

Stock Rating
NO ACTIONTarget Price: \$74.08 – 81.34
Current Price: \$75.25

Company Information

Company: Wynn Resorts
Sector: Consumer Discretionary
Industry: Casinos and Resorts

Analysts

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Investment Thesis

We recommend a HOLD rating for Wynn Resorts, reflecting a balanced risk/reward profile with moderate upside potential. We believe this outlook is supported by strong brand equity, global expansion opportunities, and a rebound in travel and tourism.

Drivers of Thesis:

Global Expansion and Recovery in Macau: Wynn has strong exposure to Macau, where gaming activities continue to grow. With recent regulatory clarity and improving travel flows from mainland China, Wynn is positioned to benefit from the increased visitation and gaming revenue. The company also has growth plans in the Middle East through Wynn Al Marjan Island, its first non-U.S. and non-Asia resort and casino.

Luxury Brand Positioning: Wynn targets the high-end customer segment, differentiating itself from competitors through premium offerings in hospitality, gaming, entertainment, and dining. This positioning has helped maintain strong pricing power and customer loyalty, especially in Las Vegas.

Diversification Through Digital Gaming: Wynn continues to develop its online gaming through WynnBET, which offers long-term potential as digital betting gains traction in regulated markets. While not yet a major revenue driver, it provides strategic optionality.

Risks to Thesis:

Macroeconomic Headwinds: As a luxury-focused operator, Wynn remains sensitive to global economic slowdowns that could reduce discretionary spending on travel, gaming, and entertainment. A slowdown in China or America could impact revenue, especially in Macau and Las Vegas.

Regulatory and Geopolitical Risk: Much of Wynn's revenue comes from Macau, which operates in a tightly regulated environment. Shifts in Chinese policy, visa restrictions, or license uncertainty could materially impact operations.

High Operating Leverage and Debt Load: Unlike peers, Wynn carries a relatively high debt burden, which poses risk in a high-interest rate environment. Fixed costs and capital-intensive development projects also reduce financial flexibility in downturns.

Financial Snapshot

Valuation Models:DCF/EP: \$81.34
DDM: \$74.08
Relative Valuation: N/A*Stock Performance:52-week High: \$107.81
52-week Low: \$65.25
YTD Performance: -10.55%
Market Cap (M): \$7,958.30
Shares Outstanding: 109,966,000
EPS (FY 2024): 4.56
P/E Ratio: 16.50
Dividend Yield: 1.32%
Beta: 1.76
WACC: 7.98%Profitability:ROA: -2%
ROE: -52%
Operating Margin: 15.89%
Current Ratio: 1.90
Quick Ratio: 1.85
Debt to Equity: -14.40
Sales (M): \$7,127.96
ROIC: 2.41%

*Negative Net Income in 2025E & 2026E, so Relative Valuation using projections is not valid

3-Year Stock Performance Comparison



Company Overview

Wynn Resorts runs luxury resorts and casinos known for top-tier service, design, and experiences. They offer high-end dining, entertainment, shopping, wellness, gaming, and hotel stays. The company started in 2002 and now operates in major markets like North America and Asia. Its business covers everything from resort development to running restaurants and casinos. Each resort focuses on quality and detail to give guests a memorable stay. Wynn aims to raise the standard in hospitality while staying committed to innovation and sustainability.

Earnings Estimates (millions)

2025E	2026E	2027E	2028E
\$7,601.96	\$8,103.63	\$8,640.05	\$10,643.04

Company Analysis

Business Profile

Wynn Resorts, Limited is a premier designer, developer, and operator of luxury integrated resort experiences, headquartered in Las Vegas, Nevada. The company owns and manages upscale properties, including Wynn Las Vegas, Encore, Wynn Macau, Wynn Palace, and Encore Boston Harbor. These resorts span both domestic and international markets, with a strategic focus on delivering high-end hospitality across casino operations, hotel accommodations, food and beverage services, entertainment, and retail. Renowned for its exceptional service and elegant design, Wynn has cultivated a strong brand identity centered on exclusivity and luxury.

Wynn's success is rooted in its focus on high-net-worth clientele, setting it apart in the competitive gaming and hospitality industry. The company's integrated resorts are known for their world-class architecture and luxury amenities, which appeal to an affluent customer base. This targeted approach enables Wynn to command premium pricing, enjoy higher margins (relative to the competition), and generate greater revenue per visitor than many competitors. Its differentiated market positioning contributes to its strong performance across North American and Asian markets.

Founded in 2002 by Alan Wynn, Elaine Wynn, and Kazuo Okada, the company employs over 28,000 individuals across three countries and four resort destinations. Wynn operates within the Consumer Discretionary sector under the Resort/Gaming classification. In FY24, its revenue split leaned significantly toward the North American market, which accounted for 80% of its revenue, while Asia made up the remaining 20%. This increasing global footprint reinforces Wynn's ability to attract diverse, high-value customers across regions.

Financially, Wynn has consistently shown a cautious expansion and shareholder value preservation strategy. The company invested approximately \$420 million in expansion efforts during FY24 while maintaining stable revenues of \$7.1 billion. Additionally, Wynn repurchased roughly \$400,000 shares in 2024, signaling its leadership team's defensive yet confident stance. These financial decisions reflect the company's commitment to long-term growth and its optimistic outlook for future performance.

FY 2024 ESG Scores:

Audit: 7

Board: 3

Shareholders' Rights: 10

Compensation: 5

The FY 2024 ESG scores for Wynn Resorts indicate varying performance levels across key governance factors. The company scores high in Shareholders' Rights (10), reflecting strong protections and engagement for its investors. It also has a solid Audit score (7), suggesting reliable financial reporting and internal controls. However, Wynn's Board score (3) suggests room for board independence and governance improvement. In contrast, the Compensation score (5) indicates average executive pay practices that may not fully align with long-term performance.

Overall, Wynn Resorts excels in safeguarding shareholders' interests but faces challenges in board governance and executive compensation. These scores highlight areas where the company could enhance its ESG performance, particularly ensuring that executive pay reflects long-term outcomes and strengthening board oversight.

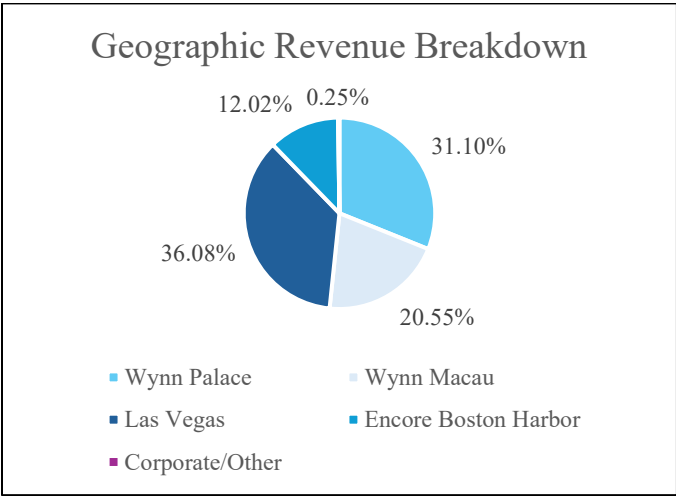
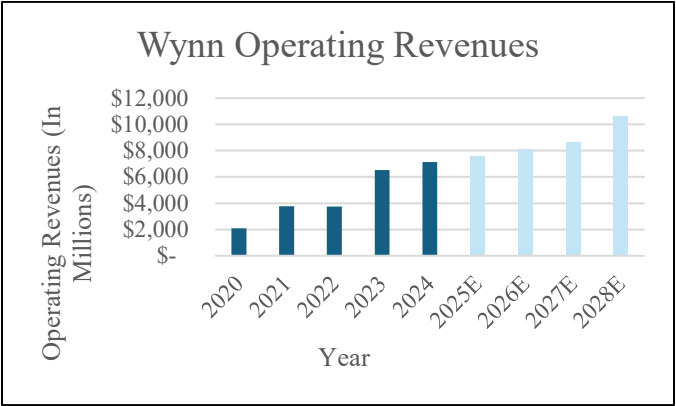
Revenue Breakdown

Wynn's operational growth revolves around two main points: worldwide expansion and brand diversification.

Expansion: Expansion is only possible if Wynn protects its established markets in North America and Asia. By 2027, Wynn can better reach markets abroad by expanding into the UAE. This project is projected to have a CAPEX price point of around \$4 billion. This move would further the Wynn brand within national markets and potentially attract an untapped consumer base.

Brand Diversification: Wynn prides itself on being the premium "all-in-one" travel destination that combines luxury with consumer benefits. Giving consumers the best casino, dining, and leisure experience in all geographical markets they operate in. Wynn has also divested from its online sports betting application in recent years, a move done to "buff up" the allure of the Wynn name brand. The luxury experience is something that Wynn has excised to their benefit and will continue to run its operations in a way that will protect that feeling for consumers.

In FY24, Wynn generated 7.9 billion in operating revenue, massively rebounding from the post-COVID down period. This was primarily driven by its increased revenue per location and room occupancy percentages in all locations since 2001. In short, Wynn’s overall growth has stayed somewhat resilient despite operating on thin margins within all lines of its operation and diminishing disposable income from the average consumer.



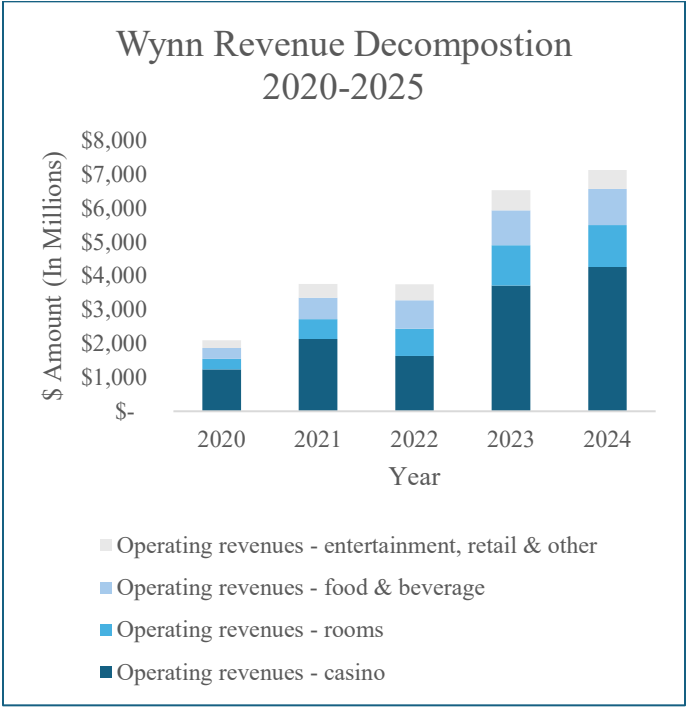
The company’s revenue in all geographic locations (North America and Asia) is mainly derived from its casino operations, which comprise over 65% of its total operations. Rooms and Food and Beverage came in around 17% and 12% respectively and are driven mainly by one another regarding when and how consumers spend their time at Wynn properties.

The rest of the revenue for FY24, around 6% or so, was directly made from entertainment and retail purchases by consumers. Post-pandemic behavior has allowed all four operational revenue sectors to rebound beyond their pre-COVID numbers. Wynn allows its consumers to fully embrace the resort experience by offering specific “compensation plans” that enable them to fully maximize

the casino, food and beverage, and many other offerings that Wynn offers.

From a geographic perspective, Wynn only operates in three countries (technically two). The United States of America dominates the company, coming in at around 79.22%, while Asia is 20.55%. The rest of the revenue comes from a corporate perspective, below .5%, and is not reported as a segment within Wynn’s financial statements.

Most of Wynn’s operations are the same from a casino perspective. Most tabletop games, slot machines, and other gambling opportunities function similarly in different geographic areas. The significant difference comes in regional dialects in how those machines communicate with the user. Where Wynn has had to adjust their offerings is from a room and food perspective. The Wynn Macau offers different food and rooming amenities to integrate with the local community coherently. The core competencies and operational goals are still the same for any Wynn location worldwide.

