



VICI Properties (VICI)

Published May 5th, 2023 by Aristofanis Papadatos

Key Metrics

Current Price:	\$32	5 Year CAGR Estimate:	10.8%	Market Cap:	\$32.3 B
Fair Value Price:	\$33	5 Year Growth Estimate:	6.0%	Ex-Dividend Date:	6/21/2023 ¹
% Fair Value:	97%	5 Year Valuation Multiple Estimate:	0.7%	Dividend Payment Date:	7/6/2023
Dividend Yield:	4.9%	5 Year Price Target	\$44	Years Of Dividend Growth:	4
Dividend Risk Score:	F	Retirement Suitability Score:	D	Rating:	Hold

Overview & Current Events

VICI Properties (VICI) is an experiential real estate investment trust (REIT) that owns one of the largest portfolios of gaming, hospitality, and entertainment destinations, including the well-known Caesars Palace. It was formed in late 2017 as a spin-off from Caesars Entertainment (CZR) and now has 49 gaming facilities comprising 124 million square feet, approximately 60,100 hotel rooms and more than 450 restaurants, bars, and nightclubs. It has a market capitalization of \$32.3 billion. Caesars Entertainment generates ~40% of the rental income of VICI Properties.

Many REITs are vulnerable to the work-from-home trend, which has resulted from the pandemic. Many REITs are also vulnerable to the “Amazon effect”, as the shift of consumers to online shopping has led numerous retail stores out of business. VICI Properties is much more resilient than most REITs to these threats, as the core experiences its tenants offer cannot be achieved at home, work or digitally.

On May 3rd, 2022, VICI Properties acquired MGM Growth Properties (MGP) for \$17.2 billion. VICI Properties now owns 10 properties on the Las Vegas Strip and thus it has become the largest experiential REIT, with enhanced diversification. It also received investment credit rating and thus executed the largest bond offering in REIT history. Moreover, it was added to the S&P 500 in June-2022 and thus became the fastest REIT to get from IPO to S&P 500 inclusion.

In early May, VICI Properties reported (5/1/23) results for the first quarter of fiscal 2023. It more than doubled its revenue over the prior year’s quarter and grew its funds from operations (FFO) per share 19%, mostly thanks to the acquisition of MGM Growth properties. The REIT has proved resilient to the pandemic and high inflation. The hefty issuance of new shares did not prevent the REIT from growing its FFO per share significantly (6%) in 2022. Thanks to positive business trends, the REIT maintained its strong guidance for this year, expecting FFO per share of \$2.10-\$2.13.

Growth on a Per-Share Basis

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2028
FFO	---	---	---	---	\$0.19 ²	\$1.43	\$1.24	\$1.64	\$1.82	\$1.93	\$2.12	\$2.84
DPS	---	---	---	---	---	\$1.00	\$1.14	\$1.26	\$1.38	\$1.50	\$1.56	\$2.04
Shares³	---	---	---	---	228	367	439	542	637	963	1010	2000

VICI Properties has proved markedly resilient to the pandemic and the highly inflationary environment prevailing right now. In addition, VICI Properties has identified several prospective properties in order to expand its footprint in Las Vegas and other areas. It acquired \$4.6 billion of properties in 2020 and \$22.8 billion of properties in 2022. The acquisition of MGM Growth Properties, whose value is approximately equal to the market cap of VICI Properties before the deal, is a major acquisition. Overall, we expect the REIT to grow its FFO per share at a 6.0% average annual rate over the next five years. This is lower than the 7.8% average annual growth rate achieved in the last four years, but we prefer to be somewhat conservative due to the short history of the REIT.

¹ Estimated date.

² Only includes October-December 2017.

³ 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	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Now	2028
Avg P/FFO	---	---	---	---	---	14.2	18.0	13.6	16.2	15.9	15.1	15.6
Avg. Yld.	---	---	---	---	---	4.9%	5.1%	5.7%	4.7%	4.9%	4.9%	4.6%

VICI Properties is trading at a P/FFO ratio of 15.1, which is slightly lower than its 5-year average P/FFO ratio of 15.6. If the stock trades at its average valuation level in five years, it will enjoy a 0.7% annualized gain in its returns.

Safety, Quality, Competitive Advantage, & Recession Resiliency

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2028
Payout	---	---	---	---	---	69.9%	91.9%	76.8%	75.8%	77.7%	73.6%	71.9%

