



W. P. Carey (WPC)

Updated May 19th, 2026 by Jonathan Weber

Key Metrics

Current Price:	\$74	5 Year CAGR Estimate:	5.8%	Market Cap:	\$16B
Fair Value Price:	\$68	5 Year Growth Estimate:	3.0%	Ex-Dividend Date:	06/28/26 ¹
% Fair Value:	109%	5 Year Valuation Multiple Estimate:	-1.8%	Dividend Payment Date:	07/16/26 ²
Dividend Yield:	5.0%	5 Year Price Target	\$79	Years Of Dividend Growth:	2
Dividend Risk Score:	F	Sector:	Real Estate	Rating:	Hold

Overview & Current Events

W.P. Carey is a commercial real estate focused REIT that operates two segments: real estate ownership and investment management. The REIT operates more than 1,200 single tenant properties on a net lease basis, across the US and Northern and Western Europe. W.P. Carey was founded more than 40 years ago and is headquartered in New York, NY. On April 29th, W. P. Carey reported that its revenues totaled \$455 million during the first quarter, which was 11% more than the revenues that W. P. Carey generated during the previous year's period, which was a slightly better performance than during the previous quarter. Revenues came in above the analyst consensus estimate, beating it by \$7 million. During the first quarter, the trust was more profitable than the analyst community had expected, as adjusted funds-from-operations came in at \$1.30 on a per-share basis, beating the consensus estimate by \$0.01. Adjusted funds-from-operations were up by 11% on a per-share basis compared to the previous year's quarter. W.P. Carey has updated its guidance for 2026, forecasting funds from operations in a range of \$5.16 to \$5.26 on a per-share basis, which means a meaningfully stronger result compared to 2025. W.P. Carey's growth is being driven by organic growth across its portfolio, e.g. via rent increases, and by accretive investments in additional properties. The company forecasts a full-year investment volume of more than \$1.5 billion.

Growth on a Per-Share Basis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
FFOPS	\$5.12	\$5.30	\$5.41	\$5.00	\$4.60	\$5.03	\$5.29	\$5.18	\$4.70	\$4.97	\$5.21	\$6.04
DPS	\$3.90	\$4.01	\$4.09	\$4.15	\$4.18	\$4.22	\$4.24	\$4.07	\$3.49	\$3.62	\$3.72	\$4.11
Shares³	107	108	146	165	177	187	210	219	221	221	222	225

W. P. Carey generated FFO-per-share growth in the mid-single-digits for many years, but over the last decade, growth was lower. FFOPS declined during the initial phase of the pandemic but recovered quickly, rising in both 2021 and 2022. The divestments of the office portfolio hurt profits in 2024, but W.P. Carey believes that this portfolio repositioning will improve the long-term growth outlook.

W. P. Carey invests additional money in new properties continuously. Over the last decade, the REIT invested more than \$10 billion into new assets by either purchasing entire REITs or through asset/portfolio purchases. W. P. Carey can access debt markets at favorable rates, which lowers the trust's cost of capital, which then allows for improved investment spreads. Since W. P. Carey cannot finance these acquisitions with debt alone, and since the REIT does not retain a very large portion of its cash flow, W. P. Carey issues new shares regularly. A factor that drives organic revenue growth is that the contracts W. P. Carey and the tenants sign often include ongoing rent increases, which results in growing revenues even without new asset purchases. These growth factors should persist going forward, which is why W. P. Carey should be able to increase its profits in the long run. A growing share count is a headwind for W.P. Carey's FFO-per-share growth rate. Overall, we believe that around 3% annual FFO-per-share growth is realistic.

¹ Estimated date

² Estimated date

³ In Millions

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Valuation Analysis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Now	2031
P/FFO	12.2	12.4	12.0	15.8	15.2	16.3	14.7	12.5	11.5	12.9	14.2	13.0
Avg. Yld.	6.2%	6.1%	6.3%	5.3%	6.0%	5.1%	5.4%	6.3%	6.5%	5.7%	5.0%	5.2%

W. P. Carey's share price has been volatile over the last year, but shares are now trading a bit above when we did our last update. Shares are trading for 13.9 times this year's expected funds from operations, which is slightly above our fair value estimate. The company's dividend yield is appealing, at more than 5%.

Safety, Quality, Competitive Advantage, & Recession Resiliency

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
Payout	76%	76%	76%	83%	91%	84%	80%	79%	74%	73%	71%	68%