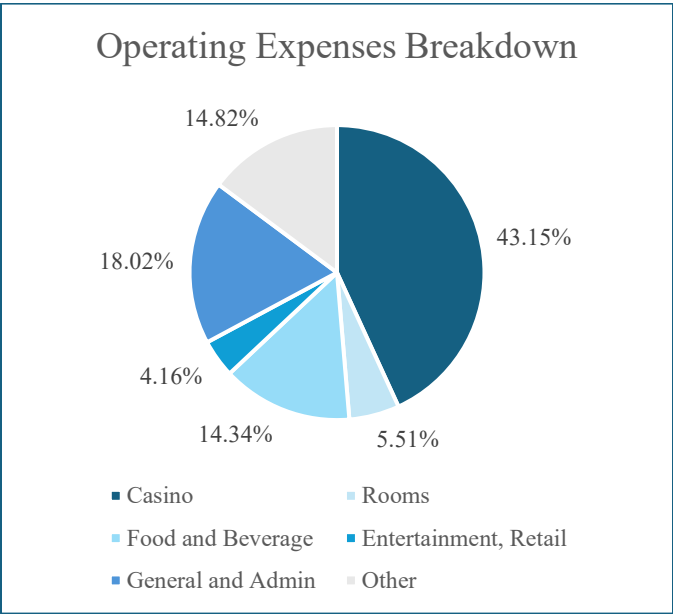


Expense Breakdown

Wynn reported a total of \$5.9 billion in operating expenses in FY24. The vast majority of these expenses fell into casino expenses (43%), selling, general, and administrative (18%), and food and beverage expenses (14%). These expenses adequately reflect where the operation's primary revenue stream truly comes from, and the administrative costs needed to keep an operation up

and running. These expenses will likely increase, despite potential inflationary problems.

Automation will bring about innovation within the gaming industry, and Wynn is already experimenting with certain forms. From robotic dealers to increasing the number of slot machines, Wynn is trying to drive labor costs down, as well as the cost of labor overhead, within many of its resorts. The idea is to hedge against the rising costs of other lines of business. From a security perspective, advances in facial recognition technology and advanced facial recognition software can mitigate and deter card counters and thieves from scamming Wynn out of potential profits.



Margin and Profit Analysis

Wynn Resorts, like many other Resort and Casino companies, operate on very thin margins due to the high operating expenses and regulatory costs levied on the industry. On February 13th, 2025, Wynn posted an EPS of 2.42, crushing the analyst estimate of 1.27, which was a 91% positive surprise. Revenue was also reported at \$1.893 billion, beating the estimated \$1.774 billion, a surprise of \$64 million (3.63%). Wynn Resorts conducted around \$200 million in stock repurchases at the end of Q4 and another wave of \$150 million during the start of Q1 2025. Wynn Resorts also paid a \$0.25 dividend in late November 2024, citing its financial health to its investors.

Looking forward, WYNN’s sales *should* continue to grow steadily as the company expands into new markets (UAE) and develops its Las Vegas properties, where most of its revenues come from. Capital expenditures will be freed

up in the upcoming years (2027) as the UAE location, Wynn Al Marjan Island, gets built and renovations to other properties cease.

Capital Expenditure Breakdown

Wynn Resorts opened no new properties in 2024. However, they did spend roughly \$420 million in capital expenditures on renovations to current properties. We expect, and management plans, Wynn Resorts to open one new property by the end of 2027, continuing to expand its portfolio of luxury resorts and casinos in international markets, specifically the UAE. Utility, construction, and material costs will remain favorable for expansion efforts.

Wynn Resorts has a solid financial position, operating with a manageable debt load, allowing for strategic investments in new properties and expansion opportunities. The company’s ability to leverage its cash flow from existing resorts and casinos supports its growth trajectory, with financial flexibility to fund future projects without over-relying on external financing.

We project Wynn Resorts’ property to not grow until 2027, when Wynn Al Marjan is expected to be open to the public. With its premium brand and reputation for luxury hospitality, Wynn Resorts remains poised to capture further market share in key locations globally, including high-demand destinations like Las Vegas, Macau, and potential new international markets.

(Source)

SWOT Analysis

Strengths:

Wynn Resorts benefits from a strong brand reputation for luxury and world-class service, attracting high-net-worth customers. Its diverse business model generates gaming, hospitality, and retail revenue, reducing dependency on any segment. The company also enjoys strong free cash flow, allowing for reinvestment and shareholder returns. Wynn’s geographic diversification, particularly in Macau, enables it to tap into international market opportunities.

Weaknesses:

Wynn’s high debt level, exceeding \$10 billion, is a significant weakness, particularly with rising interest rates. The company’s reliance on Macau makes it vulnerable to regulatory changes or shifts in tourism patterns. Additionally, Wynn is exposed to the cyclical

nature of the gaming industry, with economic downturns negatively affecting demand for luxury services.

Opportunities:

Wynn can capitalize on the recovery of the Macau gaming market as tourism rebounds. It also has growth potential in online gaming and sports betting. Reducing debt can improve Wynn's balance sheet and enhance shareholder returns. Expanding into new markets or increasing its presence in the U.S. offers additional avenues for growth.

Threats:

Regulatory risks in Macau could impact Wynn’s profitability, while economic downturns may reduce demand for luxury services. Intense competition from other industry leaders like MGM and Caesars requires constant innovation. Reputational risks related to service quality and customer experience could also harm Wynn’s brand.

Economic Analysis

Real Gross Domestic Product

Real GDP is the value of all the goods and services produced in the economy, adjusted for inflation. It’s a positive way to track the economy's performance each year and is especially important when examining trends in consumer spending. Unlike nominal GDP, Real GDP gives a better picture of actual economic growth since it removes the impact of inflation.

The U.S. Bureau of Economic Analysis (BEA) reported that Real GDP grew by 2.4% in the fourth quarter of 2024, following 3.1% growth in the third quarter. Much of that growth came from people spending more, the government spending more, and investment decreasing. The BEA said that consumer spending rose across services and goods.

This trend is a good sign for a business like Wynn Resorts. As consumers spend more, especially on discretionary goods and experiences, demand for entertainment, dining, and leisure, which Wynn Resorts offers, will likely stay strong. The consumer discretionary sector, which includes businesses like Wynn, is seeing a boost as people spend more on these products and services.

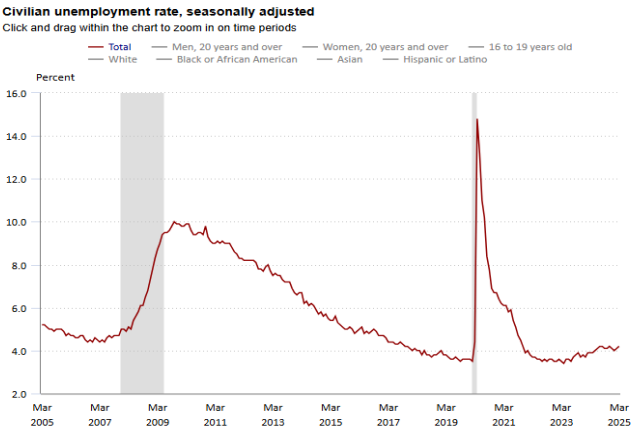
Despite increased GDP growth and consumer spending, the U.S. economy grapples with challenges such as high interest rates, persistent inflation, and the ongoing depletion of pandemic-era savings. As a result, while growth is expected to continue, it will likely slow down,

with projections just below 2% each of the next 2 years. [\(Source\)](#)

U.S. Unemployment Rate

The U.S. unemployment rate stood at 4.2% in March 2025, a slight increase from 4.1% in December 2024. This rate remains above the historic low of 3.4% in 2023 yet reflects a relatively tight labor market. In December 2024, the economy added 228,000 jobs. This job growth is consistent with pre-pandemic trends and indicates a resilient labor market.

A stable unemployment rate and consistent job growth favor Wynn Resorts, as these factors contribute to increased consumer spending on leisure and hospitality services. With households maintaining discretionary income, more people are likely to spend on high-end experiences, including luxury resorts, casinos, and entertainment, all of which are key offerings at Wynn Resorts. As a result, Wynn Resorts can expect continued demand for its premium offerings, helping to drive revenue growth in the coming months. [\(Source\)](#)



Interest Rates

Interest rates represent the cost of borrowing money and significantly influence consumer behavior and spending patterns. The consumer discretionary sector, which includes companies like Wynn Resorts, is susceptible to changes in interest rates. Higher interest rates increase borrowing costs, potentially reducing consumer spending on non-essential goods and services. Conversely, lower interest rates can stimulate spending by making credit more affordable.

As of April 2025, the 10-year U.S. Treasury yield stands at approximately 4.34%, reflecting a recent increase from earlier in the year. This rise in yields has been attributed

to factors such as inflation concerns and shifts in Federal Reserve policy. The Federal Reserve's current target range for the federal funds rate is 4.25% to 4.50%, with projections indicating a potential decrease to 4.00% to 4.25% by mid-2025.

For consumer discretionary companies, especially those in the leisure and hospitality industry like Wynn Resorts, higher interest rates can lead to reduced consumer spending on luxury experiences. However, borrowing costs may decrease with the two anticipated interest rate cuts, potentially boosting consumer confidence and spending. This environment could favor Wynn Resorts, as lower interest rates may encourage more consumers to engage in discretionary spending, benefiting the company's operations. (Source)



(Source)

Consumer Price Index

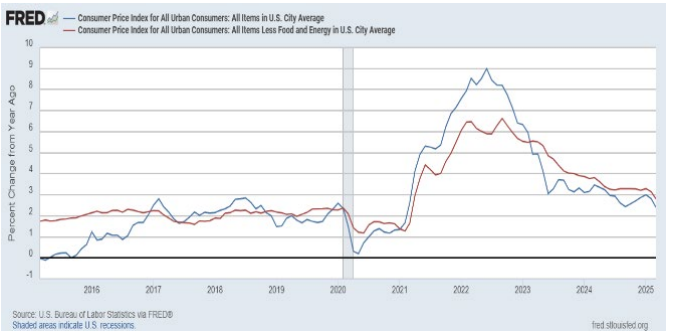
Inflation measures how much prices are rising over time. When inflation is high, people might reduce spending, especially on non-essential things like vacations or dining out. This can impact companies like Wynn Resorts, which rely on consumer spending.

As of March 2025, the Consumer Price Index (CPI) showed a 2.4% increase over the past 12 months, indicating that prices are still rising but more slowly than in previous years. This is a positive sign for consumers, suggesting that inflation is stabilizing.

Forecasts suggest that the CPI will continue to increase gradually, with an expected rise to 323.04 by December 2025. While this indicates ongoing inflation, the rate of increase is slowing, which could encourage consumers to feel more comfortable spending on discretionary items.

For Wynn Resorts, consumers may be more willing to spend on luxury experiences like vacations and fine dining as inflation stabilizes. This could increase revenue

for the company, benefiting from a more confident consumer base. (Source)



(Source)

Industry Analysis

Industry Description

This analysis focuses on the consumer discretionary sector, specifically the resorts and casinos sub-industry, where Wynn Resorts operates. Wynn stands out for its premium positioning, operating flagship properties in Las Vegas and Macau that combine upscale hospitality with gaming, fine dining, entertainment, and retail. Compared to mass-market operators, Wynn targets a more affluent customer base and delivers a more exclusive experience.

Luxury integrated resorts offer various services, including table games, slot machines, high-end hotel accommodations, fine dining, branded retail, and entertainment. These services attract domestic and international guests seeking a full-service, high-quality experience. Wynn generates revenue through multiple streams such as gaming, hotel stays, food and beverage sales, retail sales, and event/entertainment hosting. The company also benefits from loyalty programs and global tourism.

What sets Wynn apart from its competitors is its ability to consistently deliver substantial revenue per property and maintain high occupancy rates. The company focuses on brand reputation, exceptional service, and design quality, which helps build long-term guest loyalty. While Wynn operates fewer properties than most peers, it makes up for it through efficiency, scale, and premium offerings that reinforce its position as a leader in the resort space and luxury.

Industry Trends

The integrated resort and casino industry is rapidly evolving, with technology playing a pivotal role in shaping its future. Wynn Resorts and other industry leaders are embracing innovations to enhance guest experiences and operational efficiency.

Artificial Intelligence (AI) is at the forefront of this transformation. Casinos utilize AI to personalize player experiences by analyzing behavior and preferences, allowing for tailored game offerings and promotions. Additionally, AI enhances security through advanced surveillance systems and fraud detection algorithms. For instance, AI-driven analytics are revolutionizing how casinos understand player behavior, enabling hyper-personalized marketing strategies that cater to individual preferences in real time, leading to players staying hooked within the game.

Virtual Reality (VR) and Augmented Reality (AR) also redefine the gaming landscape. These technologies offer immersive experiences that blend the digital and physical worlds, providing guests with interactive and engaging environments. AR enhances live dealer games in U.S. land-based casinos by overlaying digital information onto the physical world, providing an enriched gaming experience.

Blockchain technology is contributing to greater transparency and security in casino operations. By enabling secure, decentralized transactions, blockchain enhances trust among players and streamlines financial processes. The decentralized nature of blockchain ensures that all transactions are recorded on a public ledger, which minimizes the risk of fraud and manipulation.

