



# New York Community Bancorp (NYCB)

Updated February 3<sup>rd</sup>, 2023, by Josh Arnold

## Key Metrics

<b>Current Price:</b>	\$10.24	<b>5 Year CAGR Estimate:</b>	9.5%	<b>Market Cap:</b>	\$7.1 B
<b>Fair Value Price:</b>	\$11.50	<b>5 Year Growth Estimate:</b>	2.0%	<b>Ex-Dividend Date:</b>	02/03/23
<b>% Fair Value:</b>	89%	<b>5 Year Valuation Multiple Estimate:</b>	2.3%	<b>Dividend Payment Date:</b>	02/16/23
<b>Dividend Yield:</b>	6.6%	<b>5 Year Price Target</b>	\$13	<b>Years Of Dividend Growth:</b>	0
<b>Dividend Risk Score:</b>	F	<b>Retirement Suitability Score:</b>	C	<b>Rating:</b>	Hold

## Overview & Current Events

New York Community Bancorp is the parent of a state-chartered bank called New York Community Bank. The wholly owned subsidiary operates 236 branches in New York, New Jersey, Ohio, Florida, and Arizona. The holding company was founded in 1993 but the banking operations of the company can be traced to 1859. The bank focuses on multi-family loans in New York City, particularly in buildings that are rent controlled. That book of business is about three-quarters of its entire lending portfolio. The bank has a market capitalization of \$7.1 billion.

NYCB reported fourth quarter and full-year earnings on January 31<sup>st</sup>, 2023, and results were mixed. Adjusted earnings-per-share came to 25 cents, which was one penny shy of estimates. Revenue soared 71% year-over-year to \$577 million, beating estimates by \$167 million. The long-awaited acquisition of Flagstar Bancorp was completed on December 1<sup>st</sup>, 2022, and NYCB now believes it is one of the largest regional banks in the country.

The bank said it's looked to transition to a commercial bank model, as it looks to gather stickier commercial deposits, as well as moving away from consumer loans and further into business loans.

NYCB's legacy, pre-acquisition deposits grew 22%, or \$7.6 billion, year-over-year. Pre-provision net revenue, or PPNR, was \$308 million, up 52% year-over-year. Excluding Flagstar, it was \$209 million, flat year-over-year.

The bank said it's closing mortgage offices as part of its transition plan, which will save SG&A and overhead costs, which will in turn boost profit margins this year.

We see \$1.15 as an initial earnings-per-share estimate for this year.

## Growth on a Per-Share Basis

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2028
<b>EPS</b>	\$1.08	\$1.09	-\$0.11	\$1.01	\$0.81	\$0.79	\$0.77	\$0.87	\$1.24	\$1.23	<b>\$1.15</b>	<b>\$1.27</b>
<b>DPS</b>	\$1.00	\$1.00	\$1.00	\$0.68	\$0.68	\$0.68	\$0.68	\$0.68	\$0.68	\$0.68	<b>\$0.68</b>	<b>\$0.68</b>
<b>Shares<sup>1</sup></b>	441	443	485	487	488	474	467	464	465	681	<b>681</b>	<b>681</b>

NYCB's growth prospects are somewhat murky. The bank's leverage to New York City with its multi-family loan portfolio makes its results more volatile than a diversified bank that has lots of different types of lending strategies. In recent years, New York City passed stricter regulations that make it more difficult for landlords to raise rents on rent-controlled units, which is where NYCB is heavily leveraged. This could crimp the bank's customers' ability to improve properties over time and raise prices, which may cause some of them to lose the ability to service their loans. Some of this occurred in 2019, but we note 2020 saw this headwind abate somewhat. NYCB has been prudent in its underwriting standards, so risks are still somewhat low, but the possibility of lower growth because of this is noticeable. We note 2021 results showed improving credit quality, and 2022 results were similar. The transition away from home lending should help as business loans should see improved credit quality.

