



Iron Mountain (IRM)

Updated August 25th, 2025 by Jonathan Weber

Key Metrics

Current Price:	\$92	5 Year CAGR Estimate:	4.6%	Market Cap:	\$27B
Fair Value Price:	\$76	5 Year Growth Estimate:	5.0%	Ex-Dividend Date:	09/15/25
% Fair Value:	120%	5 Year Valuation Multiple Estimate:	-3.7%	Dividend Payment Date:	10/03/25
Dividend Yield:	3.4%	5 Year Price Target	\$97	Years Of Dividend Growth:	3
Dividend Risk Score:	F	Sector:	Real Estate	Rating:	Hold

Overview & Current Events

Iron Mountain is a storage and information management REIT. Its services include record management, destruction, fulfillment services, data protection and recovery, data center services, and safeguarding of electronic and physical media. Iron Mountain operates in North America, Latin America, Europe, and the Asia Pacific region. The trust was founded in 1951 and is headquartered in Boston, MA.

Iron Mountain reported its second quarter earnings results in August. The trust announced that it generated revenues of \$1.71 billion during the quarter, which was up 12% from the revenues that Iron Mountain generated during the previous year's quarter. Iron Mountain generated stronger revenue growth compared to the previous quarter, when revenues were up by a little less than 10%. The growth rate also compares favorably to the longer-term average.

Iron Mountain's adjusted funds-from-operations came in at \$1.24 per share during the second quarter, which was up 15% compared to the previous year's quarter. The company saw its margins expand compared to one year earlier, but a rising share count was a bit of an AFFO-per-share headwind. Management increased its guidance for this year, now forecasting adjusted FFO-per-share to come in between \$5.04 and \$5.13, which represents nice growth of around 12%. Iron Mountain guides for revenue growth of around 12% for the current year.

Growth on a Per-Share Basis

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2030
AFFOPS¹	\$2.84	\$2.72	\$2.92	\$3.05	\$3.01	\$3.07	\$3.48	\$3.80	\$4.12	\$4.54	\$5.09	\$6.50
DPS	\$1.91	\$2.04	\$2.24	\$2.37	\$2.44	\$2.47	\$2.47	\$2.47	\$2.54	\$2.73	\$3.14	\$3.82
Shares²	211	264	283	283	287	289	290	293	295	296	298	310

Iron Mountain is not a high-growth investment, but it still managed to increase its adjusted funds from operations-per-share by 5% annually since 2015. Growth has been driven by several factors, with organic revenue growth through pricing increases being an important one.

Iron Mountain guides for substantial organic revenue growth through price increases in the future, too, thus investors can expect that this will remain an important source for growing cash flows in the future, too. Iron Mountain repeatedly made takeovers and asset purchases in the past, which drove revenue growth further. These acquisitions were partially funded via debt, which is why the trust employs considerable leverage. Acquisitions were also partly funded via equity, which is why Iron Mountain's share count has been rising steadily. As long as Iron Mountain's takeovers provide higher returns than its cost of capital, those acquisitions are accretive and beneficial for Iron Mountain's shareholders. Still, the rising share count could prevent Iron Mountain from delivering a per-share growth rate that is on par with its company-wide growth rate. Going forward, based on management's comments and the REIT's historic growth performance, we believe that adjusted funds from operations could climb by around 5% per year, which would not be a bad result for a REIT. While dividend growth has been somewhat uneven in the past, we believe that the payout will trend upwards over time, although not at a very fast rate.

¹ Adjusted funds from operations per share

² In Millions

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Valuation Analysis

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Now	2030
P/FFO	11.7	12.6	12.5	10.5	10.7	9.4	15.2	13.2	16.7	23.1	18.1	15.0
Avg. Yld.	5.8%	6.0%	6.1%	7.6%	7.6%	8.5%	4.7%	4.9%	3.7%	2.6%	3.4%	3.9%

Iron Mountain has not traded at a very high valuation throughout much of the last decade, but shares got more expensive over the last couple of years. Today, Iron Mountain trades at a little more than 18 times its funds from operations, which is expensive, we believe. We see some downside potential for its shares.

Safety, Quality, Competitive Advantage, & Recession Resiliency

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2030
Payout	67%	75%	77%	78%	81%	80%	71%	65%	62%	60%	62%	59%