Furthermore, the industry is witnessing a shift towards hybrid models that integrate online and in-person gambling experiences. This approach caters to changing consumer preferences and expands casinos' reach beyond traditional brick-and-mortar establishments.

In summary, the casino industry embraces technological advancements to enhance guest experiences, improve operational efficiency, and adapt to evolving consumer expectations. Companies like Wynn Resorts that leverage these innovations are well-positioned to thrive in the competitive landscape.

([Source](#))

Porter's Five Forces: Casinos and Resorts

Bargaining Power of Buyers: Moderate to High

Customers have a fair amount of influence in the casino and resort space. High-end guests expect luxury, personalized service, and a wide entertainment and dining options. With several premium resorts, customers can easily compare experiences and shift their preferences. To maintain loyalty, Wynn must constantly deliver value through hospitality, gaming, and amenities. Since customers have options and high expectations, we see buyer power as moderate to high.

Bargaining Power of Suppliers: Low

Wynn works with various suppliers for food and beverage, gaming equipment, entertainment, and technology. Most of these suppliers face intense competition, limiting their ability to raise prices or set terms. Due to Wynn's scale and purchasing power, the company can negotiate favorable deals and shift vendors if necessary. This gives Wynn the upper hand, so we view supplier power in this industry as low.

Competitive Rivalry Among Competitors: High

Competition across the casino and resort industry is intense, especially in markets like Las Vegas and Macau. Major players fight for high-end clientele by constantly updating their offerings and investing in new experiences. Luxury resorts like Wynn must deliver consistent quality while differentiating through branding, exclusivity, and service. The rivalry in this space is high because of the number of competitors and the constant push to innovate.

Threat of Substitute Products: High

Customers seeking entertainment, relaxation, or travel experiences have many alternatives to casinos and resorts. From cruises to boutique hotels to online gaming platforms, people can spend their discretionary income in several ways. As digital entertainment grows and travel trends shift, Wynn must keep guests engaged in person and online. With so many options available, the threat of substitutes is high.

Threat of New Entrants: Low

The casino and resort industry has high entry barriers. New entrants face strict regulatory requirements, expensive real estate, and significant upfront investment in facilities and staff. Established companies like Wynn benefit from strong brand recognition, customer loyalty programs, and long-standing industry relationships. These barriers make it difficult for new players to enter and compete, so we consider this threat low.

Peer Comparisons

Ticker	Company	# of Properties	Casino Sq Ft	Occupancy %
LVS	Las Vegas Sands Corp	6	1,100,000	N/A
MGM	MGM Resorts International	31	3,000,000	90%
BYD	Boyd Gaming Corp	28	1,700,000	N/A
CZR	Caesars Entertainment	52	3,600,000	90%
RRR	Red Rock Resorts	19	N/A	95%
WYNN	Wynn Resorts	4	1,000,000	95%
Average		27	950,000	93%

Wynn Resorts operates only four properties, significantly fewer than its peers, but each is large in scale and strategically positioned. With 1,000,000 square feet of casino space, Wynn exceeds the peer average and maintains a high % occupancy rate of 95%, tied for the best among competitors. The company also operates with relatively few slot machines, suggesting a focus on premium gaming experiences and high-end clientele. Overall, Wynn emphasizes quality and exclusivity over mass scale.

Ticker	Company	Table Game Win Rate	Slot Machine Win Rate	# of slot machines
LVS	Las Vegas Sands Corp	19-21%	7-8%	6,700
MGM	MGM Resorts International	19-22%	8-9%	27,079
BYD	Boyd Gaming Corp	19-21%	7-9%	28,102
CZR	Caesars Entertainment	18-22%	6-8%	51,300
RRR	Red Rock Resorts	18-22%	6-8%	16,333
WYNN	Wynn Resorts	19-22%	7-8%	5,595
Average		18.6-21.6 %	6.8-8.4%	

Wynn performs well in core gaming metrics, particularly in table games, where its win rate ranges from 19% to 22%, placing it at the high end of the industry. Slot machine win rates are in line with the industry average. While the company operates fewer machines overall, this aligns with its strategy of offering a more curated and high-end gaming experience. The data suggests a consistent focus on quality over volume.

Ticker	Company	Revenue	Revenue per Property	Revenue per Sq Ft
LVS	Las Vegas Sands Corp	\$ 11,298,000,000	\$ 1,883,000,000	\$ 10,270.91
MGM	MGM Resorts International	\$ 17,240,550,000	\$ 556,146,774	\$ 5,746.85
BYD	Boyd Gaming Corp	\$ 3,930,190,000	\$ 140,363,929	\$ 2,311.88
CZR	Caesars Entertainment	\$ 11,245,000,000	\$ 216,250,000	\$ 3,123.61
RRR	Red Rock Resorts	\$ 1,939,010,000	\$ 102,053,158	N/A
WYNN	Wynn Resorts	\$ 7,127,960,000	\$ 1,781,990,000	\$ 7,127.96
Average		\$ 9,130,550,000	\$ 579,562,772	\$ 5,363.31

Despite its smaller footprint, Wynn generates exceptional revenue efficiency. Its revenue per property is

approximately \$1.78 billion, more than three times the peer average, demonstrating substantial asset utilization and pricing power. Revenue per square foot is also well above average, indicating high productivity within its casino operations. Wynn's financial performance underscores the effectiveness of its premium positioning in the market.

Ticker	Company	EV/EBITDA	EV/EBIT	P/E
LVS	Las Vegas Sands Corp	12.16	19.18	26.18
MGM	MGM Resorts International	5.88	8.82	14.45
BYD	Boyd Gaming Corp	7.63	9.88	11.72
CZR	Caesars Entertainment	5.13	8.12	N/A
RRR	Red Rock Resorts	10.71	14.2	18.26
WYNN	Wynn Resorts	11.36	17.92	19.79
Average		8.30	12.04	17.65

Wynn trades at a premium compared to its peers across several valuation metrics, including EV/EBITDA and P/E. This suggests that investors value Wynn's earnings potential more, likely due to its strong operational efficiency and brand equity. While its multiples are higher than average, they reflect market confidence in its ability to generate sustained returns. Wynn is perceived as a higher-end, lower-scale but efficient operator.

Ticker	Company	ROA	ROE	D/E
LVS	Las Vegas Sands Corp	6.81%	41.30%	483.36%
MGM	MGM Resorts International	1.64%	21.76%	1053.54%
BYD	Boyd Gaming Corp	8.79%	34.76%	248.57%
CZR	Caesars Entertainment	-0.84%	-6.38%	620.11%
RRR	Red Rock Resorts	3.85%	80.25%	1600.47%
WYNN	Wynn Resorts	5.52%	-51.73%	-1439.86%
Average		4.05%	34.34%	801.21%

Wynn shows above-average return on assets but faces significant challenges in leverage and equity. The company currently reports negative shareholder equity, resulting in a negative debt-to-equity ratio, which raises concerns about financial risk. Its return on equity is also profoundly negative, mainly due to its capital structure. While operationally strong, Wynn's balance sheet signals caution and underscores the importance of managing financial risk in the future.

Valuation Analysis

Our estimated valuation for Wynn is based on three primary approaches: Discounted Cash Flow (DCF), Economic Profit (EP), and Dividend Discount Model (DDM). Each method provides different insights into how a company can be evaluated. Our final price targets emphasize the intrinsic value of long-term cash flows and returns on invested capital. All of our projects are based upon an eight-year forecast horizon, with the terminal value estimation coming in 2032. These forecasts were

developed using formulated Excel methods/models, which are directly supported by industry growth plans and some of the management guidance for the future.

Discounted Cash Flow and Economic Profit Model

Estimated Share Price: \$81.34

The DCF and EP methods are the foundation of the overall valuation, providing the most holistic view of Wynn's ability to generate long-term cash flows and create value above the calculated cost of capital. Given the company's recent marginal growth and future expansion projects, these models highlight Wynn's ability to create sustainable value. Further reasoning and assumptions behind revenue and expense forecasting are included below.

Balance Sheet

For most of the balance sheet line items, we could forecast them based on 10-year historical averages as a percentage of sales for the following values: accounts receivable, prepaid expenses, and other assets. We completed a similar method for liabilities as a proportion of sales for the following line items: accounts and construction payables, customer deposits, gaming taxes payable, and accrued compensation and benefits. Other than the new location being built in 2027, management has not furthered their guidance in many ways, so the line items listed above should be able to follow their historical trends closely.

Other balance sheet items were forecasted somewhat differently. For example, we forecasted our operating lease assets to grow proportionally to the amount of PPE Wynn would own at any point in the future.

We forecasted Capex by looking at historical Capex growth rates, averaging them by looking inward on a 10-year historical basis, and adjusting them by a constant inflation rate for the future.

Cost of Equity and Debt

We estimated the cost of equity by using the capital asset pricing model (CAPM) and the weighted average cost of capital (WACC) calculation. The risk-free rate was based on the 10-year U.S. Treasury Yield as of March 6th (4.29%), sourced from FactSet. We obtained the beta from FactSet as well. To calculate the equity risk premium, we took the low of the market average over a 6-month timeframe. These results produced a cost of equity of 12.39%.

For the cost of debt, we used the same risk-free rate subtracted by the pre-tax cost of debt (6.58%), which was found by accessing FactSet and inputting what Wynn's 10-year corporate bond data was, to produce an implied default risk premium of 2.29%. Compiling a marginal tax

rate of 21%, which aligns with the historical trends within the industry, we calculated an after-tax cost of debt of 5.20%

WACC

To calculate the WACC, we determined that equity comprises 38.76% of Wynn's capital structure, while debt makes up 61.24%. We then applied the respective cost of equity (12.39%) and the after-tax cost of debt (5.20%), which calculated a WACC of 7.98%. This rate was then used to directly discount and project free cash flows from 2025 to 2032, which is the basis of the DCF and EP valuations.

We assumed a continuing value (CV) of .25%, accurately reflecting the slim margins needed to grow above inflation for sustainable long-term cash flows.

Dividend Discount Model

Estimated Share Price: \$74.08

This model is key to Wynn's valuation since it has/does declared dividends within a fiscal year. To calculate the Dividend Discount Model (DDM), we first had to express our Earnings per Share (earnings/number of shares outstanding) over our 8-year time horizon. We assumed that the CV EPS growth would be around 6%, reflecting the marginal growth prevalent within the industry. Over the CV year, ROE was calculated by dividing the ending year's Net Income by the previous year's beginning total stockholders' equity. We also pulled the cost of equity from the WACC calculation to round out the implied inputs. The P/E multiple of \$15.49 from the CV year multiplied by our CV year EPS got us to our undiscounted future stock price for 2032 (\$151.99). We assumed that the dividends would not change within the first 3 years of growth due to negative earnings for those respective years. From 2028 onwards, we predicted that the dividends per share would grow by .25, which reflects historical growth rates in prior years. The final intrinsic value was calculated by discounting each year's dividend, discounting the future stock price by seven years, and finally summing all those prices to get an intrinsic value of \$72.87.

To get the implied price as of today, the final value of \$72.87 was multiplied by the cost of equity and the number of days elapsed within the year, to get an implied price of \$74.08.

Sensitivity Analysis

Room Income 2032E vs. Depreciation Rate

Room Income Statement Assumption 2032E								
Depreciation	74.08	2.00%	3.00%	4.00%	4.20%	5.00%	6.00%	7.00%
	5.00%	90.80	87.32	83.84	83.14	80.36	76.88	73.40
	6.00%	87.78	84.30	80.82	80.12	77.34	73.86	70.38
	7.00%	84.76	81.28	77.80	77.10	74.32	70.84	67.35
	8.00%	81.74	78.26	74.78	74.08	71.29	67.81	64.33
	9.00%	78.72	75.23	71.75	71.05	68.27	64.79	61.31
	10.00%	75.69	72.21	68.73	68.04	65.25	61.77	58.29
	11.00%	72.67	69.19	65.71	65.01	62.23	58.75	55.26

Our sensitivity analysis reveals that a lower depreciation rate has a more profound impact on the overall valuation than the room income, as it directly impacts the overall free cash flow within the DCF and DDM valuations. Holding the room terminal value at a constant of 4.20%, increasing depreciation expense from 5% to 11% reduced the valuation from \$83.14 to \$65.01. In contrast, holding depreciation at 8% and raising the terminal value of the rooms from 2% to 7% lowered the valuation from \$81.74 to \$64.33. Given the large amount of assets that Wynn has/leases, it makes sense that a lowered depreciation rate would raise the company's intrinsic value.

