Getty Realty Corp. (GTY)

Updated April 23rd, 2026 by Aristofanis Papadatos

Key Metrics

Current Price:	$33	**5 Year CAGR Estimate:**	8.6%	**Market Cap:**	$2.0 B
Fair Value Price:	$36	**5 Year Growth Estimate:**	2.0%	**Ex-Dividend Date:**	6/25/2026
% Fair Value:	93%	**5 Year Valuation Multiple Estimate:**	1.6%	**Dividend Payment Date:**	7/9/2026
Dividend Yield:	5.9%	**5 Year Price Target**	$39	**Years Of Dividend Growth:**	13
Dividend Risk Score:	F	**Sector:** REITs		**Rating:**	Hold

Overview & Current Events

Getty Realty (GTY) is a real estate investment trust (REIT) that specializes in the acquisition and development of convenience, automotive and other single-tenant retail real estate. The REIT has 1,191 properties in 45 states across the U.S. and a market capitalization of $2.0 billion. About 67% of the properties are convenience and gas stores.

Getty Realty has a defensive business model, as its tenants are established retailers that are resistant to recessions and the threat of e-commerce. It is remarkable that nearly 70% of the properties of the REIT are corner locations in high-density metropolitan areas. In addition, the REIT has an eye-opening occupancy rate of 99.7%.

In late April, Getty Realty reported (4/22/26) financial results for the first quarter of fiscal 2026. Rental income grew 11% over the prior year's quarter thanks to the acquisition of new properties and growth in rental rates. Adjusted funds from operations (AFFO) per share grew 7%, from $0.59 to $0.63, as higher rental income was partly offset by higher interest expense and increased depreciation due to the acquisition of many new properties.

In contrast to most REITs, which are suffering from high interest expense amid high interest rates, Getty Realty has low interest expense thanks to its healthy balance sheet. Management raised its guidance for AFFO per share in 2026 from $2.48-$2.50 to $2.50-$2.52. Accordingly, we have raised our forecast from $2.49 to $2.51.

Growth on a Per-Share Basis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
FFO	$1.67	$1.56	$1.80	$1.86	$2.31	$1.88	$2.44	$2.06	$2.34	$2.43	***$2.51***	***$2.77***
DPS	$1.03	$1.16	$1.31	$1.42	$1.50	$1.58	$1.66	$1.74	$1.82	$1.90	***$1.94***	***$2.19***
Shares[1]	33.8	36.9	40.2	41.1	42.1	44.8	46.8	50.2	55.7	58.0	***60.0***	***80.0***

Getty Realty benefits from the sustained growth of sales of convenience stores, which have proved resilient to all kinds of downturns, such as recessions, the pandemic and the boom of e-commerce. Convenience stores have grown their sales by 6% per year on average over the last 40 years, with markedly low volatility. The resilience of convenience stores renders the business model of Getty Realty strong, as the REIT has been able to increase rental rates while it has always enjoyed sector-leading occupancy rates.

Getty Realty has grown its FFO per share by 4.3% per year on average over the last decade and by 4.6% per year on average over the last six years. It invested $269 million in acquisitions and developments in 2025. As this amount is 13% of the market cap of the REIT, it certainly bodes well for future growth. Nevertheless, due to a somewhat volatile performance record in the last five years, we assume 2.0% average annual growth of FFO per share until 2031.

Valuation Analysis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Now	2031
Avg P/FFO	12.8	17.1	15.1	17.2	12.1	16.3	11.9	15.6	12.5	11.8	***13.1***	***14.2***
Avg. Yld.	4.8%	4.4%	4.8%	4.5%	5.4%	5.2%	5.7%	5.4%	6.2%	6.6%	***5.9%***	***5.6%***

[1] 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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Getty Realty has traded at an average P/FFO ratio of 14.2 over the last decade, with remarkably low variation in its valuation level throughout this period. The stock is currently trading at a P/FFO ratio of 13.1, which is lower than its historical average valuation level. We expect the stock to revert to its average valuation level in five years thanks to lower interest rates. If this occurs, the stock will enjoy a 1.6% 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	62%	74%	73%	76%	65%	84%	68%	84%	78%	78%	***77%***	***79%***