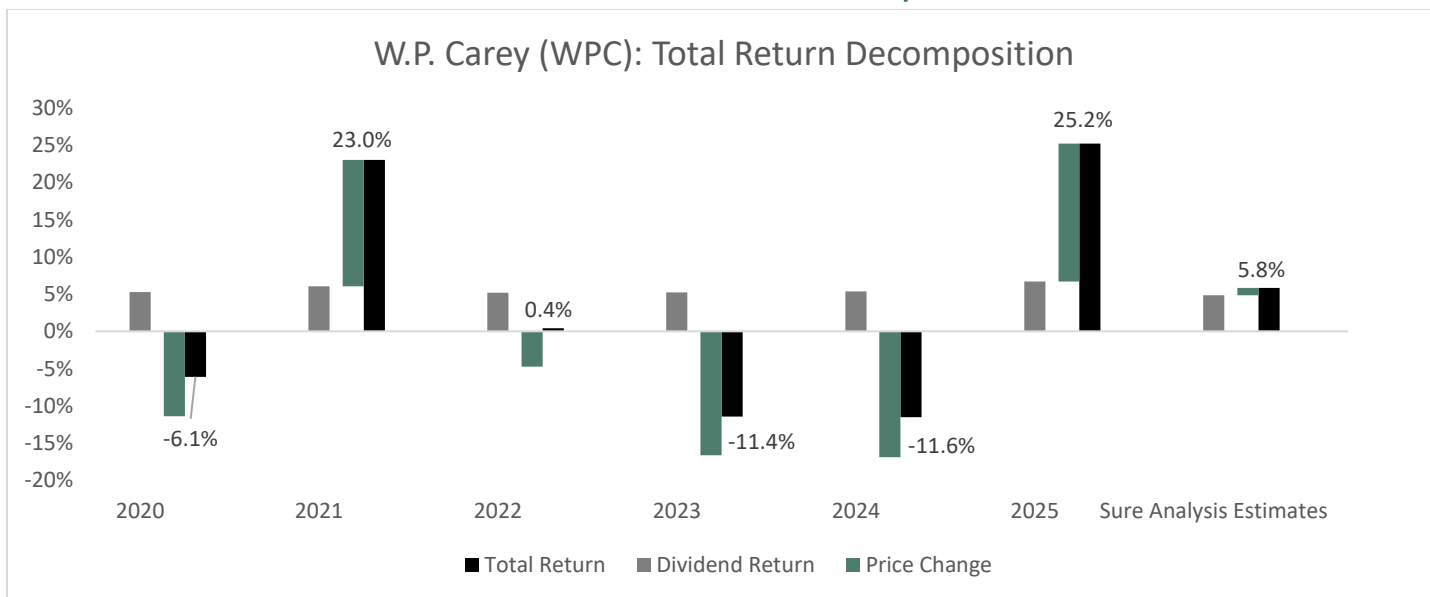
W. P. Carey has grown its dividend very regularly for many years, although the company always operated with a rather elevated dividend payout ratio. When W.P. Carey decided to exit the office real estate business, it also decided that a dividend reduction was a prudent move in order to have more cash available for reinvesting in the business. Due to its weak dividend track record, we do not believe that the dividend is especially safe.

W.P. Carey is quite recession-proof, as even during the Great Recession the REIT managed to keep its profits relatively stable. Due to geographic diversification (around 65% US, 30% Europe, 5% other), W. P. Carey is not overly dependent on the progress of any single market, which reduces risks for investors. This safety is underlined by long-lasting contracts, very high occupancy rates of ~99%, considerable scale, and an investment grade credit rating. W. P. Carey is one of the biggest players in its industry, and its focus on the sale-and-lease-back-transactions niche markets means that it is unlikely that competitors or new market entrants will hurt its business.

Final Thoughts & Recommendation

W.P. Carey has a relatively resilient business model, and even following the 2024 dividend reduction, the dividend yield is fairly generous. W.P. Carey is active in an attractive market segment: The REIT weathered the pandemic relatively well and should be able to grow its FFO-per-share in the long run. Due to solid but not overly attractive total returns being expected over the coming years, we rate W.P. Carey a hold at current prices.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenue	942	848	886	1,233	1,209	1,332	1,479	1,741	1,583	1,716
Gross Profit	787	728	793	1,083	1,090	1,207	1,328	1,520	1,407	1,543
Gross Margin	83.6%	85.8%	89.5%	87.9%	90.1%	90.7%	89.8%	87.3%	88.8%	89.4%
SG&A Exp.	115	103	96	102	93	107	124	131	140	141
D&A Exp.	283	316	349	545	509	548	563	628	532	544
Operating Profit	396	371	405	534	554	625	700	815	779	872
Operating Margin	42.1%	43.8%	45.8%	43.3%	45.8%	46.9%	47.3%	46.8%	49.2%	50.8%
Net Profit	268	277	412	305	455	410	599	708	461	466
Net Margin	28.4%	32.7%	46.5%	24.8%	37.7%	30.8%	40.5%	40.7%	29.1%	27.2%
Free Cash Flow	547	521	509	812	802	926	1,004	1,073	1,833	1,282
Income Tax	3	3	14	26	(21)	28	28	44	32	32

Balance Sheet Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Assets	8,454	8,231	14,183	14,061	14,708	15,481	18,102	17,977	17,535	17,990
Cash & Equivalents	155	162	218	196	249	165	168	634	640	155
Accounts Receivable	5	4	1	1	0	0				
Goodwill & Int.	653	644	921	935	911	902	1,037	978	968	987
Total Liabilities	5,029	4,820	7,353	7,113	7,829	7,897	9,093	9,270	9,101	9,856
Accounts Payable	267	263	404	487	604	573	624	616	597	878
Long-Term Debt	4,441	4,265	6,379	6,054	6,696	6,792	7,878	8,144	8,039	8,723
Shareholder's Equity	3,302	3,192	6,824	6,942	6,877	7,582	8,994	8,700	8,430	8,134
LTD/E Ratio	1.35	1.34	0.93	0.87	0.97	0.90	0.88	0.94	0.95	1.07

Profitability & Per Share Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Return on Assets	3.1%	3.3%	3.7%	2.2%	3.2%	2.7%	3.6%	3.9%	2.6%	2.6%
Return on Equity	7.7%	8.1%	8.0%	4.4%	6.6%	5.7%	7.2%	8.0%	5.4%	5.6%
ROIC	3.4%	3.6%	3.9%	2.3%	3.4%	2.9%	3.8%	4.2%	2.8%	4.7%
Shares Out.	107	108	146	165	177	187	210	219	221	221
Revenue/Share	8.79	7.85	7.52	7.20	6.92	7.27	7.38	8.07	7.18	7.76
FCF/Share	5.11	4.82	4.33	4.74	4.58	5.06	5.01	4.98	8.31	5.80

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

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