On the bright side, NYCB's deposit mix is very strong for an environment where rates are moving around. About 40% of its deposits are in time deposits, so those rates are locked in until maturity. In addition, strong deposit growth should

<sup>1</sup> 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.



# New York Community Bancorp (NYCB)

Updated February 3<sup>rd</sup>, 2023, by Josh Arnold

help NYCB pay down more expensive borrowings and improve margins, along with strong expense controls. In total, we forecast 2% earnings-per-share growth from 2023's level. We note that the bank's loan-to-deposit ratio is extremely high, meaning risks are higher, and the runway for additional growth is essentially nothing due to already-high leverage. In addition, NYCB has tremendously high exposure to the markets in and surrounding New York City. The Flagstar acquisition is helping diversify, however.

## Valuation Analysis

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Now	2028
Avg. P/E	13.5	14.6	---	15.0	16.7	14.6	14.9	11.4	9.7	7.0	8.9	10.0
Avg. Yld.	6.8%	6.3%	5.8%	4.5%	5.0%	5.9%	5.9%	6.8%	5.6%	7.9%	6.6%	5.4%

We see fair value for NYCB at 10 times earnings based primarily upon peer valuations. The stock has traded with a wide range of valuations in the past decade, between 10 and 17. Today, however, the stock trades for 8.9 times our estimate of 2023 earnings-per-share, so it is undervalued in our view. We see a tailwind from the valuation, and investors get a 6.6% current yield as well.

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

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2028
Payout	93%	92%	---	67%	84%	86%	88%	78%	55%	55%	59%	54%

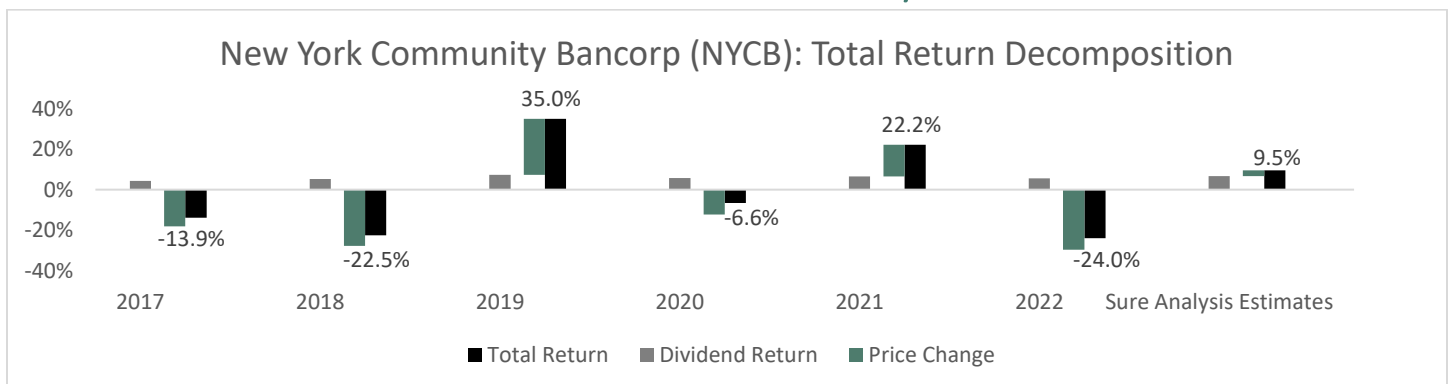
NYCB doesn't necessarily have a competitive advantage, as those are difficult to come by in banking. Indeed, we suggest that the bank's leverage to a narrow sliver of the New York City real estate market makes its results more volatile than most other banks' results and is a *disadvantage*. On the other hand, the focus on these rent-controlled apartments should make its recession performance quite strong and indeed, during the Great Recession, NYCB continued to grow earnings. That is quite an attractive trait, and a rare one, for a bank.