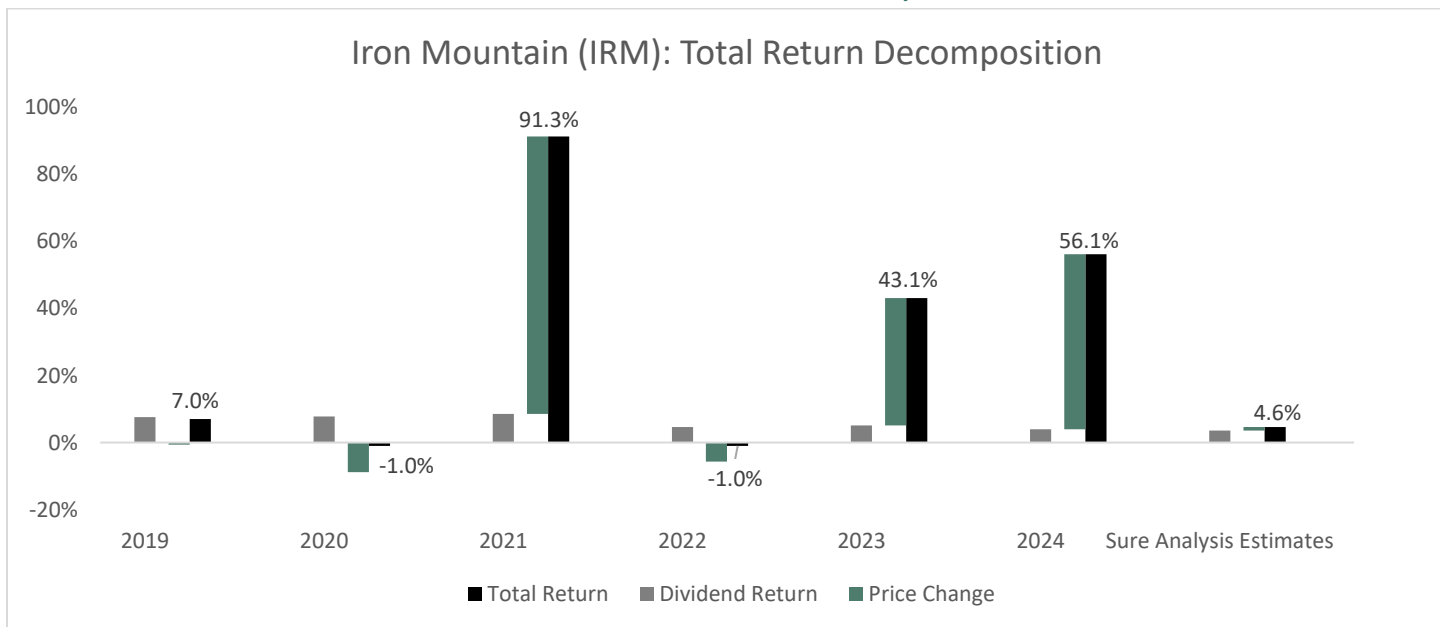
Iron Mountain pays out a significant portion of its cash flows to its owners in the form of dividends. Iron Mountain has not been raising its dividend very regularly in the past, instead opting to keep the dividend at an unchanged level for some time repeatedly. In the future, dividend growth could be a bit uneven as well. Iron Mountain's dividend payout ratio is lower than it was a decade ago, but is not low in absolute terms.

Iron Mountain's focus on secure data storage sets the trust aside from competitors in the storage industry by providing a unique focus. The trust is active in a range of geographic markets across the US and internationally, and plans to expand its international operations further. This geographic diversification, coupled with the fact that demand for its services is not very cyclical, means that Iron Mountain is relatively resilient to recessions. Cash flows continued to grow during the Great Recession, resulting in a strong recession performance.

Final Thoughts & Recommendation

Iron Mountain is active in a recession-resistant industry. Its unique focus on secure data storage, and its customer base that includes many of the largest US corporations, provide for a relatively resilient business model. The outlook for this year's business growth is compelling, but due to a valuation that is elevated, the total return outlook at current prices is not very strong, which is why we rate the stock a hold at current prices.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenue	3,008	3,511	3,846	4,226	4,263	4,147	4,492	5,104	5,480	6,150
Gross Profit	1,718	1,944	2,181	2,432	2,429	2,390	2,604	2,914	3,122	3,453
Gross Margin	57.1%	55.4%	56.7%	57.5%	57.0%	57.6%	58.0%	57.1%	57.0%	56.2%
SG&A Exp.	783	860	922	988	992	949	1,023	1,141	1,236	1,340
D&A Exp.	345	452	522	655	675	669	697	746	793	926
Operating Profit	590	632	736	804	779	789	901	1,046	1,110	1,213
Operating Margin	19.6%	18.0%	19.1%	19.0%	18.3%	19.0%	20.1%	20.5%	20.3%	19.7%
Net Profit	123	105	170	354	267	343	450	557	184	180
Net Margin	4.1%	3.0%	4.4%	8.4%	6.3%	8.3%	10.0%	10.9%	3.4%	2.9%
Free Cash Flow	196	165	303	403	218	534	135	44	(232)	(657)
Income Tax	38	45	23	43	60	30	176	69	40	61

Balance Sheet Metrics

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total Assets	6,351	9,487	10,972	11,857	13,817	14,149	14,450	16,141	17,474	18,717
Cash & Equivalents	128	236	926	165	194	205	256	142	223	156
Accounts Receivable	564	691	836	847	851	859	961	1,175	1,260	1,291
Goodwill & Int. Ass.	2,967	5,174	5,471	5,953	5,878	5,885	5,645	6,306	6,298	6,359
Total Liabilities	5,822	7,550	8,674	9,995	12,353	13,013	13,521	15,409	17,084	18,944
Accounts Payable	220	222	289	319	325	360	369	469	540	679
Long-Term Debt	4,846	6,251	7,043	8,143	8,665	8,703	9,272	10,569	11,933	13,719
Shareholder's Equity	509	1,937	2,297	1,861	1,464	1,137	856	637	212	(503)
LTD/E Ratio	9.52	3.23	3.07	4.38	5.92	7.66	10.83	16.60	56.38	(27.27)

Profitability & Per Share Metrics

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Return on Assets	1.9%	1.3%	1.7%	3.1%	2.1%	2.5%	3.1%	3.6%	1.1%	1.0%
Return on Equity	17.6%	8.5%	8.0%	17.0%	16.1%	26.4%	43.6%	67.0%	32.8%	221%
ROIC	2.3%	1.5%	1.9%	3.7%	2.7%	3.4%	4.5%	5.2%	1.6%	1.4%
Shares Out.	211	264	283	283	287	289	290	293	295	296
Revenue/Share	14.18	14.20	14.41	14.74	14.82	14.37	15.44	17.45	18.64	20.76
FCF/Share	0.93	0.67	1.13	1.41	0.76	1.85	0.46	0.15	(0.79)	(2.22)

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

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