



# Annaly Capital Management (NLY)

Updated February 14<sup>th</sup>, 2023, by Samuel Smith

## Key Metrics

<b>Current Price:</b>	\$22	<b>5 Year CAGR Estimate:</b>	10.5%	<b>Market Cap:</b>	\$10.6 B
<b>Fair Value Price:</b>	\$22	<b>5 Year Growth Estimate:</b>	-1.0%	<b>Ex-Dividend Date:</b>	03/29/23 <sup>1</sup>
<b>% Fair Value:</b>	100%	<b>5 Year Valuation Multiple Estimate:</b>	0.0%	<b>Dividend Payment Date:</b>	04/30/23 <sup>2</sup>
<b>Dividend Yield:</b>	16.1%	<b>5 Year Price Target</b>	\$21	<b>Years of Dividend Growth:</b>	0
<b>Dividend Risk Score:</b>	F	<b>Retirement Suitability Score:</b>	C	<b>Rating:</b>	Buy

## Overview & Current Events

Annaly Capital Management, Inc., a diversified capital manager, invests in and finances residential and commercial assets. The trust invests in various types of agency mortgage-backed securities, non-agency residential mortgage assets, and residential mortgage loans. It also originates and invests in commercial mortgage loans, securities, and other commercial real estate investments. Annaly provides financing to private equity-backed middle market businesses and operates as a broker-dealer. The trust has elected to be taxed as a real estate investment trust (REIT). As a REIT, it is not subject to federal income tax to the extent that it distributes its taxable income to its shareholders. Annaly Capital Management, Inc. was founded in 1996 and is based in New York, New York.

On February 8th, 2023, NLY announced its financial results for the quarter and year ended December 31, 2022. The company generated a GAAP net loss of \$1.96 per average common share for the quarter and a \$3.93 gain per average common share for the full year 2022. Earnings available for distribution were \$0.89 per average common share for the quarter and \$4.23 per average common share for the full year 2022. The company generated an economic return of 8.7% for the fourth quarter and an economic loss of 23.7% for the full year 2022. Book value per common share came in at \$20.79. GAAP leverage was 6.0x, up from 5.8x in the prior quarter, while economic leverage of 6.3x was down from 7.1x in the prior quarter. The company declared a fourth quarter common stock cash dividend of \$0.88 per share.

## Growth on a Per-Share Basis

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2028
<b>EPS</b>	\$15.76	-\$3.56	\$1.96	\$5.92	\$5.88	\$0.16	\$4.76	\$4.40	\$4.64	\$4.23	<b>\$3.14</b>	<b>\$2.99</b>
<b>DPS</b>	\$6.00	\$4.80	\$4.80	\$4.80	\$4.80	\$4.80	\$4.00	\$3.64	\$3.52	\$3.52	<b>\$3.52</b>	<b>\$2.72</b>
<b>Shares<sup>3</sup></b>	236.9	236.9	231.2	254.7	289.9	350.0	357.6	349.6	364.9	468.3	<b>468.3</b>	<b>475.0</b>

Instability in the markets created valuation declines across the sector in late 2019 into 2020 as interest rate volatility put pressure on the bottom lines of mortgage REITs, revealing the cyclical nature of this investment vehicle. With rising interest rates, Annaly saw a narrowing between interest income and expenses, as well requiring greater amounts of leverage to produce declining results.

Moving forward, further increases in interest rates could reduce refinancing activity. As long as the real estate market remains on sound footing, Annaly should continue to grow gradually and support its hefty dividend. However, any meaningful pullback could significantly hurt the business and force it to cut its dividend again.

## Valuation Analysis

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Now	2027
<b>Avg. P/E</b>	2.5	NA	19	6.7	8	NA	8	6.9	7.7	4.5	<b>7.0</b>	<b>7.0</b>
<b>Avg. Yld.</b>	15.0%	10.7%	12.8%	12.0%	10.1%	13.6%	10.5%	11.9%	10.2%	18.4%	<b>16.1%</b>	<b>13.0%</b>

<sup>1</sup> Estimated date

<sup>2</sup> Estimated date

<sup>3</sup> 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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The cyclical nature of this trust's earnings makes them difficult to value based on challenging years like 2018. We believe that the fair value P/E should be around 8 based on past performance, but current headwinds for the industry are causing us to reduce our estimate to 7 times earnings. As a result, we believe the stock is fairly valued at present based on expected 2022 results.