Depreciation Rate vs Risk-Free Rate

Depreciation								
Risk Free Rate	74.08	5.00%	6.00%	7.00%	8.00%	9.00%	10.00%	11.00%
	3.00%	110.95	106.85	102.75	98.65	94.55	90.46	86.36
	3.50%	98.58	94.96	91.35	87.73	84.11	80.49	76.87
	4.00%	88.33	85.10	81.88	78.66	75.44	72.22	68.99
	4.29%	83.14	80.12	77.10	74.08	71.06	68.04	65.01
	4.50%	79.69	76.80	73.91	71.03	68.14	65.25	62.36
	5.00%	72.33	69.73	67.13	64.52	61.92	59.31	56.71
	5.50%	66.00	63.64	61.28	58.92	56.56	54.20	51.84

Much like the last sensitivity valuation, the depreciation percentage outweighs the overall risk-free rate regarding the impact on Wynn's intrinsic price. Depreciation at an 11% rate has the price fall to as low as \$51.84 and rises to an impactful \$110.95 price point with a 5% depreciation rate. Wynn's business is structured primarily on tangible assets, and decreasing the cost imposed upon them will produce a higher price point for the future.

The risk-free rate is vital for the overall capital structure within Wynn's overall valuation. Wynn's debt structure outweighs its equity by 2:1 (38.76% to 61.24%), which means that an impactful driver like the risk-free rate will not have such an impact upon overall valuation as much as other variables. A 3% risk-free rate will see the price rise to \$110.95; conversely, a 5.50% risk-free rate will fall to \$51.84.

Entertainment Growth 2025E-2032 vs. Risk-Free Rate

Entertainment Growth 2025E-2032								
Risk Free Rate	74.08	1.00%	2.00%	3.00%	4.00%	5.00%	6.00%	7.00%
	3.00%	96.15	96.92	97.76	98.65	99.61	100.64	101.75
	3.50%	85.51	86.20	86.94	87.73	88.58	89.49	90.46
	4.00%	76.69	77.30	77.96	78.66	79.42	80.23	81.09
	4.29%	72.23	72.80	73.42	74.08	74.79	75.55	76.36
	4.50%	69.26	69.81	70.39	71.03	71.70	72.43	73.21
	5.00%	62.93	63.42	63.95	64.52	65.13	65.79	66.49
	5.50%	57.48	57.92	58.40	58.92	59.47	60.07	60.70

Historically, even though entertainment/other is Wynn's lowest profitable segment (\$55 million in revenue in 2025), it seems to be more critical to the overall intrinsic value calculation than the risk-free rate is. When holding the risk-free rate constant at 3% and the entertainment growth from 1% to 7%, the intrinsic value rises from \$96.15 to \$101.75. Comparatively, when holding the entertainment growth constant at 4%, and the risk-free rate ranging from 3% to 5.5%, the values shrink from \$98.65 to \$58.92. The changes in both valuations show the vast difference between how a higher risk-free rate can adversely affect the other valuation of Wynn. As mentioned earlier, Wynn is debt-financed chiefly, and a higher risk-free rate would deleverage the company and decrease its overall intrinsic value.

Cost of Equity vs. Pretax Cost of Debt

Cost of Equity								
Pretax Cost of Debt	74.08	11.00%	11.50%	12.00%	12.39%	13.00%	13.50%	14.00%
	5.50%	109.68	97.31	87.08	80.25	71.18	64.90	59.45
	6.00%	105.67	93.77	83.93	77.37	68.64	62.60	57.36
	6.50%	101.65	90.23	80.78	74.48	66.10	60.30	55.27
	6.58%	101.01	89.66	80.28	74.02	65.69	59.93	54.94
	7.00%	97.63	86.69	77.63	71.59	63.56	58.00	53.18
	7.50%	93.61	83.14	74.48	68.70	61.02	55.70	51.08
	8.00%	89.59	79.60	71.33	65.81	58.47	53.40	48.99

The CAPM formula is the primary driver of this sensitivity analysis. When comparing these two variables, both a lower pretax cost of debt and cost of equity positively impact the intrinsic value of Wynn. As mentioned earlier, Wynn is mainly financed by debt, which explains why the valuation favors lowering the pretax cost of debt. Holding the cost of equity constant at 11% and changing the pretax cost of debt from 5.5% to 8%, the intrinsic value of Wynn jumps from \$109.68 to \$89.59. Adversely, holding the pretax cost of debt constant at 6.58%, and changing the cost of equity from 11% to 14%, the intrinsic value of Wynn moves from \$101.01 to \$54.94. These metrics are essential for driving the inherent cost of capital for Wynn during a fiscal period, which drives overall returns for the company.

Cost of Equity vs. ROI

		Cost of Equity						
	74.08	11.00%	11.50%	12.00%	12.39%	13.00%	13.50%	14.00%
ROI	1.00%	83.48	74.21	66.54	61.42	54.61	49.90	45.81
	2.00%	89.26	79.31	71.07	65.58	58.27	53.21	48.82
	3.00%	95.14	84.49	75.68	69.80	61.98	56.57	51.88
	3.99%	101.01	89.66	80.28	74.02	65.69	59.93	54.94
	4.00%	101.09	89.74	80.34	74.08	65.75	59.98	54.98
	5.00%	107.14	95.07	85.08	78.42	69.57	63.44	58.13
	6.00%	113.27	100.48	89.89	82.83	73.45	66.95	61.32

Wynn, like many other companies, holds debt and equity investments. When looking at the sensitivity analysis for these two variables, a higher ROI growth within the asset section of the balance sheet trumps the lower cost of equity. A higher ROI would produce more efficient free cash flow and increase the value of assets on Wynn's books. When holding the cost of equity at 11%, increasing the ROI from 1% to 6%, the intrinsic value changes from \$83.48 to \$113.27. Adversely, holding the ROI constant at 3.99%, raising the cost of equity from 11% to 14%, the stock's intrinsic value lowers from \$101.01 to \$54.94.

Food and Beverage Expense 2032E vs Pretax Cost of Debt

		Food and Beverage Expense 2032E							
		74.08	10.00%	10.50%	11.00%	11.50%	12.00%	12.50%	13.00%
Pretax Cost of Debt	4.00%	94.19	92.45	90.71	88.97	87.23	85.49	83.75	
	5.00%	88.42	86.68	84.94	83.20	81.46	79.72	77.98	
	6.00%	82.65	80.91	79.17	77.43	75.69	73.95	72.21	
	6.58%	79.30	77.56	75.82	74.08	72.34	70.60	68.86	
	7.00%	76.87	75.13	73.39	71.65	69.91	68.17	66.43	
	8.00%	71.09	69.35	67.61	65.87	64.12	62.38	60.64	
	9.00%	65.30	63.56	61.82	60.08	58.34	56.59	54.85	

The pretax cost of debt has a bigger impact than a lower food and beverage expense for 2032E. Both of these variables impact the amount of expense Wynn has to incur, since the pretax cost of debt is an effective interest rate for the amount of debt Wynn has outstanding. Since Wynn is heavily debt-financed, a lower interest rate on that debt would impact the cash expense incurred in other valuation methods and the income statement. When holding food and beverage expenses constant at 10% and having the values for the pretax cost of debt range from 4% to 9%, Wynn's intrinsic value goes from \$94.19 to \$65.30. Adversely, when holding the pretax cost of debt constant at 6.58%, and having the food and beverage range from 10% to 13%, the intrinsic value of Wynn goes from \$79.30 to \$68.86.

Conclusion

In conclusion, we recommend a **NO ACTION** rating for Wynn. This claim is supported by relatively futile company performance, industry, and macroeconomic trends, making it challenging for Wynn to capture market

share/expansion. Although the company is backed by a somewhat positive forward-looking DCF and EP valuation, an international expansion-first mindset, as well as many years of historical positive cash flows, the resort/gaming industry has many other financially strong companies that mainly do the same thing that Wynn does from an operational perspective, with some arguably even better.

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(In Millions except for locations, square footage, and rooms)

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Wynn Resorts
Income Statement

Fiscal Years Ending Dec. 31	2022	2023	2024	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E
Operating Revenues:											
Operating revenues - casino	1,632.54	3,718.40	4,261.36	4,597.58	4,954.81	5,339.80	6,915.80	7,401.99	7,929.01	8,493.55	9,098.29
Operating revenues - rooms	802.14	1,185.67	1,242.06	1,304.16	1,369.37	1,437.84	1,808.88	1,845.06	1,881.96	1,919.60	1,957.99
Operating revenues - food & beverage	846.21	1,028.64	1,069.12	1,122.57	1,178.70	1,237.64	1,268.58	1,300.29	1,332.80	1,366.12	1,400.27
Operating revenues - entertainment, retail & other	475.93	599.19	555.43	577.65	600.75	624.78	649.77	675.76	702.79	730.91	760.14
Total operating revenues	3,756.83	6,531.90	7,127.96	7,601.96	8,103.63	8,640.05	10,643.04	11,223.10	11,846.56	12,510.18	13,216.70
Operating Expenses:											
Operating costs & expenses - casino	1,099.80	2,238.67	2,586.96	2,749.16	2,739.33	2,729.50	2,719.67	2,709.84	2,700.01	2,690.18	2,660.69
Operating costs & expenses - rooms	261.34	307.13	330.36	349.02	368.53	389.17	474.77	495.76	518.15	541.74	555.10
Operating costs & expenses - food & beverage	700.55	822.32	859.43	912.34	968.03	1,027.30	1,259.53	1,321.92	1,388.75	1,459.58	1,519.92
Operating costs & expenses - entertainment, retail & other	328.53	340.44	249.68	262.46	275.71	289.61	351.40	364.91	379.22	394.18	396.50
General & administrative expenses	830.45	1,065.02	1,080.48	1,116.91	1,152.87	1,188.94	1,414.99	1,439.83	1,464.63	1,488.40	1,387.75
Provision (benefit) for credit losses	(7.30)	(3.96)	4.99	29.20	31.12	33.18	40.87	43.10	45.50	48.05	50.76
Pre-opening expenses	20.64	9.47	9.36	9.36	9.36	9.36	124.07	103.73	80.89	55.22	26.43
Depreciation & amortization expenses	692.32	687.27	658.90	693.25	728.93	766.43	930.87	967.65	1,006.66	1,047.50	1,057.34
Property charges & other expenses	295.14	1,065.02	1,080.48	1,162.52	1,250.12	1,344.46	1,670.42	1,776.52	1,891.10	2,013.82	2,180.76
Total operating expenses	3,857.50	5,691.73	5,995.23	7,284.22	7,523.99	7,777.95	8,986.58	9,223.25	9,474.92	9,738.66	9,835.25
Operating income (loss)	(100.68)	840.17	1,132.73	317.73	579.64	862.11	1,656.46	1,999.85	2,371.64	2,771.52	3,381.46
Other Income (Expense):											
Interest income	29.76	175.79	130.34	96.71	183.62	290.13	424.31	563.11	629.04	679.82	643.08
Interest expense, net of amounts capitalized	650.89	751.51	688.41	800.50	864.16	1,050.58	1,209.82	1,356.73	1,467.23	1,511.69	1,401.26
Other income (expense)	5.81	(24.16)	29.17	0.56	0.46	0.58	2.81	3.50	2.33	(0.29)	2.08
Other income (expense), net	(599.36)	(554.79)	(489.33)	(703.23)	(680.08)	(759.87)	(782.69)	(790.12)	(835.85)	(832.15)	(756.10)
Income (loss) before income taxes	(700.04)	285.38	643.40	(385.50)	(100.44)	102.24	873.77	1,209.73	1,535.79	1,939.37	2,625.36
Provision (benefit) for income taxes	9.33	(496.83)	3.68	(64.15)	(16.08)	15.75	133.09	191.11	242.92	303.57	409.08
Net income (loss)	(709.37)	782.22	639.72	(321.35)	(84.36)	86.48	740.68	1,018.62	1,292.86	1,635.80	2,216.28
Less: net income (loss) attributable to noncontrolling interests	285.51	(52.22)	(138.64)	69.64	18.28	(18.74)	(160.52)	(220.75)	(280.19)	(354.51)	(480.31)
Net income (loss) attributable to Wynn Resorts, Limited	(423.86)	729.99	501.08	(251.71)	(66.08)	67.74	580.16	797.86	1,012.68	1,281.29	1,735.97
Net income (loss) per common share - basic	(3.73)	6.49	4.56	(2.13)	(0.52)	0.50	4.04	5.25	6.32	7.60	9.81
Weighted average shares outstanding - basic	113.62	112.52	109.97	118.37	126.74	135.11	143.48	151.85	160.22	168.59	176.96
Dividends per share	-	0.75	1.00	1.00	1.00	1.00	1.25	1.50	1.75	2.00	2.25
Total shares outstanding	113.37	111.74	107.82	111.24	114.17	122.55	130.92	139.29	147.66	156.03	164.40

