BEFORE THE WASHINGTON

UTILITIES & TRANSPORTATION COMMISSION

WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION,

Complainant,

v.

AVISTA CORPORATION D/B/A/ AVISTA UTILITIES

Respondent.

DOCKETS UE-220053, UG-220054, and UE-210854 (Consolidated)

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ON BEHALF OF THE
WASHINGTON STATE OFFICE OF THE ATTORNEY GENERAL
PUBLIC COUNSEL UNIT

EXHIBIT DJG-17

Discounted Cash Flow Model Theory

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DISCOUNTED CASH FLOW MODEL THEORY

The Discounted Cash Flow (DCF) Model is based on a fundamental financial model called the "dividend discount model," which maintains that the value of a security is equal to the present value of the future cash flows it generates. Cash flows from common stock are paid to investors in the form of dividends. There are several variations of the DCF Model. In its most general form, the DCF Model is expressed as follows:[1]

General Discounted Cash Flow Model

$$P_0 = \frac{D_1}{(1+k)} + \frac{D_2}{(1+k)^2} + \cdots + \frac{D_n}{(1+k)^n}$$

where: P_0 = *current stock price*
$D_1 \ldots D_n$ = *expected future dividends*
k = *discount rate / required return*

The General DCF Model would require an estimation of an infinite stream of dividends. Because this would be impractical, analysts use more feasible variations of the General DCF Model, which are discussed further below.

The DCF Models rely on the following four assumptions:[2]

1. Investors evaluate common stocks in the classical valuation framework; that is, they trade securities rationally at prices reflecting their perceptions of value;

2. Investors discount the expected cash flows at the same rate (K) in every future period;

3. The K obtained from the DCF equation corresponds to that specific stream of future cash flows alone; and

4. Dividends, rather than earnings, constitute the source of value.

The General DCF can be rearranged to make it more practical for estimating the cost of equity. Regulators typically rely on some variation of the Constant Growth DCF Model, which is expressed as follows:

[1] *See* Zvi Bodie, Alex Kane & Alan J. Marcus, *Essentials of Investments* 410 (9th ed., McGraw-Hill/Irwin 2013).
[2] *See* Roger A. Morin, *New Regulatory Finance* 252 (Pub. Utils. Reports 2006) (1994).

Constant Growth Discounted Cash Flow Model

$$K = \frac{D_1}{P_0} + g$$

where:	K	=	*discount rate / required return on equity*
	D_1	=	*expected dividend per share one year from now*
	P_0	=	*current stock price*
	g	=	*expected growth rate of future dividends*

Unlike the General DCF Model, the Constant Growth DCF Model solves for the required return (K) directly. In addition, by assuming that dividends grow at a constant rate, the dividend stream from the General DCF Model may be substituted with a term representing the expected constant growth rate of future dividends (g). The Constant Growth DCF Model may be considered in two parts. The first part is the dividend yield (D_1/P_0), and the second part is the growth rate (g). In other words, the required return in the DCF Model is equivalent to the dividend yield plus the growth rate.

In addition to the four assumptions listed above, the Constant Growth DCF Model relies on the following four additional assumptions:[3]

1. The discount rate (K) must exceed the growth rate (g);

2. The dividend growth rate (g) is constant in every year to infinity;

3. Investors require the same return (K) in every year; and

4. There is no external financing; that is, growth is provided only by the retention of earnings.

Because the growth rate in this model is assumed to be constant, it is important not to use growth rates that are unreasonably high. In fact, the constant growth rate estimate for a regulated utility with a defined service territory should not exceed the growth rate for the economy in which it operates.

The basic form of the Constant Growth DCF Model described above is sometimes referred to as the "Annual" DCF Model. This is because the model assumes an annual dividend payment to be paid at the end of every year, as well as an increase in dividends once each year. In reality, however, most utilities pay dividends on a quarterly basis. The Constant Growth DCF equation may be modified to reflect the assumption that investors receive successive quarterly dividends and reinvest them throughout the year at the discount rate. This variation is called the Quarterly Approximation DCF Model.[4]

[3] *See Id.* 254–56.
[4] *Id.* at 348.

Quarterly Approximation Discounted Cash Flow Model

$$K = \left[\frac{d_0(1+g)^{1/4}}{P_0} + (1+g)^{1/4}\right]^4 - 1$$

where:	K	=	*discount rate / required return*
	d_0	=	*current quarterly dividend per share*
	P_0	=	*stock price*
	g	=	*expected growth rate of future dividends*

The Quarterly Approximation DCF Model assumes that dividends are paid quarterly, and that each dividend is constant for four consecutive quarters. All else held constant, this model results in the highest cost of equity estimate for the utility in comparison to other DCF Models because it accounts for the quarterly compounding of dividends. There are several other variations of the Constant Growth (or Annual) DCF Model, including a Semi-Annual DCF Model, which is used by the Federal Energy Regulatory Commission ("FERC"). These models, along with the Quarterly Approximation DCF Model, have been accepted in regulatory proceedings as useful tools for estimating the cost of equity.