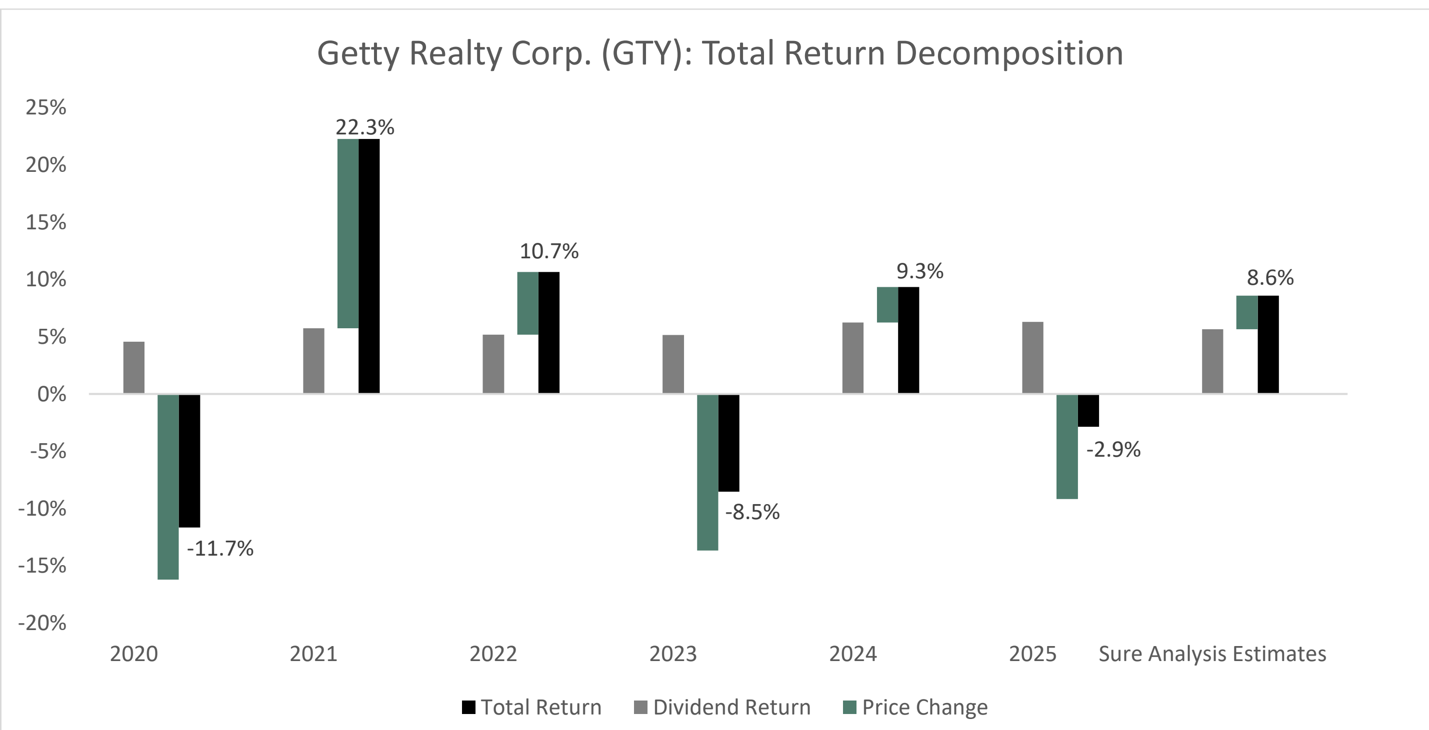
Getty Realty raised its dividend by 3% late last year and it is now offering an above-average dividend yield of 5.9%. Its payout ratio is high, at 77%, but the REIT has a defensive business model and a manageable amount of debt. It has an interest coverage ratio of 2.8 and net debt of $1.0 billion, which is only 50% of the market capitalization. Moreover, its next debt maturity is in June 2028. As a result, Getty Realty is not likely to have any problem servicing its debt and hence it is not likely to cut its dividend over the next two years in the absence of a downturn.

It is also worth noting that Getty Realty proved resilient to the recession caused by the pandemic in 2020, as it kept growing its FFO per share and its dividend during that crisis.

Final Thoughts & Recommendation

Getty Realty currently experiences positive but modest business momentum. Nevertheless, it remains attractive from a long-term perspective. It can offer an 8.6% average annual return over the next five years thanks to 2.0% annual growth of FFO per share, its 5.9% dividend and a 1.6% valuation tailwind. The stock maintains its hold rating. It is likely to remain under pressure as long as the risk of high tariffs and high inflation remains in place. On the other hand, we reiterate that the stock is suitable for investors who can wait patiently for interest rates to moderate in the upcoming years.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenue	115	120	136	141	147	155	166	186	203	219
Gross Profit	92	98	112	116	124	133	144	162	189	151
Gross Margin	79.9%	81.4%	82.6%	82.2%	84.0%	85.8%	87.0%	87.2%	92.7%	69.0%
SG&A Exp.	14	14	15	15	17	20	21	24	25	---
D&A Exp.	19	21	26	28	34	40	45	51	60	62
Operating Profit	57	65	70	70	75	74	104	92	108	122
Op. Margin	49.0%	53.9%	51.1%	49.6%	51.1%	47.7%	63.1%	49.4%	53.0%	55.7%
Net Profit	38	47	48	50	69	63	90	60	71	79
Net Margin	33.3%	39.3%	35.1%	35.4%	47.1%	40.4%	54.4%	32.4%	34.9%	36.2%
Free Cash Flow	37	59	63	77	83	87	93	105	130	127

Balance Sheet Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Assets	877	1,073	1,162	1,212	1,350	1,467	1,562	1,822	1,974	2,173
Cash & Equivalents	13	20	47	22	55	25	9	3	9	13
Total Liabilities	446	519	581	622	690	722	802	867	1012	1,101
Long-Term Debt	299	379	444	469	549	584	693	756	905	1,022
Shareholder's Equity	431	554	581	589	660	745	760	956	962	1,072
LTD/E Ratio	0.69	0.68	0.76	0.80	0.83	0.78	0.91	0.79	0.94	0.96

Profitability & Per Share Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Return on Assets	4.3%	4.8%	4.3%	4.2%	5.4%	4.5%	5.9%	3.6%	3.7%	3.8%
Return on Equity	9.2%	9.6%	8.4%	8.5%	11.1%	8.9%	12.0%	7.0%	7.4%	7.8%
ROIC	5.3%	5.7%	4.9%	4.8%	6.1%	5.0%	6.5%	3.8%	4.0%	4.0%
Shares Out.	33.8	36.9	40.2	41.1	42.1	44.8	46.8	50.2	54.6	56.5
Revenue/Share	3.41	3.26	3.39	3.42	3.50	3.47	3.54	3.70	3.73	3.88
FCF/Share	1.08	1.59	1.56	1.87	1.96	1.93	1.99	2.09	2.38	2.25

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