Wynn Resorts
Balance Sheet
(In Millions)

Fiscal Years Ending Dec. 31	2022	2023	2024	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E
ASSETS											
Current assets:											
Cash and cash equivalents	3,650.44	2,879.19	2,426.16	4,606.60	7,278.64	10,645.13	14,127.18	15,781.31	17,055.13	16,133.48	18,142.19
Restricted cash & investments	4.82	845.21	-	-	-	-	-	-	-	-	-
Accounts receivable, net of allowance of credit losses	216.03	341.71	324.02	374.60	399.32	425.75	524.45	553.03	583.75	616.46	651.27
Inventories	70.09	75.55	75.78	110.88	118.20	126.02	155.24	163.70	172.79	182.47	192.78
Prepaid expenses & other current assets	88.20	99.96	95.73	123.85	132.03	140.77	173.40	182.85	193.01	203.82	215.33
Total current assets	4,029.59	4,241.62	2,921.68	5,215.93	7,928.18	11,337.66	14,980.27	16,680.90	18,004.68	17,136.22	19,201.56
Property & equipment, net	6,896.06	6,688.48	6,521.28	6,225.37	5,913.65	5,585.28	5,114.38	4,629.70	4,130.15	3,615.12	3,116.88
Restricted cash	127.73	90.21	95.64	99.45	103.41	107.54	111.82	116.28	120.91	125.73	130.75
Goodwill & intangible assets, net	245.25	329.71	273.06	273.06	273.06	273.06	273.06	273.06	273.06	273.06	273.06
Operating lease assets	1,853.16	1,832.90	1,797.28	1,715.72	1,629.81	1,539.31	1,409.53	1,275.95	1,138.28	996.33	859.02
Deferred income taxes, net	-	500.88	507.72	33.97	591.82	148.34	145.35	1,227.88	1,763.20	2,241.21	2,800.73
Other assets	263.31	312.43	861.31	910.81	963.16	1,018.52	1,077.06	1,138.97	1,204.43	1,273.66	1,346.87
Total assets	13,415.10	13,996.22	12,977.96	14,474.32	17,403.10	20,009.72	23,111.48	25,342.74	26,634.71	25,661.35	27,728.87
LIABILITIES AND STOCKHOLDERS' DEFICIT											
Current liabilities:											
Accounts & construction payables	197.47	208.26	205.15	341.06	363.57	387.63	477.50	503.52	531.49	561.27	592.96
Customer deposits	506.15	543.29	508.65	961.32	1,024.76	1,092.59	1,345.89	1,419.24	1,498.08	1,582.00	1,671.34
Gaming taxes payable	44.97	172.83	171.98	201.19	216.82	233.67	302.63	323.91	346.97	371.68	398.14
Accrued compensation & benefits	187.16	212.65	229.31	257.36	274.34	292.51	360.32	379.95	401.06	423.53	447.45
Accrued interest	135.63	141.90	132.51	175.94	189.93	230.90	265.90	298.19	322.48	332.25	307.98
Current portion of long-term debt	547.54	709.59	41.25	1,041.25	2,910.63	2,501.87	2,350.00	1,800.00	800.00	1,250.00	2,000.00
Other accrued liabilities	192.50	211.93	250.69	236.83	252.46	269.17	331.57	349.64	369.06	389.74	411.75
Total current liabilities	1,811.42	2,200.45	1,539.53	3,214.95	5,232.51	5,008.34	5,433.80	5,074.46	4,269.15	4,910.45	5,829.62
Long-term debt	11,569.32	11,028.74	10,500.48	10,541.73	11,582.98	14,493.61	16,995.48	19,345.48	21,145.48	19,145.48	19,685.48
Long-term operating lease liabilities	1,615.16	1,631.75	1,623.89	1,550.20	1,472.58	1,390.81	1,273.55	1,152.86	1,028.46	900.22	776.15
Other long-term liabilities	59.57	236.21	282.66	296.81	311.67	327.28	343.67	360.88	378.95	397.92	417.85
Total liabilities	15,055.47	15,097.16	13,946.57	15,603.70	18,599.75	21,220.05	24,046.51	25,933.68	26,822.04	25,354.08	26,709.10
Stockholders' deficit:											
Common equity account	3,585.25	3,648.49	3,700.14	4,271.73	4,843.33	5,414.92	5,986.52	6,558.11	7,129.70	7,701.30	8,272.89
Treasury stock	1,623.87	1,836.33	2,241.61	2,241.61	2,241.61	2,241.61	2,241.61	2,241.61	2,241.61	2,241.61	2,241.61
Accumulated other comprehensive income (loss)	(0.40)	3.41	(5.70)	(5.70)	(5.70)	(5.70)	(5.70)	(5.70)	(5.70)	(5.70)	(5.70)
Retained earnings (accumulated deficit)	(2,711.81)	(2,066.95)	(1,676.99)	(2,479.00)	(3,136.15)	(3,702.68)	(3,838.45)	(3,845.20)	(3,733.00)	(3,455.49)	(2,834.27)
Total Wynn Resorts, Limited stockholders' equity (deficit)	(750.84)	(251.38)	(224.16)	(454.58)	(540.13)	(535.06)	(99.25)	465.60	1,149.39	1,998.50	3,191.31
Noncontrolling interests	(889.53)	(849.55)	(744.44)	(674.80)	(656.52)	(675.26)	(835.78)	(1,056.53)	(1,336.72)	(1,691.23)	(2,171.53)
Total stockholders' equity (deficit)	(1,640.37)	(1,100.93)	(968.60)	(1,129.38)	(1,196.65)	(1,210.32)	(935.02)	(590.93)	(187.32)	307.28	1,019.78
Total liabilities and stockholders deficit	13,415.10	13,996.22	12,977.96	14,474.32	17,403.10	20,009.72	23,111.48	25,342.75	26,634.72	25,661.35	27,728.87

Wynn Resorts
Forecasted Cash Flow Statement

Fiscal Years Ending Dec. 31	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E
Net Income	(251.71)	(66.08)	67.74	580.16	797.86	1,012.68	1,281.29	1,735.97
Adjustments to reconcile Net Income to cash from operating assets								
Depreciation and Amoritzation	693.25	728.93	766.43	930.87	967.65	1,006.66	1,047.50	1,057.34
Change in Deferred Taxes	473.75	(557.85)	443.48	2.99	(1,082.53)	(535.31)	(478.01)	(559.52)
Change in Working Capital Accounts								
Change in Accounts Receivable, net allowance of credit losses	(50.58)	(24.72)	(26.43)	(98.70)	(28.58)	(30.72)	(32.70)	(34.81)
Change in Inventory	(35.10)	(7.32)	(7.82)	(29.22)	(8.46)	(9.09)	(9.68)	(10.31)
Change in Prepaid expenses & other current assets	(28.13)	(8.17)	(8.74)	(32.63)	(9.45)	(10.16)	(10.81)	(11.51)
Change in Operating Lease Assets	81.56	85.91	90.50	129.78	133.58	137.68	141.94	137.32
Change in Accounts and Constructions Payable	135.91	22.51	24.07	89.86	26.02	27.97	29.77	31.70
Change in Customer Deposits	452.67	63.44	67.83	253.29	73.35	78.84	83.92	89.34
Change in Gaming Taxes Payable	29.21	15.63	16.85	68.97	21.28	23.06	24.70	26.46
Change in Accrued Compensation and Benefits	28.06	16.98	18.16	67.81	19.64	21.11	22.47	23.92
Change in Accrued Interest	43.43	13.99	40.97	35.00	32.29	24.29	9.77	(24.27)
Change in other accrued liabilities	(13.86)	15.63	16.71	62.40	18.07	19.42	20.67	22.01
Net cash provided by operating activities	1,558.46	298.88	1,509.74	2,060.59	960.71	1,766.42	2,130.84	2,483.64
Cash from investing activities								
Increase/Decrease in long term investments and restricted cash	(3.81)	(3.96)	(4.12)	(4.29)	(4.46)	(4.63)	(4.82)	(5.01)
Capital expenditures	(397.34)	(417.20)	(438.06)	(459.97)	(482.97)	(507.11)	(532.47)	(559.09)
Other assets	(49.51)	(52.35)	(55.36)	(58.54)	(61.91)	(65.46)	(69.23)	(73.21)
Net Cash used for investing activities	(450.65)	(473.52)	(497.55)	(522.80)	(549.33)	(577.21)	(606.52)	(637.31)
Cash from financing activities								
Change in Current Portion of Long Term Debt	1,000.00	1,869.38	(408.76)	(151.87)	(550.00)	(1,000.00)	450.00	750.00
Long term debt	41.25	1,041.25	2,910.63	2,501.87	2,350.00	1,800.00	(2,000.00)	540.00
Long term operating lease liabilities	(73.69)	(77.62)	(81.77)	(117.26)	(120.69)	(124.39)	(128.25)	(124.07)
Issuances from common equity source	571.59	571.59	571.59	571.59	571.59	571.59	571.59	571.59
Other long term liabilities	14.15	14.86	15.61	16.39	17.21	18.07	18.98	19.93
Total Dividends	(118.37)	(126.74)	(135.11)	(179.35)	(227.77)	(280.38)	(337.17)	(398.15)
Total Repurchases	(431.94)	(464.33)	(499.16)	(536.59)	(576.84)	(620.10)	(666.61)	(716.60)
Change in Non Controlling Interest	69.64	18.28	(18.74)	(160.52)	(220.75)	(280.19)	(354.51)	(480.31)
Net cash provided by financing activities	1,072.65	2,846.68	2,354.29	1,944.27	1,242.75	84.60	(2,445.97)	162.39
Change in cash	2,180.45	2,672.04	3,366.49	3,482.06	1,654.13	1,273.81	(921.65)	2,008.71
Cash at the beginning of the year	2,426.16	4,606.60	7,278.64	10,645.13	14,127.18	15,781.31	17,055.13	16,133.48
Cash at the end of the year	4,606.60	7,278.64	10,645.13	14,127.18	15,781.31	17,055.13	16,133.48	18,142.19

Wynn Resorts
Historical Cash Flow Statement
(In Millions)

