

URSTADT BIDDLE PROPERTIES INC
Form 10-Q
September 08, 2010

United States
Securities And Exchange Commission
Washington, DC 20549

Form 10-Q

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES
EXCHANGE ACT OF 1934

For the quarterly period ended July 31, 2010

OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES
EXCHANGE ACT OF 1934

For the transition period from _____ to _____

Commission File Number 1-12803

Urstadt Biddle Properties Inc.
(Exact Name of Registrant in its Charter)

(State or other jurisdiction of incorporation or organization)	04-2458042 (I.R.S. Employer Identification Number)
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321 Railroad Avenue, Greenwich, CT (Address of principal executive offices)	06830 (Zip Code)
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Registrant's telephone number, including area code: (203) 863-8200

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate website, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§ 232.405 of

this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes No

Indicate by check mark whether the Registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act (Check one):

Large accelerated filer <input type="radio"/>	Accelerated filer <input checked="" type="checkbox"/>
Non-accelerated filer <input type="radio"/>	Smaller reporting company <input type="radio"/>

Indicate by check mark whether the Registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes No

As of September 8, 2010 (latest date practicable), the number of shares of the Registrant's classes of Common Stock and Class A Common Stock was: 8,446,900 Common Shares, par value \$.01 per share, and 18,317,782 Class A Common Shares, par value \$.01 per share.

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Urstadt Biddle Properties Inc.

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URSTADT BIDDLE PROPERTIES INC.
CONSOLIDATED BALANCE SHEETS

(In thousands, except share data)

ASSETS	July 31, 2010	Oct 31, 2009
	(Unaudited)	
Real Estate Investments:		
Core properties – at cost	\$ 599,254	\$ 564,289
Non-core properties – at cost	1,383	1,383
	600,637	565,672
Less: Accumulated depreciation	(114,679)	(104,904)
	485,958	460,768
Investments in and advances to unconsolidated joint ventures	24,788	723
Mortgage note receivable	1,111	1,170
	511,857	462,661
Cash and cash equivalents	2,578	10,340
Restricted cash	859	1,035
Marketable securities	981	933
Tenant receivables	20,818	19,500
Prepaid expenses and other assets	7,052	5,643
Deferred charges, net of accumulated amortization	4,781	4,427
Total Assets	\$ 548,926	\$ 504,539
LIABILITIES AND STOCKHOLDERS' EQUITY		
Liabilities:		
Revolving credit lines	\$ 43,950	\$ -
Mortgage notes payable	118,792	116,417
Accounts payable and accrued expenses	2,974	771
Deferred compensation – officers	282	354
Other liabilities	10,930	9,954
Total Liabilities	176,928	127,496
Redeemable Noncontrolling Interests	8,239	7,259
Redeemable Preferred Stock, par value \$.01 per share; issued and outstanding 2,800,000 shares	96,203	96,203
Commitments and Contingencies		
Stockholders' Equity:		
7.5% Series D Senior Cumulative Preferred Stock (liquidation preference of \$25 per share); 2,450,000 shares issued and outstanding	61,250	61,250
Excess Stock, par value \$.01 per share; 10,000,000 shares authorized; none issued and outstanding	-	-
Common Stock, par value \$.01 per share; 30,000,000 shares authorized; 8,446,900 and 8,222,514 shares issued and outstanding	84	82

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Class A Common Stock, par value \$.01 per share; 40,000,000 shares authorized; 18,317,782 and 18,241,275 shares issued and outstanding	183	182
Additional paid in capital	264,704	261,433
Cumulative distributions in excess of net income	(58,461)	(49,150)
Accumulated other comprehensive income (loss)	(204)	(216)
Total Stockholders' Equity	267,556	273,581
Total Liabilities and Stockholders' Equity	\$ 548,926	\$ 504,539

The accompanying notes to consolidated financial statements are an integral part of these statements.

URSTADT BIDDLE PROPERTIES INC.
CONSOLIDATED STATEMENTS OF INCOME (UNAUDITED)
(In thousands, except per share data)

	Nine Months Ended July 31,		Three Months Ended July 31,	
	2010	2009	2010	2009
Revenues				
Base rents	\$ 47,327	\$ 46,055	\$ 16,136	\$ 15,081
Recoveries from tenants	14,967	16,339	5,003	5,153
Lease termination income	633	77	586	37
Other income	604	572	88	214
Total Revenues	63,531	63,043	21,813	20,485
Expenses				
Property operating	10,372	10,524	3,054	3,015
Property taxes	10,070	9,899	3,423	3,313
Depreciation and amortization	11,022	11,704	3,845	3,678
General and administrative	5,249	4,915	1,722	1,622
Acquisition costs	249	-	93	-
Directors' fees and expenses	244	229	70	63
Total Operating Expenses	37,206	37,271	12,207	11,691
Operating Income	26,325	25,772	9,606	8,794
Non-Operating Income (Expense):				
Interest expense	(5,607)	(4,754)	(1,985)	(1,651)
Gain on sale of marketable securities	-	381	-	-
Equity in net income from unconsolidated joint venture	75	-	46	-
Other expense	(395)	-	54	-
Interest, dividends and other investment income	197	256	147	23
Net Income	20,595	21,655	7,868	7,166
Noncontrolling interests:				
Net income attributable to noncontrolling interests	(230)	(343)	(76)	(114)
Net income attributable to Urstadt Biddle Properties Inc.	20,365	21,312	7,792	7,052
Preferred stock dividends	(9,820)	(9,820)	(3,273)	(3,273)
Net Income Applicable to Common and Class A Common Stockholders	\$ 10,545	\$ 11,492	\$ 4,519	\$ 3,779
Basic Earnings Per Share:				

