plummeted to historical lows, the past few years in particular have not been kind to mortgage REITs.

We see 2% growth for New York Mortgage Trust annually in the coming years. Rates have moved sharply higher since our last update, and with it, New York Mortgage Trust's share price. However, we see rates that remain at or near their historical lows as a long-term headwind for New York Mortgage Trust and its competitors. Rates are up recently, but still extremely low by historical standards.

The most recent dividend payment was another increase, this time to 10 cents per share quarterly. The trust is working to rebuild its payout after having briefly suspended it last year, and we see a payout of 44 cents per share by 2026.

¹ Estimated date

² Share count in millions

Disclosure: This analyst has no position in the security discussed in this research report, and no plans to initiate one in the next 72 hours.



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Valuation Analysis

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Now	2026
Avg. P/E	15.7	6.3	6.1	5.0	11.4	11.4	10.4	10.5	9.5	---	8.5	8.0
Avg. Yld.	12.8%	15.6%	16.0%	14.1%	14.5%	16.8%	12.7%	13.2%	13.0%	7.0%	9.4%	10.0%

The price investors have been willing to pay for this stock has moved around enormously in the past decade, ranging from 5 times earnings to nearly 16. Given the current environment, we assess fair value at 8 times earnings, which is below the current multiple of 8.5. That means we forecast a small headwind from the valuation in the coming years, with the yield slated to rise from a lower valuation and higher dividend.

Safety, Quality, Competitive Advantage, & Recession Resiliency

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2026
Payout	200%	98%	97%	71%	165%	192%	131%	138%	123%	---	80%	80%

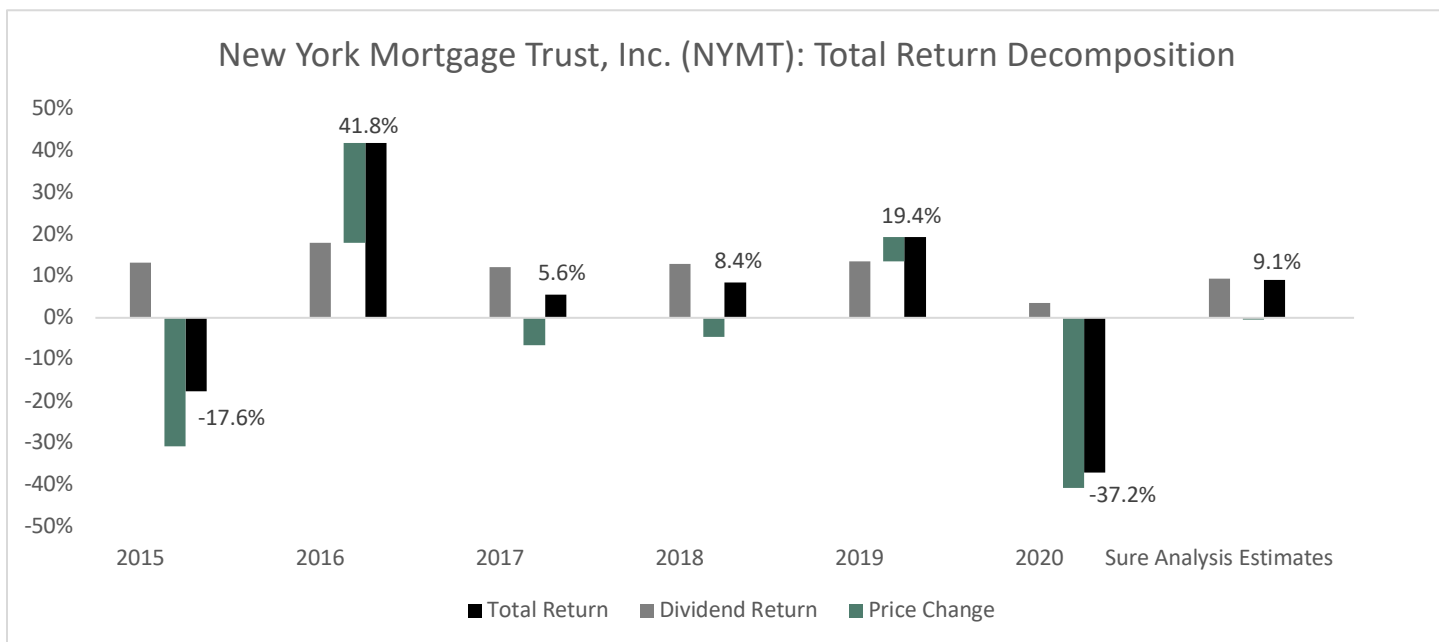
New York Mortgage Trust does not have competitive advantages as all mortgage REITs operate in largely the same way, and with the same sort of securities. It used to have some scale advantages, but with the sales that occurred early in 2020, that is no longer the case.

The balance sheet is in much better shape after the capital raises and asset sales that occurred in early 2020, but recession performance is generally poor for mortgage REITs as consumers and businesses default on their mortgages in higher numbers during economic downturns.

Final Thoughts & Recommendation

New York Mortgage Trust, and indeed the mortgage REIT industry as a whole, are at an extremely tough point in the cycle. Rates have moved higher of late, but we see the rate of the spike in rates as unsustainable, and that some reversion to the mean is necessary. New York Mortgage Trust continues to be a very volatile way to collect a dividend payment, and despite the very high forecast total returns, we continue to rate the stock a hold.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Revenue	17	41	91	188	123	105	131	137	201	-232
SG&A Exp.	11	11	16	34	29	25	23	23	31	37
D&A Exp.	6	10	13	-3	1	8	0	-29	-56	15
Net Profit	5	28	69	136	78	68	92	103	174	-289
Net Margin	27.4%	68.5%	75.9%	72.3%	63.2%	64.3%	70.1%	75.3%	86.4%	124%
Free Cash Flow	13	29	53	38	36	54	29	24	35	111
Income Tax	0	1	1	6	5	3	3	(1)	(0)	1

Balance Sheet Metrics

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total Assets	683	7160	9899	10540	9056	8952	12056	14738	23483	4656
Cash & Equivalents	17	32	32	76	62	84	95	104	119	293
Total Liabilities	596	6838	9418	9722	8176	8100	11080	13557	21278	2348
Long-Term Debt	245	5663	8379	8471	7097	6922	9572	11325	17996	1804
Shareholder's Equity	85	322	408	746	721	689	682	890	1701	1796
D/E Ratio	2.87	17.59	17.43	10.36	8.06	8.16	9.85	9.60	8.16	0.78

Profitability & Per Share Metrics

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Return on Assets	0.9%	0.7%	0.8%	1.3%	0.8%	0.8%	0.9%	0.8%	0.9%	-2.1%
Return on Equity	6.2%	13.9%	18.9%	23.6%	10.6%	9.6%	13.4%	13.1%	13.4%	-16.5%
ROIC	1.4%	0.9%	0.9%	1.5%	0.9%	0.9%	1.0%	0.9%	1.1%	-2.4%
Shares Out.	10	26	59	88	108	110	130	147	243	377
Revenue/Share	1.66	1.58	1.54	2.14	1.14	0.96	1.01	0.93	0.83	-0.63
FCF/Share	1.28	1.12	0.90	0.43	0.34	0.49	0.22	0.16	0.14	0.30

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

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