Fiscal Years Ending Dec. 31	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Cash flows from operating activities:										
Net income (loss)	\$ 281.52	\$ 302.47	\$ 889.25	\$ 803.08	\$ 311.38	\$ (2,326.95)	\$ (1,011.99)	\$ (709.37)	\$ 782.22	\$ 639.72
Adjustments to reconcile net income (loss) to net cash provided by (used in) operating activities:										
Depreciation & amortization	322.63	404.73	552.37	550.60	624.88	725.50	715.96	692.32	687.27	658.90
Deferred income taxes	6.50	6.36	(310.85)	(498.65)	174.19	562.48	(2.71)	3.24	(502.78)	(6.84)
Stock-based compensation expense	38.48	43.72	43.97	35.04	40.37	62.25	95.24	67.63	64.52	59.03
Amortization of debt issuance costs	19.79	24.33	25.01	36.92	28.95	28.93	27.05	29.43	39.53	39.43
Loss on debt financing transactions	-	-	-	-	-	-	-	-	12.68	2.91
Provision (benefit) for credit losses	11.12	8.20	(6.71)	6.53	21.90	64.38	29.49	(7.30)	(3.96)	4.99
Change in derivatives fair value	-	-	-	4.52	3.23	13.06	(11.36)	(15.96)	(45.10)	(42.48)
Loss (gain) on Encore Boston Harbor ("EBH") transaction, net	-	-	-	-	-	-	-	(181.99)	-	-
Impairment of goodwill and intangible assets	-	-	-	-	-	-	-	48.04	94.49	-
Property charges & other expenses	9.66	42.67	44.00	56.97	5.12	38.93	74.69	59.31	117.18	106.33
Increase (decrease) in cash from changes in:										
Receivables, net	47.01	(39.27)	0.83	(59.16)	(86.71)	81.65	(29.44)	(9.34)	(123.75)	13.48
Inventories & prepaid expenses & other current assets	(23.61)	(36.64)	(4.37)	(5.21)	(37.91)	27.66	(21.50)	(19.74)	(6.03)	26.63
Customer deposits	(112.75)	163.22	456.01	(92.40)	(134.86)	(192.45)	(207.88)	69.69	37.95	(36.97)
Accounts payable & accrued expenses	(107.61)	116.99	70.95	49.53	(61.91)	(162.48)	117.80	(97.24)	93.66	(38.92)
Net cash flows provided by (used in) operating activities	572.81	970.55	1,876.58	961.49	901.07	(1,072.43)	(222.59)	(71.27)	1,247.88	1,426.20
Cash flows from investing activities:										
Capital expenditures, net of construction payables & retention	(1,921.24)	(1,225.94)	(935.47)	(1,475.97)	(1,063.29)	(290.12)	(290.66)	(300.13)	(442.79)	(419.93)
Investment in unconsolidated affiliates	-	-	-	-	-	-	-	(40.18)	(53.63)	(563.42)
Purchase of investment securities	-	-	-	(34.10)	-	-	-	-	(836.52)	-
Proceeds from maturity of investments	-	-	-	-	-	-	-	-	-	850.00
Purchase of intangible & other assets	(3.91)	(14.99)	(13.57)	(126.41)	(6.00)	-	(56.03)	(12.20)	(10.17)	(2.62)
Proceeds from EBH transaction	-	-	-	-	-	-	-	1,700.00	-	-
Proceeds from sale of assets & other investing activities	37.25	3.87	20.37	54.21	0.70	19.75	4.27	1.47	1.16	52.40
Net cash flows used in (provided by) investing activities	(1,891.56)	(1,288.25)	(957.63)	(1,222.81)	(1,068.60)	(265.76)	(342.42)	1,348.97	(1,342.53)	(83.56)
Cash flows from financing activities:										
Proceeds from issuance of long-term debt	5,290.75	1,430.31	2,429.99	2,788.93	3,893.78	4,691.95	1,340.28	211.44	1,200.00	1,883.79
Repayments of long-term debt	(3,342.11)	(400.71)	(2,959.84)	(3,032.27)	(2,930.02)	(2,035.35)	(2,488.40)	(50.00)	(1,533.12)	(3,059.83)
Repurchase of common stock	(7.20)	(14.02)	(17.77)	(159.54)	(66.99)	(11.53)	(13.84)	(187.50)	(212.46)	(401.80)
Proceeds from exercise of stock options	3.03	3.49	62.21	21.97	14.70	0.07	-	-	1.97	1.02
Proceeds from issuance of subsidiary common stock	-	-	-	-	-	-	4.66	2.90	-	-
Proceeds from sale of noncontrolling interest in subsidiary	-	-	-	-	-	-	-	50.03	-	-
Distribution to noncontrolling interest	-	(0.03)	(11.44)	(305.37)	(7.75)	(6.24)	(18.76)	(27.74)	(22.58)	(16.99)
Dividends paid	(499.11)	(325.22)	(320.76)	(569.78)	(566.52)	(108.78)	(1.55)	(1.45)	(84.73)	(139.56)
Finance lease payments	-	-	-	-	(0.07)	(5.92)	(15.66)	(18.19)	(19.27)	(19.22)
Payments for financing costs	(193.59)	(5.38)	(91.17)	(48.30)	(32.74)	(27.34)	(31.19)	(3.17)	(41.24)	(36.71)
Other	-	-	-	-	-	-	-	-	(7.77)	(4.49)
Net cash flows used in financing activities	1,216.26	691.87	(563.71)	(324.26)	299.01	2,463.25	(388.00)	(23.68)	(719.21)	(1,793.79)
Effect of exchange rate on cash, cash equivalents & restricted cash	0.41	(1.13)	(3.88)	(1.73)	7.49	3.03	(2.30)	(2.09)	0.28	3.53
Cash, cash equivalents, and restricted cash:										
Increase (decrease) in cash, cash equivalents & restricted cash	(102.08)	373.03	351.35	(587.31)	138.97	1,128.09	(955.32)	1,251.92	(813.58)	(447.62)
Cash, cash equivalents & restricted cash - balance, beginning of period	2,182.16	2,080.09	2,453.12	2,806.63	2,219.32	2,358.29	3,486.38	2,531.07	3,782.99	2,969.41
Cash, cash equivalents & restricted cash - balance, end of period	\$ 2,080.09	\$ 2,453.12	\$ 2,804.47	\$ 2,219.32	\$ 2,358.29	\$ 3,486.38	\$ 2,531.07	\$ 3,782.99	\$ 2,969.41	\$ 2,521.79

Wynn Resorts
Common Size Income Statement

Fiscal Years Ending Dec. 31	2022	2023	2024	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E
Operating Revenues:											
Operating revenues - casino	43.46%	56.93%	59.78%	60.48%	61.14%	61.80%	64.98%	65.95%	66.93%	67.89%	68.84%
Operating revenues - rooms	21.35%	18.15%	17.43%	17.16%	16.90%	16.64%	17.00%	16.44%	15.89%	15.34%	14.81%
Operating revenues - food & beverage	22.52%	15.75%	15.00%	14.77%	14.55%	14.32%	11.92%	11.59%	11.25%	10.92%	10.59%
Operating revenues - entertainment, retail & other	12.67%	9.17%	7.79%	7.60%	7.41%	7.23%	6.11%	6.02%	5.93%	5.84%	5.75%
Total operating revenues	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Operating Expenses:											
Operating costs & expenses - casino	29.27%	34.27%	36.29%	36.16%	36.03%	35.91%	35.78%	35.65%	35.52%	35.39%	35.00%
Operating costs & expenses - rooms	6.96%	4.70%	4.63%	4.59%	4.55%	4.50%	4.46%	4.42%	4.37%	4.33%	4.20%
Operating costs & expenses - food & beverage	18.65%	12.59%	12.06%	12.00%	11.95%	11.89%	11.83%	11.78%	11.72%	11.67%	11.50%
Operating costs & expenses - entertainment, retail & other	8.74%	5.21%	3.50%	3.45%	3.40%	3.35%	3.30%	3.25%	3.20%	3.15%	3.00%
General & administrative expenses	22.11%	16.30%	15.16%	14.69%	14.23%	13.76%	13.29%	12.83%	12.36%	11.90%	10.50%
Provision (benefit) for credit losses	-0.19%	-0.06%	0.07%	0.38%	0.38%	0.38%	0.38%	0.38%	0.38%	0.38%	0.38%
Pre-opening expenses	0.55%	0.14%	0.13%	0.12%	0.12%	0.11%	1.17%	0.92%	0.68%	0.44%	0.20%
Depreciation & amortization expenses	18.43%	10.52%	9.24%	9.12%	9.00%	8.87%	8.75%	8.62%	8.50%	8.37%	8.00%
Property charges & other expenses	7.86%	16.30%	15.16%	15.29%	15.43%	15.56%	15.69%	15.83%	15.96%	16.10%	16.50%
Total operating expenses	102.68%	87.14%	84.11%	95.82%	95.08%	94.34%	94.66%	93.68%	92.71%	91.73%	89.28%
Operating income (loss)	-2.68%	12.86%	15.89%	4.18%	7.15%	9.98%	15.56%	17.82%	20.02%	22.15%	25.58%
Other Income (Expense):											
Interest income	0.79%	2.69%	1.83%	1.83%	2.27%	3.36%	3.99%	5.02%	5.31%	5.43%	4.87%
Interest expense, net of amounts capitalized	17.33%	11.51%	9.66%	10.53%	10.66%	12.16%	11.37%	12.09%	12.39%	12.08%	10.60%
Other income (expense)	0.15%	-0.37%	0.41%	0.08%	0.08%	0.08%	0.08%	0.08%	0.08%	0.08%	0.08%
Other income (expense), net	-15.95%	-8.49%	-6.86%	-9.25%	-8.39%	-8.79%	-7.35%	-7.04%	-7.06%	-6.65%	-5.72%
Income (loss) before income taxes	-18.63%	4.37%	9.03%	-5.07%	-1.24%	1.18%	8.21%	10.78%	12.96%	15.50%	19.86%
Provision (benefit) for income taxes	0.25%	-7.61%	0.05%	-0.84%	-0.20%	0.18%	1.25%	1.70%	2.05%	2.43%	3.10%
Net income (loss)	-18.88%	11.98%	8.97%	-4.23%	-1.04%	1.00%	6.96%	9.08%	10.91%	13.08%	16.77%
Less: net income (loss) attributable to noncontrolling interests	7.60%	-0.80%	-1.94%	0.92%	0.23%	-0.22%	-1.51%	-1.97%	-2.37%	-2.83%	-3.63%
Net income (loss) attributable to Wynn Resorts, Limited	-11.28%	11.18%	7.03%	-3.31%	-0.82%	0.78%	5.45%	7.11%	8.55%	10.24%	13.13%

Wynn Resorts
Common Size Balance Sheet

(% of Millions)

Fiscal Years Ending Dec. 31	2022	2023	2024	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E
ASSETS											
Current assets:											
Cash and cash equivalents	97.17%	44.08%	34.04%	60.60%	89.82%	123.21%	132.74%	140.61%	143.97%	128.96%	137.27%
Restricted cash and Investments	0.13%	12.94%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Accounts receivable, net of allowance of credit losses	5.75%	5.23%	4.55%	4.93%	4.93%	4.93%	4.93%	4.93%	4.93%	4.93%	4.93%
Inventories	1.87%	1.16%	1.06%	1.46%	1.46%	1.46%	1.46%	1.46%	1.46%	1.46%	1.46%
Prepaid expenses & other current assets	2.35%	1.53%	1.34%	1.63%	1.63%	1.63%	1.63%	1.63%	1.63%	1.63%	1.63%
Total current assets	107.26%	64.94%	40.99%	68.61%	97.83%	131.22%	140.75%	148.63%	151.98%	136.98%	145.28%
Property & equipment, net	183.56%	102.40%	91.49%	81.89%	72.98%	64.64%	48.05%	41.25%	34.86%	28.90%	23.58%
Restricted cash	3.40%	1.38%	1.34%	1.31%	1.28%	1.24%	1.05%	1.04%	1.02%	1.01%	0.99%
Goodwill & intangible assets, net	6.53%	5.05%	3.83%	3.59%	3.37%	3.16%	2.57%	2.43%	2.30%	2.18%	2.07%
Operating lease assets	49.33%	28.06%	25.21%	22.57%	20.11%	17.82%	13.24%	11.37%	9.61%	7.96%	6.50%
Deferred income taxes, net	0.00%	7.67%	7.12%	0.45%	7.30%	1.72%	1.37%	10.94%	14.88%	17.92%	21.19%
Other assets	7.01%	4.78%	12.08%	11.98%	12.67%	13.40%	14.17%	14.98%	15.84%	16.75%	17.72%
Total assets	357.09%	214.28%	182.07%	190.40%	214.76%	231.59%	217.15%	225.81%	224.83%	205.12%	209.80%
LIABILITIES AND STOCKHOLDERS' DEFICIT											
Current liabilities:											
Accounts & construction payables	5.26%	3.19%	2.88%	4.49%	4.49%	4.49%	4.49%	4.49%	4.49%	4.49%	4.49%
Customer deposits	13.47%	8.32%	7.14%	12.65%	12.65%	12.65%	12.65%	12.65%	12.65%	12.65%	12.65%
Gaming taxes payable	1.20%	2.65%	2.41%	2.65%	2.68%	2.70%	2.84%	2.89%	2.93%	2.97%	3.01%
Accrued compensation & benefits	4.98%	3.26%	3.22%	3.39%	3.39%	3.39%	3.39%	3.39%	3.39%	3.39%	3.39%
Accrued interest	3.61%	2.17%	1.86%	2.31%	2.50%	3.04%	3.50%	3.92%	4.24%	4.37%	4.05%
Current portion of long-term debt	14.57%	10.86%	0.58%	13.70%	35.92%	28.96%	22.08%	16.04%	6.75%	9.99%	15.13%
Other accrued liabilities	5.12%	3.24%	3.52%	3.12%	3.12%	3.12%	3.12%	3.12%	3.12%	3.12%	3.12%
Total current liabilities	48.22%	33.69%	21.60%	42.29%	64.57%	57.97%	51.06%	45.21%	36.04%	39.25%	44.11%
Long-term debt	307.95%	168.84%	147.31%	138.67%	142.94%	167.75%	159.69%	172.37%	178.49%	153.04%	148.94%
Long-term operating lease liabilities	42.99%	24.98%	22.78%	20.39%	18.17%	16.10%	11.97%	10.27%	8.68%	7.20%	5.87%
Other long-term liabilities	1.59%	3.62%	3.97%	3.90%	3.85%	3.79%	3.23%	3.22%	3.20%	3.18%	3.16%
Total liabilities	400.75%	231.13%	195.66%	205.26%	229.52%	245.60%	225.94%	231.07%	226.41%	202.67%	202.09%
Stockholders' deficit:											
Common stock	95.43%	55.86%	51.91%	56.19%	59.77%	62.67%	56.25%	58.43%	60.18%	61.56%	62.59%
Treasury stock	43.22%	28.11%	31.45%	29.49%	27.66%	25.94%	21.06%	19.97%	18.92%	17.92%	16.96%
Accumulated other comprehensive income (loss)	-0.01%	0.05%	-0.08%	-0.07%	-0.07%	-0.07%	-0.05%	-0.05%	-0.05%	-0.05%	-0.04%
Retained earnings (accumulated deficit)	-72.18%	-31.64%	-23.53%	-32.61%	-38.70%	-42.85%	-36.07%	-34.26%	-31.51%	-27.62%	-21.44%
Total Wynn Resorts, Limited stockholders' equity (deficit)	-19.99%	-3.85%	-3.14%	-5.98%	-6.67%	-6.19%	-0.93%	4.15%	9.70%	15.97%	24.15%
Noncontrolling interests	-23.68%	-13.01%	-10.44%	-8.88%	-8.10%	-7.82%	-7.85%	-9.41%	-11.28%	-13.52%	-16.43%
Total stockholders' equity (deficit)	-43.66%	-16.85%	-13.59%	-14.86%	-14.77%	-14.01%	-8.79%	-5.27%	-1.58%	2.46%	7.72%
Total liabilities and stockholders deficit	357.09%	214.28%	182.07%	190.40%	214.76%	231.59%	217.15%	225.81%	224.83%	205.12%	209.80%

