VICI Properties (VICI)

Updated February 26th, 2026 by Aristofanis Papadatos

Key Metrics

Current Price:	$30	**5 Year CAGR Estimate:**	13.5%	**Market Cap:**	$32 B
Fair Value Price:	$36	**5 Year Growth Estimate:**	5.0%	**Ex-Dividend Date:**	3/19/2026[1]
% Fair Value:	83%	**5 Year Valuation Multiple Estimate:**	3.9%	**Dividend Payment Date:**	4/2/2026
Dividend Yield:	6.0%	**5 Year Price Target**	$46	**Years Of Dividend Growth:**	8
Dividend Risk Score:	F	**Sector:** REITs		**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 54 gaming facilities comprising 127 million square feet, approximately 60,300 hotel rooms and more than 500 restaurants, bars, nightclubs and sportsbooks. It has a market capitalization of $32 billion. Caesars Entertainment generates ~50% 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 late February, VICI Properties reported (2/25/26) financial results for the fourth quarter of fiscal 2025. It grew its revenue and its funds from operations (FFO) per share by 4% and 6%, respectively, over the prior year's quarter. The REIT has proved resilient to the pandemic and high inflation. The issuance of new shares has not prevented the REIT from growing its FFO per share significantly in the last four years. On the other hand, the REIT provided modest guidance for 2026, expecting adjusted FFO per share of $2.42-$2.45.

Growth on a Per-Share Basis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
FFO	---	$0.19[2]	$1.43	$1.24	$1.64	$1.82	$1.93	$2.15	$2.26	$2.38	***$2.44***	***$3.11***
DPS	---	---	$1.00	$1.14	$1.26	$1.38	$1.50	$1.61	$1.70	$1.77	***$1.80***	***$2.20***
Shares[3]	---	228	367	439	542	637	963	1043	1056	1063	***1070***	***2000***

VICI Properties has proved markedly resilient to the 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, $22.8 billion of properties in 2022, $1.8 billion of properties in 2023, $1.1 billion in 2024 and $2.1 billion in 2025. 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 5.0% average annual rate over the next five years. This is lower than the 7.6% average annual growth rate achieved in the last seven years, but we prefer to be conservative due to the short history of the REIT and the recent deceleration in business momentum.

---

[1] Estimated date.

[2] Only includes October-December 2017.

[3] In millions.

VICI Properties (VICI)

Updated February 26th, 2026 by Aristofanis Papadatos

Valuation Analysis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Now	2031
Avg P/FFO	---	---	14.2	18.0	13.6	16.2	15.9	14.6	13.5	13.2	***12.3***	***14.9***
Avg. Yld.	---	---	4.9%	5.1%	5.7%	4.7%	4.9%	5.1%	5.6%	5.7%	***6.0%***	***4.7%***

VICI Properties is trading at a P/FFO ratio of 12.3, which is lower than its 8-year average P/FFO ratio of 14.9. The cheap valuation has resulted from the impact of high interest rates on the present value of future cash flows and the material amount of debt of the REIT. If the stock trades at its average valuation level in five years, it will enjoy a 3.9% annualized gain in its returns.

Safety, Quality, Competitive Advantage, & Recession Resiliency

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
Payout	---	---	69.9%	91.9%	76.8%	75.8%	77.7%	74.9%	75.2%	74.4%	***73.8%***	***70.7%***