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

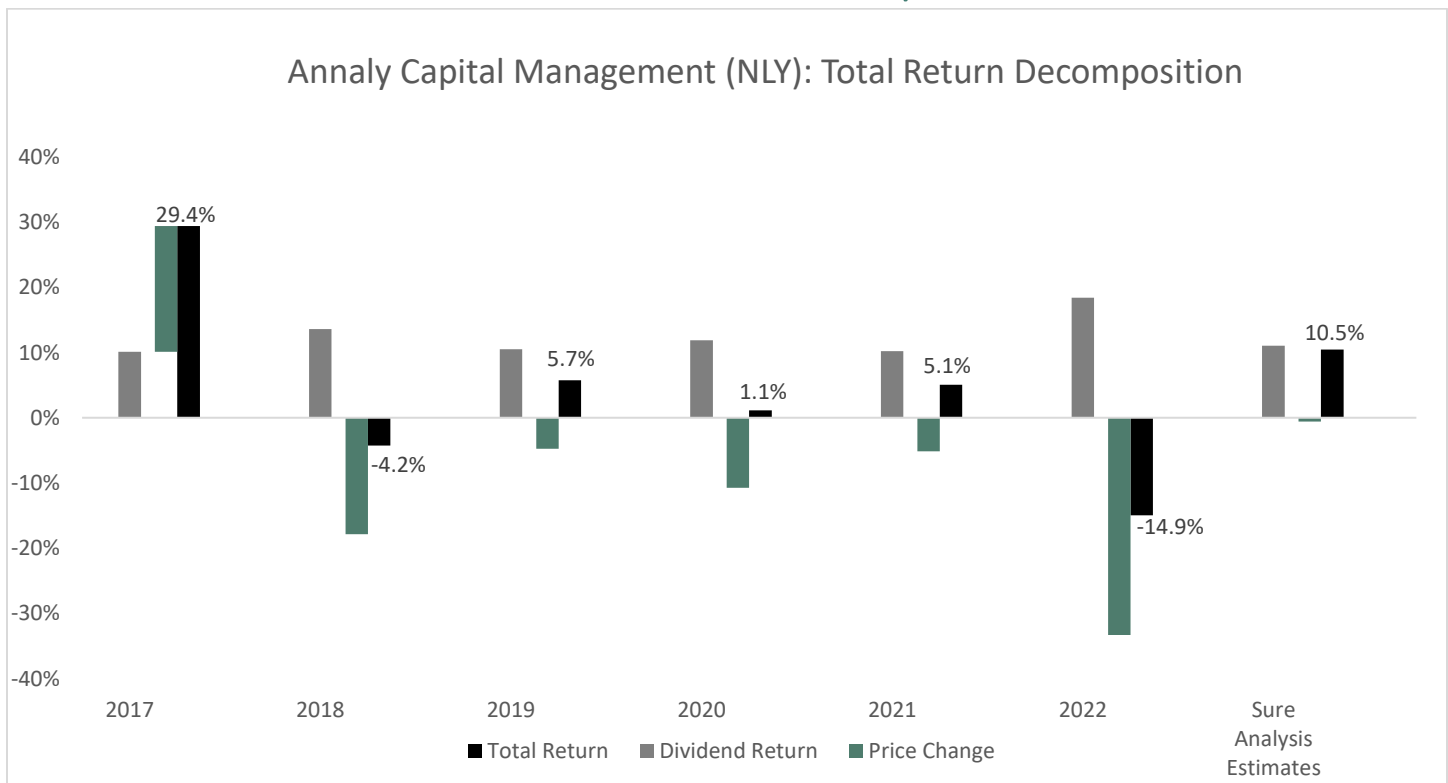
Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2027
Payout	38.1%	NA	244.9%	81.1%	81.6%	3000%	84.0%	82.7%	75.9%	83.2%	112.1%	91.0%

The advantage Annaly has over some of its mortgage REIT competitors is diversification within their income stream, providing them the opportunity to pivot depending on the circumstance. That said, Annaly is very interest rate sensitive. Although it is less levered than others in the sector, we are concerned that Annaly is using more leverage to generate results and issuing additional shares to drive capital expansion, rather than growing based on increased profitability. With debt ratios rising and interest rates being currently stable, but with the potential to rise further, the payout ratio will almost surely remain very high.

## Final Thoughts & Recommendation

With an annualized total return outlook of 10.5% and a mouthwatering 16.1% dividend yield compensating for considerable uncertainty in its business model, we rate the stock a speculative Buy given the inherent risk involved in mREITs alongside the strong total return potential.

## Total Return Breakdown by Year



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## Income Statement Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Revenue	3,997	(615)	734	1,565	1,684	275	(1,992)	(585)	2,662	1,954
SG&A Exp.	232	209	200	250	224	330	272	222	186	163
D&A Exp.	3	5	20	42	28	72	32	41	25	
Net Profit	3,730	(842)	467	1,434	1,570	54	(2,163)	(891)	2,390	1,725
Net Margin	93.3%	136.9%	63.5%	91.6%	93.2%	19.8%	108.6%	152.4%	89.8%	88.3%
Free Cash Flow	-12,893	6,128	(3,643)	1,407	1,621	2,622	(1,200)	528	2,539	
Income Tax	8	5	(2)	(2)	7	(2)	(11)	(28)	5	46

## Balance Sheet Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Assets (\$B)	82	88	75	88	102	106	130	88	77	82
Cash & Equivalents	552	1,741	1,769	1,540	707	1,736	1,851	1,244	1,342	1,577
Acc. Receivable	273	278	231	270	325	426	455	284	238	1,212
Goodwill & Int.	95	133	110	758	676	659	471	228	638	1,765
Total Liabilities (\$B)	70	75	63	75	87	92	114	74	64	70
Accounts Payable	186	228	205	347	910	1,154	940	1,075	239	1,483
Long-Term Debt	859	1,266	4,734	7,865	7,119	8,041	10,564	7,036	7,108	8,795
Total Equity	11,492	12,415	10,983	11,368	13,145	12,334	13,810	12,472	11,633	9,734
LTD/E Ratio	0.07	0.10	0.40	0.63	0.48	0.57	0.67	0.50	0.54	0.78

## Profitability & Per Share Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Return on Assets	1.4%	3.5%	-1.0%	0.6%	1.8%	1.7%	0.1%	-1.8%	-0.8%	2.2%
Return on Equity	11.3%	28.1%	-7.0%	4.0%	12.8%	12.8%	0.4%	-16.5%	-6.8%	16.1%
ROIC	10.5%	24.9%	-6.0%	3.0%	7.7%	7.4%	0.2%	-8.9%	-3.8%	8.5%
Shares Out.	236.9	236.9	231.2	254.7	289.9	350.0	357.6	349.6	364.9	468.3
Revenue/Share	16.06	(2.60)	3.10	6.45	6.32	0.91	(5.55)	(1.65)	7.46	4.75
FCF/Share	(51.80)	25.87	(15.38)	5.80	6.08	8.67	(3.34)	1.49	7.11	2.2%

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

### Disclaimer

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