Wynn Resorts
Value Driver Estimation

Fiscal Years Ending Dec. 31	2022	2023	2024	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E
NOPLAT:											
Revenue	\$ 3,756.83	\$ 6,531.90	\$ 7,127.96	\$ 7,601.96	\$ 8,103.63	\$ 8,640.05	\$ 10,643.04	\$ 11,223.10	\$ 11,846.56	\$ 12,510.18	\$ 13,216.70
Operating costs & expenses - casino	(1,099.80)	(2,238.60)	(2,586.90)	(2,749.16)	(2,739.33)	(2,729.50)	(2,719.67)	(2,709.84)	(2,700.01)	(2,690.18)	(2,660.69)
Operating costs & expenses - rooms	(261.34)	(307.10)	(330.60)	(349.02)	(368.53)	(389.17)	(474.77)	(495.76)	(518.15)	(541.74)	(555.10)
Operating costs & expenses - food & beverage	(700.55)	(2,238.67)	(859.40)	(912.34)	(968.03)	(1,027.30)	(1,259.53)	(1,321.92)	(1,388.75)	(1,459.58)	(1,519.92)
Operating costs & expenses - entertainment, retail & other	(328.53)	(953.20)	(249.70)	(262.46)	(275.71)	(289.61)	(351.40)	(364.91)	(379.22)	(394.18)	(396.50)
General & administrative expenses	(830.45)	(1,065.00)	(1,080.40)	(1,116.91)	(1,152.87)	(1,188.94)	(1,414.99)	(1,439.83)	(1,464.63)	(1,488.40)	(1,387.75)
Pre-opening expenses	(20.64)	(9.47)	(9.36)	(9.36)	(9.36)	(9.36)	(124.07)	(103.73)	(80.89)	(55.22)	(26.43)
Depreciation & amortization expenses	(692.32)	(687.27)	(658.90)	(693.25)	(728.93)	(766.43)	(930.87)	(967.65)	(1,006.66)	(1,047.50)	(1,057.34)
Property charges & other expenses	(113.15)	(1,065.02)	(1,080.48)	(1,162.52)	(1,250.12)	(1,344.46)	(1,670.42)	(1,776.52)	(1,891.10)	(2,013.82)	(2,180.76)
Implied Interest on Operating Leases	24.44	121.94	120.60	300.58	285.53	269.68	246.94	223.54	199.42	174.55	150.49
EBIT:	-265.52	-1910.50	392.84	\$ 647.51	\$ 896.29	\$ 1,164.96	\$ 1,944.28	\$ 2,266.49	\$ 2,616.56	\$ 2,994.12	\$ 3,582.71
Less adjusted taxes:											
Marginal Tax Rate	15.6%	8.6%	15.7%	16.64%	16.01%	15.41%	15.23%	15.80%	15.82%	15.65%	15.58%
Income tax expense	9.33	(496.83)	3.68	(64.15)	(16.08)	15.75	133.09	191.11	242.92	303.57	409.08
+ Tax on Lease Interest	3.81	10.49	18.93	50.02	45.71	41.56	37.61	35.31	31.54	27.32	23.45
- Provision (benefit) for credit losses	1.14	0.34	(0.78)	(4.86)	(4.98)	(5.11)	(6.23)	(6.81)	(7.20)	(7.52)	(7.91)
+ Interest income	(4.64)	(15.12)	(20.46)	(16.09)	(29.39)	(44.71)	(64.63)	(88.96)	(99.50)	(106.41)	(100.20)
- Interest expense, net of amounts capitalized	101.54	64.63	108.08	133.20	138.34	161.89	184.27	214.33	232.08	236.62	218.34
Other income (expense)	(0.91)	2.08	(4.58)	(0.09)	(0.07)	(0.09)	(0.43)	(0.55)	(0.37)	0.04	(0.32)
Total Adj. Taxes	110.27	(434.42)	104.87	98.03	133.51	169.29	283.69	344.44	399.48	453.62	542.43
Change in deferred taxes	-	-	(6.84)	(400.06)	635.47	(361.71)	114.27	1,203.22	659.71	606.26	683.59
EBIT	52.17	3,822.87	7,652.52	647.51	896.29	1164.96	1944.28	2266.49	2616.56	2994.12	3582.71
Total Adj. Taxes	110.27	(434.42)	104.87	98.03	133.51	169.29	283.69	344.44	399.48	453.62	542.43
Change in def taxes	3.24	(502.78)	(6.84)	(400.06)	635.47	(361.71)	114.27	1,203.22	659.71	606.26	683.59
NOPLAT	(375.80)	(1,476.08)	281.13	149.42	1,398.25	633.96	1,774.86	3,125.27	2,876.79	3,146.75	3,723.86
Invested Capital (IC):											
Normal Cash	\$ 1,917.26	\$ 3,333.49	\$ 3,637.69	\$ 3,879.59	\$ 4,135.61	\$ 4,409.37	\$ 5,431.58	\$ 5,727.61	\$ 6,045.78	\$ 6,384.45	\$ 6,745.02
Accounts receivable, net of allowance of credit losses	216.03	341.71	324.02	374.60	399.32	425.75	524.45	553.03	583.75	616.46	651.27
Inventories	70.09	75.55	75.783	110.88	118.20	126.02	155.24	163.70	172.79	182.47	192.78
Prepaid expenses & other current assets	88.20	99.96	95.73	123.85	132.03	140.77	173.40	182.85	193.01	203.82	215.33
Less:											
Accounts & construction payables	\$ 197.47	\$ 208.26	\$ 205.15	\$ 341.06	\$ 363.57	\$ 387.63	\$ 477.50	\$ 503.52	\$ 531.49	\$ 561.27	\$ 592.96
Customer deposits	506.15	543.29	508.65	961.32	1024.76	1092.59	1345.89	1419.24	1498.08	1582.00	1671.34
Gaming taxes payable	44.97	172.83	171.98	201.19	216.82	233.67	302.63	323.91	346.97	371.68	398.14
Accrued compensation & benefits	187.16	212.65	229.31	257.36	274.34	292.51	360.32	379.95	401.06	423.53	447.45
Other accrued liabilities	192.50	211.93	250.69	236.83	252.46	269.17	331.57	349.64	369.06	389.74	411.75
Total OP WC	1,163.34	2,501.76	2767.44	2,491.16	2,653.20	2,826.34	3,466.76	3,650.92	3,848.67	4,059.00	4,282.76
Property & equipment, net	6,896.06	6,688.48	6,521.28	6,225.37	5,913.65	5,585.28	5,114.38	4,629.70	4,130.15	3,615.12	3,116.88
Operating lease assets	1,853.16	1,832.90	1,797.28	1,715.72	1,629.81	1,539.31	1,409.53	1,275.95	1,138.28	996.33	859.02
Other assets	263.31	312.43	861.31	910.81	963.16	1,018.52	1,077.06	1,138.97	1,204.43	1,273.66	1,346.87
Other long-term liabilities	(59.57)	(236.21)	(282.66)	(296.81)	(311.67)	(327.28)	(343.67)	(360.88)	(378.95)	(397.92)	(417.85)
Total Inv Capital	\$ 10,116.30	\$ 11,099.36	\$ 11,664.65	11,046.25	10,848.15	10,642.17	10,724.06	10,334.67	9,942.58	9,546.19	9,187.68
Free Cash Flow (FCF):											
NOPLAT	(375.80)	(1,476.08)	281.13	149.42	1398.25	633.96	1774.86	3125.27	2876.79	3146.75	3723.86
Change in IC	(312.20)	983.06	565.29	(618.40)	(198.10)	(205.98)	81.89	(389.40)	(392.09)	(396.39)	(358.52)
FCF	(63.59)	(2,459.14)	(284.16)	767.82	1,596.35	839.94	1,692.97	3,514.67	3,268.87	3,543.14	4,082.38
Return on Invested Capital (ROIC):											
NOPLAT	(375.80)	(1,476.08)	281.13	149.42	1398.25	633.96	1774.86	3125.27	2876.79	3146.75	3723.86
Beginning IC	10428.50	10116.30	11099.36	11,664.65	11,046.25	10,848.15	10,642.17	10,724.06	10,334.67	9,942.58	9,546.19
ROIC	-3.60%	-14.59%	2.53%	1.28%	12.66%	5.84%	16.68%	29.14%	27.84%	31.65%	39.01%
Economic Profit (EP):											
Beginning IC	10,428.50	10,116.30	11,099.36	11,664.65	11,046.25	10,848.15	10,642.17	10,724.06	10,334.67	9,942.58	9,546.19
x (ROIC - WACC)	-11.58%	-22.57%	-5.45%	-6.70%	4.68%	-2.14%	8.70%	21.16%	19.86%	23.67%	31.03%
EP	(1,207.99)	(2,283.36)	(604.60)	(781.42)	516.76	(231.72)	925.61	2,269.49	2,052.08	2,353.34	2,962.08

Wynn Resorts

Weighted Average Cost of Capital (WACC) Estimation

Cost of Equity:

Risk-Free Rate	4.29%
Beta	1.76
Equity Risk Premium	4.60%
Cost of Equity	12.39%

ASSUMPTIONS:

Cost of Debt:

Risk-Free Rate	4.29%
Implied Default Premium	2.29%
Pre-Tax Cost of Debt	6.58%
Marginal Tax Rate	21%
After-Tax Cost of Debt	5.20%

Market Value of Common Equity:

Total Shares Outstanding	109.966
Current Stock Price	\$70.03
MV of Equity	7,700.92

MV Weights

38.76%

Market Value of Debt:

Short-Term Debt	
Current Portion of LTD	41.25
Long-Term Debt	10,500.48
PV of Operating Leases	1,623.89
MV of Total Debt	12,165.62

61.24%

Market Value of the Firm

19,866.54

100.00%

Estimated WACC

7.98%

Wynn Resorts

Discounted Cash Flow (DCF) and Economic Profit (EP) Valuation Models

Key Inputs:

CV Growth of NOPLAT	0.25%
CV Year ROIC	39.01%
WACC	7.98%
Cost of Equity	12.39%

Fiscal Years Ending Dec. 31	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E
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DCF Model:

Free Cash Flow (FCF)	767.82	1,596.35	839.94	1,692.97	3,514.67	3,268.87	3,543.14	4,082.38
Continuing Value (CV)								47,865.45
PV of FCF	711.08	1,369.12	667.14	1,245.30	2,394.24	2,062.24	2,070.07	27,965.26
Value of Operating Assets:	38,484.45							
Non-Operating Adjustments								
PLUS: Excess Cash	2,260.27							
PLUS: Restricted Cash	99.45							
LESS: PV of Operating Lease	(1,623.89)							
LESS: Current Portion of LT Debt	(1,041.25)							
LESS: PV of ESOP	(7,665.40)							
LESS: Notes Payable	(21,042.22)							
Value of Equity	9,471.42							
Shares Outstanding	118.37							
Intrinsic Value of Last FYE	80.02							
Implied Price as of Today	81.34							

EP Model:

Economic Profit (EP)	(781.42)	516.76	(231.72)	925.61	2,269.49	2,052.08	2,353.34	2,962.08
Continuing Value (CV)								38,319.26
PV of EP	(723.67)	443.20	(184.05)	680.86	1,546.01	1,294.60	1,374.93	22,387.92
Total PV of EP	26,819.81							
Invested Capital (last FYE)	11,664.65							
Value of Operating Assets:	38,484.45							
Non-Operating Adjustments								
PLUS: Excess Cash	2,260.27							
PLUS: Restricted Cash	99.45							
LESS: PV of Operating Lease	(1,623.89)							
LESS: Current Portion of LT Debt	(1,041.25)							
LESS: PV of ESOP	(7,665.40)							
LESS: Notes Payable	(21,042.22)							
Value of Equity	9,471.42							
Shares Outstanding	118.37							
Intrinsic Value of Last FYE	80.02							
Implied Price as of Today	\$ 81.34							

Wynn Resorts

Dividend Discount Model (DDM) or Fundamental P/E Valuation Model

<i>Fiscal Years Ending</i>	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E
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EPS	\$ (2.13)	\$ (0.52)	\$ 0.50	\$ 4.04	\$ 5.25	\$ 6.32	\$ 7.60	\$ 9.81
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Key Assumptions

CV growth of EPS	6.00%
CV Year ROE	5.65
Cost of Equity	12.39%

Future Cash Flows

P/E Multiple (CV Year)										15.49
EPS (CV Year)										\$ 9.81
Future Stock Price										\$ 151.99
Dividends Per Share	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.25	\$ 1.50	\$ 1.75	\$ 2.00	\$ 2.25		
Discounted Cash Flows	\$ 0.89	\$ 0.79	\$ 0.70	\$ 0.78	\$ 0.84	\$ 0.87	\$ 0.88	\$ 67.12		

Intrinsic Value as of Last FYE	\$ 72.87
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Implied Price as of Today	\$ 74.08
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Wynn Resorts

Relative Valuation Models

Ticker	Company	Price	EPS	EPS	P/E 25	P/E 26
			2025E	2026E		
LVS	Las Vegas Sands Corp	\$32.36	\$2.62	\$2.98	12.35	10.86
MGM	MGM Resorts International	\$26.06	\$2.28	\$2.77	11.43	9.41
BYD	Boyd Gaming Corp	\$59.73	\$6.61	\$7.24	9.04	8.25
CZR	Caesars Entertainment	\$22.32	\$1.18	\$2.27	18.92	9.83
RRR	Red Rock Resorts	\$36.02	\$1.75	\$1.91	20.58	18.86
			Average		14.46	11.44
WYNN	Wynn Resorts	\$70.03	(2.13)	(0.52)	(32.9)	(134.3)

Implied Relative Value:

P/E (EPS25)	\$ (30.76)
P/E (EPS26)	\$ (5.97)

Wynn Resorts
Key Management Ratios

Fiscal Years Ending Dec. 31	2022	2023	2024	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E
Liquidity Ratios:											
Current ratio: A companies ability to pay off short term debt	2.22	1.93	1.90	1.62	1.52	2.26	2.76	3.29	4.22	3.49	3.29
Quick ratio: test on liquidity that doe not include inventory	2.19	1.89	1.85	1.59	1.49	2.24	2.73	3.25	4.18	3.45	3.26
Cash ratio: liquidity ratio that only includes cash and cash equivalents	2.02	1.31	1.58	1.43	1.39	2.13	2.60	3.11	3.99	3.29	3.11
Asset-Management Ratios:											
Inventory Turnover ratio: Describes how many times a company turned over its inventory relative to the cost of goods sold	50.93	53.21	45.78	37.99	36.32	34.17	30.68	29.64	28.63	27.35	
Asset Turnover ratio: How effectively a company uses its assets to generate sales	0.48	0.53	0.55	0.51	0.46	0.49	0.46	0.46	0.48	0.50	
Total Asset to Sales ratio: meaures efficiency in how a company uses its assets to generate sales	2.05	1.96	1.71	1.79	2.01	1.88	2.06	2.14	2.13	1.94	
Financial Leverage Ratios:											
Debt to Equity ratio: measures a company's financial leverage	-9.18	-13.71	-14.40	-13.82	-15.54	-17.53	-25.72	-43.89	-143.19	82.51	26.19
Debt to Assets ratio: measures the amount of leverage a company has compared to its total assets	1.12	1.08	1.07	1.08	1.07	1.06	1.04	1.02	1.01	0.99	0.96
Debt to EBITDA ratio: A company's ability to pay off its obligations via how well leveraged they currently are	288.58	3.95	1.82	24.10	20.75	18.22	12.37	11.44	10.25	8.47	7.46
Profitability Ratios:											
Return on Equity (NI/Beg TSE): Measures a company's annual return compared to the total amount of shaeres outstanding there is	26%	-66%	-52%	-22%	6%	-6%	-62%	-135%	-541%	417%	170%
Return on Assets: Measures profitability comparatively to the amount of outstanding assets	5%	4%	-2%	0%	0%	3%	3%	4%	5%	7%	0%
Operating Profit Margin: The percentage of profit that is derived from a company's core assets prior to deducting taxes and interest	1%	59%	107%	9%	11%	13%	18%	20%	22%	24%	27%
Payout Policy Ratios:											
Dividend Payout Ratio (Dividend/EPS): The amount of dividends that a company pays relative to its net income for that year	0.00	0.12	0.22	-0.47	-1.92	1.99	0.31	0.29	0.28	0.26	0.23
Total Payout Ratio ((Divs. + Repurchases)/NI): The proportion of earnings that a company pays its shareholders within the fiscal year	1.00	0.88	0.78	3.18	9.93	-8.35	-0.23	-0.01	0.11	0.22	0.36
ROE: Previous year earnings divided by current year total stockholders equity	0.51	(0.45)	(0.46)	0.26	0.06	(0.06)	(0.48)	(0.85)	(1.71)	(6.84)	5.65

Wynn Resorts
Sensitivity Tables

Depreciation	Room Income Statement Assumption 2032E							
	74.08	2.00%	3.00%	4.00%	4.20%	5.00%	6.00%	7.00%
	5.00%	90.80	87.32	83.84	83.14	80.36	76.88	73.40
	6.00%	87.78	84.30	80.82	80.12	77.34	73.86	70.38
	7.00%	84.76	81.28	77.80	77.10	74.32	70.84	67.35
	8.00%	81.74	78.26	74.78	74.08	71.29	67.81	64.33
	9.00%	78.72	75.23	71.75	71.06	68.27	64.79	61.31
	10.00%	75.69	72.21	68.73	68.04	65.25	61.77	58.29
	11.00%	72.67	69.19	65.71	65.01	62.23	58.75	55.26

Risk Free Rate	Entertainment Growth 2025E-2032							
	74.08	1.00%	2.00%	3.00%	4.00%	5.00%	6.00%	7.00%
	3.00%	96.15	96.92	97.76	98.65	99.61	100.64	101.75
	3.50%	85.51	86.20	86.94	87.73	88.58	89.49	90.46
	4.00%	76.69	77.30	77.96	78.66	79.42	80.23	81.09
	4.29%	72.23	72.80	73.42	74.08	74.79	75.55	76.36
	4.50%	69.26	69.81	70.39	71.03	71.70	72.43	73.21
	5.00%	62.93	63.42	63.95	64.52	65.13	65.79	66.49
	5.50%	57.48	57.92	58.40	58.92	59.47	60.07	60.70

ROI	Cost of Equity							
	74.08	11.00%	11.50%	12.00%	12.39%	13.00%	13.50%	14.00%
	1.00%	83.48	74.21	66.54	61.42	54.61	49.90	45.81
	2.00%	89.26	79.31	71.07	65.58	58.27	53.21	48.82
	3.00%	95.14	84.49	75.68	69.80	61.98	56.57	51.88
	3.99%	101.01	89.66	80.28	74.02	65.69	59.93	54.94
	4.00%	101.09	89.74	80.34	74.08	65.75	59.98	54.98
	5.00%	107.14	95.07	85.08	78.42	69.57	63.44	58.13
	6.00%	113.27	100.48	89.89	82.83	73.45	66.95	61.32

Risk Free Rate	Depreciation							
	74.08	5.00%	6.00%	7.00%	8.00%	9.00%	10.00%	11.00%
	3.00%	110.95	106.85	102.75	98.65	94.55	90.46	86.36
	3.50%	98.58	94.96	91.35	87.73	84.11	80.49	76.87
	4.00%	88.33	85.10	81.88	78.66	75.44	72.22	68.99
	4.29%	83.14	80.12	77.10	74.08	71.06	68.04	65.01
	4.50%	79.69	76.80	73.91	71.03	68.14	65.25	62.36
	5.00%	72.33	69.73	67.13	64.52	61.92	59.31	56.71
	5.50%	66.00	63.64	61.28	58.92	56.56	54.20	51.84

Pretax Cost of Debt	Cost of Equity							
	74.08	11.00%	11.50%	12.00%	12.39%	13.00%	13.50%	14.00%
	5.50%	109.68	97.31	87.08	80.25	71.18	64.90	59.45
	6.00%	105.67	93.77	83.93	77.37	68.64	62.60	57.36
	6.50%	101.65	90.23	80.78	74.48	66.10	60.30	55.27
	6.58%	101.01	89.66	80.28	74.02	65.69	59.93	54.94
	7.00%	97.63	86.69	77.63	71.59	63.56	58.00	53.18
	7.50%	93.61	83.14	74.48	68.70	61.02	55.70	51.08
	8.00%	89.59	79.60	71.33	65.81	58.47	53.40	48.99

Pretax Cost of Debt	Food and Beverage Expense 2032E							
	74.08	10.00%	10.50%	11.00%	11.50%	12.00%	12.50%	13.00%
	4.00%	94.19	92.45	90.71	88.97	87.23	85.49	83.75
	5.00%	88.42	86.68	84.94	83.20	81.46	79.72	77.98
	6.00%	82.65	80.91	79.17	77.43	75.69	73.95	72.21
	6.58%	79.30	77.56	75.82	74.08	72.34	70.60	68.86
	7.00%	76.87	75.13	73.39	71.65	69.91	68.17	66.43
	8.00%	71.09	69.35	67.61	65.87	64.12	62.38	60.64
	9.00%	65.30	63.56	61.82	60.08	58.34	56.59	54.85

Wynn Resorts*Valuation of Options Granted under ESOP*

Current Stock Price	\$70.03
Risk Free Rate	4.29%
Current Dividend Yield	1.10%
Annualized St. Dev. of Stock Returns	40.00%

Range of Outstanding Options	Number of Shares	Average Exercise Price	Average Remaining Life (yrs)	B-S Option Price	Value of Options Granted
Range 1	6,700.00	68.25	0.80	\$ 11.44	\$ 76,654
Total	6,700	\$ 68.25	0.80	\$ 11.83	\$ 76,654

Wynn Resorts

Effects of ESOP Exercise and Share Repurchases on Common Stock Account and Number of Shares Outstanding

Number of Options Outstanding (shares):	6,700
Average Time to Maturity (years):	0.80
Expected Annual Number of Options Exercised:	8,375

Current Average Strike Price:	\$ 68.25
Cost of Equity:	12.39%
Current Stock Price:	\$70.03

Fiscal Years Ending Dec. 31	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E	2033E	2034E
Increase in Shares Outstanding:	8,375	8,375	8,375	8,375	8,375	8,375	8,375	8,375	8,375	8,375
Average Strike Price:	\$ 68.25	\$ 68.25	\$ 68.25	\$ 68.25	\$ 68.25	\$ 68.25	\$ 68.25	\$ 68.25	\$ 68.25	\$ 68.25
Increase in Common Stock Account:	571,594	571,594	571,594	571,594	571,594	571,594	571,594	571,594	571,594	571,594
Share Repurchases (\$)	432	464	499	537	577	620	667	717	770	828
Expected Price of Repurchased Shares:	\$70.03	\$ 77.93	\$ 86.73	\$ 96.52	\$ 107.41	\$ 119.53	\$ 133.02	\$ 148.04	\$ 164.74	\$ 183.34
Number of Shares Repurchased:	6	6	6	6	5	5	5	5	5	5
Shares Outstanding (beginning of the year)	110,000	118,369	126,738	135,107	143,477	151,846	160,216	168,586	176,956	185,326
Plus: Shares Issued Through ESOP	8,375	8,375	8,375	8,375	8,375	8,375	8,375	8,375	8,375	8,375
Less: Shares Repurchased in Treasury	6	6	6	6	5	5	5	5	5	5
Shares Outstanding (end of the year)	118,369	126,738	135,107	143,477	151,846	160,216	168,586	176,956	185,326	193,697