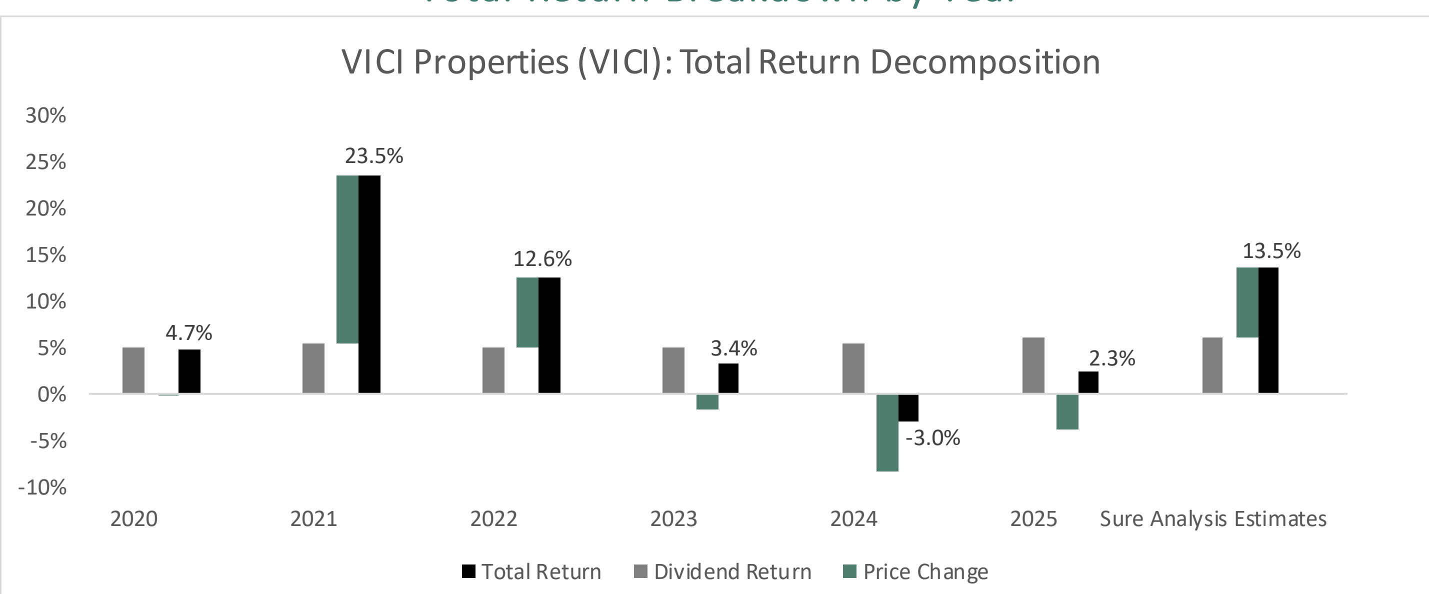
VICI Properties has more than quadrupled its share count during its short history. This is a point of concern, but the REIT has grown its FFO at a higher rate and thus it has grown its FFO per share. It is also offering a 6.0% dividend, with a payout ratio of 74%. Despite the elevated payout ratio, the dividend is unlikely to be cut 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 ~50% 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 high interest rates while it also has promising growth prospects. It could offer a 13.5% average annual return until 2031 thanks to 5.0% growth of FFO per share, its 6.0% dividend and a 3.9% potential valuation tailwind. The stock maintains its hold rating, though investors should be aware of the risk related to the aggressive and somewhat risky growth strategy of the REIT.

Total Return Breakdown by Year



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.

VICI Properties (VICI)

Updated February 26th, 2026 by Aristofanis Papadatos

Income Statement Metrics

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenue	18	19	201	898	895	1,226	1,510	2,601	3,612	3,849
Gross Profit	5	5	168	799	876	1,192	1,461	2,578	3,585	3,822
Gross Margin	25.8%	26.9%	83.2%	89.0%	97.9%	97.3%	96.8%	99.1%	99.3%	99.3%
SG&A Exp.	2	2	11	24	25	31	33	48	60	69
D&A Exp.	3	3	3	4	4	4	3	3	4	4
Operating Profit	0	0	153	771	847	913	1,444	1,632	3,345	3,545
Op. Margin	0.1%	0.0%	76.1%	85.8%	94.7%	74.5%	95.7%	62.7%	92.6%	92.1%
Net Profit	0	---	43	524	546	892	1,014	1,118	2,514	2,679
Net Margin	0.0%	0.0%	21.2%	58.3%	61.0%	72.8%	67.2%	43.0%	69.6%	69.6%
Free Cash Flow	2	2	130	496	671	881	873	1,942	2,177	2,374

Balance Sheet Metrics

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total Assets	92	90	9,740	11,333	13,266	17,064	17,597	37,576	44,060	45,369
Cash & Equivalents	0	1	184	578	1,102	316	740	209	523	525
Accounts Receivable	---	---	---	---	---	---	---	---	6	5
Goodwill & Int. Ass.	---	---	---	---	---	---	---	---	---	---
Total Liabilities	7	6	4,963	4,432	5,217	7,570	5,410	15,286	18,402	18,417
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	16,724	16,733
Shareholder's Equity	85	84	4,691	6,817	7,965	9,416	12,108	21,934	25,256	26,538
LTD/E Ratio	---	---	1.02	0.60	0.60	0.72	0.39	0.63	0.66	0.63

Profitability & Per Share Metrics

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Return on Assets	---	---	0.9%	5.0%	4.4%	5.9%	5.9%	4.1%	6.2%	6.0%
Return on Equity	---	---	1.8%	9.1%	7.4%	10.3%	9.4%	6.6%	10.5%	10.2%
ROIC	---	---	0.9%	5.1%	4.6%	6.1%	6.1%	4.2%	6.4%	6.2%
Shares Out.	---	---	228	367	439	542	637	880	1,016	1,048
Revenue/Share	0.05	0.05	0.61	2.44	2.04	2.40	2.62	2.96	3.56	3.67
FCF/Share	0.01	0.01	0.40	1.35	1.53	1.72	1.51	2.21	2.14	2.27

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