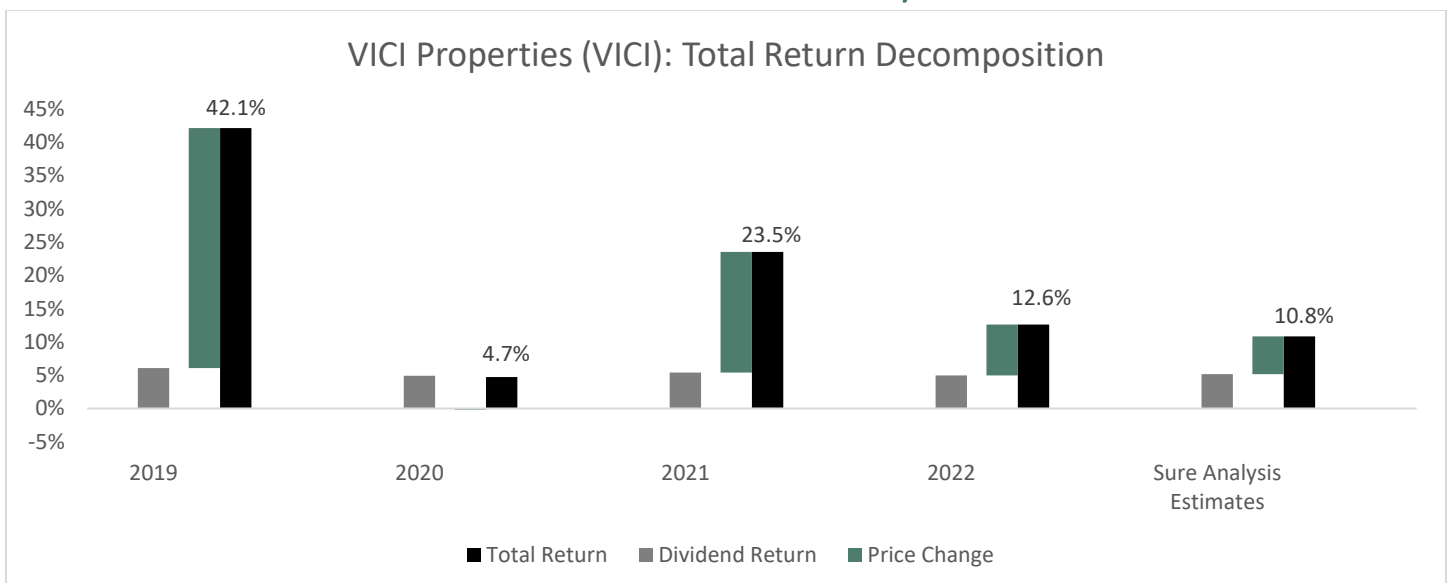
VICI Properties has more than quadrupled its share count during its short history. This is a point of concern, but the REIT has grown its FFO at a higher rate and thus it has grown its FFO per share. It is also offering a 4.9% dividend, with a payout ratio of 74%, and it does not have debt maturities until May-2024. Despite the elevated payout ratio, the dividend can be considered safe in the absence of a severe downturn thanks to the growth prospects of the REIT.

VICI Properties has a much more resilient business model than most REITs, as the experiences offered by its tenants are not vulnerable to the “Amazon effect” or the “work from home” trend. A risk factor is the strong dependence on the performance of Caesars Entertainment, which generates ~40% of the rental income of VICI Properties. Due to its strong ties to Caesars Entertainment, the stock and its dividend will come under great pressure whenever the REIT faces an unforeseen headwind, such as a severe recession or another headwind in the business of Caesars Entertainment.

Final Thoughts & Recommendation

VICI Properties has proved resilient to the ongoing economic slowdown while it also has promising growth prospects, including its recent acquisition of MGP. The stock has outperformed the S&P 500 by a wide margin over the last 12 months (+6% vs. -6%) but it can still offer a 10.8% average annual return over the next five years thanks to 6.0% growth of FFO per share, its 4.9% dividend and a 0.7% potential valuation tailwind. It maintains its hold rating. Due to the aggressive and somewhat risky growth strategy of the REIT, we need a higher expected return to offer a buy rating.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Revenue	---	19	18	19	201	898	895	1,226	1,510	2,601
Gross Profit	---	5	5	5	168	799	876	1,192	1,461	2,578
Gross Margin	---	25.6%	25.8%	26.9%	83.2%	89.0%	97.9%	97.3%	96.8%	99.1%
SG&A Exp.	---	2	2	2	11	24	25	31	33	48
D&A Exp.	---	3	3	3	3	4	4	4	3	3
Operating Profit	---	0	0	0	153	771	847	913	1,444	1,632
Op. Margin	---	0.2%	0.1%	0.0%	76.1%	85.8%	94.7%	74.5%	95.7%	62.7%
Net Profit	---	0	0	---	43	524	546	892	1,014	1,118
Net Margin	---	0.0%	0.0%	0.0%	21.2%	58.3%	61.0%	72.8%	67.2%	43.0%
Free Cash Flow	---	3	2	2	130	496	671	881	873	1,942

Balance Sheet Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Assets	---	---	92	90	9,740	11,333	13,266	17,064	17,597	37,576
Cash & Equivalents	---	---	0	1	184	578	1,102	316	740	209
Accounts Receivable	---	---	---	---	---	---	---	---	---	---
Goodwill & Int. Ass.	---	---	---	---	---	---	---	---	---	---
Total Liabilities	---	---	7	6	4,963	4,432	5,217	7,570	5,410	15,286
Accounts Payable	---	---	0	0	5	1	1	1	---	---
Long-Term Debt	---	---	0	0	4,786	4,122	4,792	6,766	4,695	13,740
Shareholder's Equity	---	---	85	84	4,691	6,817	7,965	9,416	12,108	21,934
LTD/E Ratio	---	---	---	---	1.02	0.60	0.60	0.72	0.39	0.63

Profitability & Per Share Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Return on Assets	---	---	---	---	0.9%	5.0%	4.4%	5.9%	5.9%	4.1%
Return on Equity	---	---	---	---	1.8%	9.1%	7.4%	10.3%	9.4%	6.6%
ROIC	---	---	---	---	0.9%	5.1%	4.6%	6.1%	6.1%	4.2%
Shares Out.	---	---	---	---	228	367	439	542	637	880
Revenue/Share	---	0.05	0.05	0.05	0.61	2.44	2.04	2.40	2.62	2.96
FCF/Share	---	0.01	0.01	0.01	0.40	1.35	1.53	1.72	1.51	2.21

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

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