The payout ratio has improved greatly in the past two years, and NYCB is in a much better position to afford its current payout. We don't foresee any cuts upcoming, and while the bank could raise the payout, there have been no signs of any appetite for that from management. The Flagstar deal, which is yet to close, would indicate growth is favored by management instead of dividend increases.

## Final Thoughts & Recommendation

NYCB offers investors good total annual return potential with some measure of risk involved. The stock's yield is certainly attractive and shares trade under our estimate of fair value. With projected returns of 9.5%, stemming from the 6.6% yield, 2% growth, and 2.3% valuation tailwind, we are moving the stock from buy to hold.

## Total Return Breakdown by Year



[Click here to rate and review this research report. Your feedback is important to us.](#)

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.



# New York Community Bancorp (NYCB)

Updated February 3<sup>rd</sup>, 2023, by Josh Arnold

## Income Statement Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Revenue</b>	1375	1357	628	1439	1366	1123	1042	1161	1350	1484
<b>SG&amp;A Exp.</b>	484	495	523	546	561	447	422	425	430	354
<b>D&amp;A Exp.</b>	44	36	37	35	33	32	27	24	21	
<b>Net Profit</b>	476	485	-47	495	466	422	395	511	596	650
<b>Net Margin</b>	34.6%	35.8%	-7.5%	34.4%	34.1%	37.6%	37.9%	44.0%	44.1%	43.8%
<b>Free Cash Flow</b>	1339	649	-455	671	1299	531	510	334	286	
<b>Income Tax</b>	272	288	-85	282	202	135	128	77	210	176

## Balance Sheet Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Total Assets</b>	46688	48559	50318	48927	49124	51899	53641	56306	59527	90144
<b>Cash &amp; Equivalents</b>	645	564	538	558	2528	1475	742	1948	2211	2032
<b>Goodwill &amp; Int. Ass.</b>	2693	2671	2686	2670	2442	2437	2426	2426	2426	3746
<b>Total Liabilities</b>	40953	42777	44383	42803	42329	45244	46929	49464	52483	81320
<b>Long-Term Debt</b>	11231	10541	13822	12023	12464	13708	13758	15284	16562	21332
<b>Shareholder's Equity</b>	5736	5782	5935	6124	6293	6152	6209	6339	6541	8321
<b>LTD/E Ratio</b>	1.96	1.82	2.33	1.96	1.83	2.06	2.05	2.23	2.35	2.42

## Profitability & Per Share Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Return on Assets</b>	1.0%	1.0%	-0.1%	1.0%	1.0%	0.8%	0.7%	0.9%	1.0%	0.9%
<b>Return on Equity</b>	8.3%	8.4%	-0.8%	8.2%	7.5%	6.8%	6.4%	8.1%	9.3%	8.7%
<b>ROIC</b>	3.0%	2.9%	-0.3%	2.6%	2.5%	2.1%	1.9%	2.4%	2.6%	2.5%
<b>Shares Out.</b>	441	443	485	487	488	474	467	464	465	485
<b>Revenue/Share</b>	3.13	3.08	1.40	2.97	2.80	2.30	2.24	2.51	2.91	3.06
<b>FCF/Share</b>	3.05	1.47	-1.01	1.38	2.67	1.09	1.10	0.72	0.62	

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

### Disclaimer

Nothing presented herein is, or is intended to constitute, specific investment advice. Nothing in this research report should be construed as a recommendation to follow any investment strategy or allocation. Any forward-looking statements or forecasts are based on assumptions and actual results are expected to vary from any such statements or forecasts. No reliance should be placed on any such statements or forecasts when making any investment decision. While Sure Dividend has used reasonable efforts to obtain information from reliable sources, we make no representations or warranties as to the accuracy, reliability or completeness of third-party information presented herein. No guarantee of investment performance is being provided and no inference to the contrary should be made. There is a risk of loss from an investment in marketable securities. Past performance is not a guarantee of future performance.