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Common	\$ 0.39	\$ 0.43	\$ 0.17	\$ 0.14
Class A Common	\$ 0.43	\$ 0.47	\$ 0.18	\$ 0.16
Diluted Earnings Per Share:				
Common	\$ 0.38	\$ 0.42	\$ 0.16	\$ 0.14
Class A Common	\$ 0.42	\$ 0.47	\$ 0.18	\$ 0.15
Dividends Per Share:				
Common	\$ 0.6600	\$ 0.6525	\$ 0.2200	\$ 0.2175
Class A Common	\$ 0.7275	\$ 0.7200	\$ 0.2425	\$ 0.2400

The accompanying notes to consolidated financial statements are an integral part of these statements.

URSTADT BIDDLE PROPERTIES INC.
CONSOLIDATED STATEMENTS OF CASH FLOWS (UNAUDITED)
(In thousands)

	Nine Months Ended July 31,	
	2010	2009
Cash Flows from Operating Activities:		
Net income	\$20,595	\$21,655
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	11,022	11,704
Straight-line rent adjustment	(713)	(362)
Provisions for tenant credit losses	318	341
Loss on property held for sale	300	-
Gain on marketable securities	-	(381)
Restricted stock compensation expense and other adjustments	2,457	2,060
Deferred compensation arrangement	(71)	(722)
Equity in net income of unconsolidated joint venture	(75)	-
Changes in operating assets and liabilities:		
Restricted cash	176	151
Tenant receivables	(923)	(2,330)
Accounts payable and accrued expenses	2,066	1,839
Other assets and other liabilities, net	(2,187)	(3,682)
Net Cash Flow Provided by Operating Activities	32,965	30,273
Cash Flows from Investing Activities:		
Acquisitions of real estate investments	(22,261)	-
Investments in and advances to unconsolidated joint venture	(23,990)	-
Net proceeds from sale of property	-	925
Return of deposits on real estate investments	-	1,100
Deposits on acquisition of real estate investments	-	(310)
Improvements to properties and deferred charges	(3,589)	(1,677)
Distributions to noncontrolling interests	(230)	(343)
Payments received on mortgage notes receivable	59	53
Acquisitions of limited partner interests in consolidated joint venture	-	(2,111)
Proceeds on sale of securities available for sale	-	3,620
Purchases of securities available for sale	-	(3,239)
Net Cash Flow (Used in) Investing Activities	(50,011)	(1,982)
Cash Flows from Financing Activities:		
Dividends paid -- Common and Class A Common Stock	(18,876)	(18,470)
Dividends paid -- Preferred Stock	(9,820)	(9,821)
Principal repayments on mortgage notes payable	(6,787)	(13,395)
Proceeds from mortgage financing	-	36,700
Sales of additional shares of Common and Class A Common Stock	817	768
Repurchase of shares of Class A Common Stock	-	(505)
Repayment of revolving credit line borrowings	-	(17,100)
Proceeds from revolving credit line borrowings	43,950	14,100

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Net Cash Flow Provided by (Used in) Financing Activities	9,284	(7,723)
Net Increase (Decrease) In Cash and Cash Equivalents	(7,762)	20,568
Cash and Cash Equivalents at Beginning of Period	10,340	1,664
Cash and Cash Equivalents at End of Period	\$2,578	\$22,232
Supplemental Cash Flow Disclosures:		
Interest Paid	\$5,432	\$4,596

The accompanying notes to consolidated financial statements are an integral part of these statements.

URSTADT BIDDLE PROPERTIES INC.

CONSOLIDATED STATEMENT OF STOCKHOLDERS' EQUITY (UNAUDITED)

(In thousands, except shares and per share data)

	7.5% Series D		Common Stock		Class A Common Stock		Additional Paid In Capital	Cumulative	Accumulated	Total
	Preferred Stock	Amount	Issued	Amount	Issued	Amount		Distributions	Other	
	Issued	Amount	Issued	Amount	Issued	Amount	Capital	In Excess of Net Income	Comprehensive Income (loss)	Equity
Balances – October 31, 2009	2,450,000	\$61,250	8,222,514	\$82	18,241,275	\$182	\$261,433	\$(49,150)	\$(216)	\$273,581
Comprehensive Income:										
Net income applicable to Common and Class A common stockholders	-	-	-	-	-	-	-	10,545	-	10,545
Change in unrealized gains (losses) in marketable securities	-	-	-	-	-	-	-	-	148	148
Change in unrealized (loss) on interest rate swap	-	-	-	-	-	-	-	-	(136)	(136)
Total comprehensive income										10,557
Cash dividends paid :										