

URSTADT BIDDLE PROPERTIES INC  
Form 10-Q  
June 06, 2008

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United States  
Securities And Exchange Commission  
Washington, DC 20549

Form 10-Q

[Missing Graphic Reference] QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES  
EXCHANGE ACT OF 1934

For the quarterly period ended April 30, 2008

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)

Maryland (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 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 o	Accelerated filer x
Non-accelerated filer o	Smaller reporting company o

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

As of June 5, 2008, the number of shares of the Registrant's classes of Common Stock and Class A Common Stock was: 7,968,465 Common Shares, par value \$.01 per share and 18,566,271 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	April 30, 2008 (Unaudited)	October 31, 2007
Real Estate Investments:		
Core properties – at cost	\$ 554,950	\$ 521,476
Non-core properties – at cost	1,383	1,383
	556,333	522,859
Less: Accumulated depreciation	(87,711)	(85,555)
	468,622	437,304
Mortgage note receivable	1,274	1,305
	469,896	438,609
Cash and cash equivalents	11,214	4,218
Restricted cash	591	589
Marketable securities	1,619	1,740
Tenant receivables	17,576	16,588
Prepaid expenses and other assets	5,624	5,445
Deferred charges, net of accumulated amortization	4,550	4,581
Total Assets	\$ 511,070	\$ 471,770
<b>LIABILITIES AND STOCKHOLDERS' EQUITY</b>		
Liabilities:		
Secured revolving credit line	\$ -	\$ 12,200
Mortgage notes payable	107,353	96,282
Accounts payable and accrued expenses	1,520	3,970
Deferred compensation – officers	1,118	1,191
Other liabilities	7,246	7,438
Total Liabilities	117,237	121,081
Minority interests	9,370	3,739
Redeemable Preferred Stock, par value \$.01 per share; issued and outstanding 2,800,000 and 550,000 shares	96,225	52,747
<b>Commitments and Contingencies</b>		
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; 7,968,465 and 7,773,618 shares issued and outstanding	80	77

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Class A Common Stock, par value \$.01 per share; 40,000,000 shares authorized;

18,566,271 and 18,836,778 shares issued and outstanding	186	188
Additional paid in capital	260,954	264,585
Cumulative distributions in excess of net income	(34,591)	(31,077)
Accumulated other comprehensive income	359	480
Officer note receivable	-	(1,300)
Total Stockholders' Equity	288,238	294,203
Total Liabilities and Stockholders' Equity	\$ 511,070	\$ 471,770

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)

	Six Months Ended April 30,		Three Months Ended April 30,	
	2008	2007	2008	2007
<b>Revenues</b>				
Base rents	\$ 29,938	\$ 28,465	\$ 15,196	\$ 13,988
Recoveries from tenants	9,692	8,922	5,227	4,303
Settlement of lease guaranty obligation	-	6,000	-	6,000
Lease termination income	58	115	-	115
Mortgage interest and other	307	643	141	532
	39,995	44,145	20,564	24,938
<b>Expenses</b>				
Property operating	6,551	6,088	3,488	3,089
Property taxes	5,672	5,340	2,847	2,749
Depreciation and amortization	7,016	6,631	3,523	3,365
General and administrative	2,884	2,478	1,400	1,198
Directors' fees and expenses	138	126	63	54
	22,261	20,663	11,321	10,455
<b>Operating Income</b>				
	17,734	23,482	9,243	14,483
Interest expense	(3,467)	(3,961)	(1,718)	(2,006)
Interest, dividends and other investment income	189	231	94	196
<b>Income before Minority Interest and Discontinued Operations</b>				
	14,456	19,752	7,619	12,673
Minority interest in joint venture	(18)	(96)	(9)	(49)
<b>Income from Continuing Operations before Discontinued Operations</b>				
	14,438	19,656	7,610	12,624
<b>Discontinued Operations:</b>				
Income from discontinued operations	-	252	-	135
Gain on sale of property	-	11,409	-	11,409
Income from Discontinued Operations	-	11,661	-	11,544
<b>Net Income</b>	<b>14,438</b>	<b>31,317</b>	<b>7,610</b>	<b>24,168</b>
Preferred stock dividends	(5,171)	(4,671)	(2,835)	(2,335)
Redemption of Preferred Stock	(660)	-	(660)	-
<b>Net Income Applicable to Common and Class A Common Stockholders</b>				
	\$ 8,607	\$ 26,646	\$ 4,115	\$ 21,833
<b>Basic earnings per share:</b>				
<b>Per Common Share:</b>				
Income from continuing operations	\$ 0.32	\$ 0.55	\$ 0.15	\$ 0.38
Income from discontinued operations	\$ -	\$ 0.43	\$ -	\$ 0.42
<b>Net Income Applicable to Common Stockholders</b>	<b>\$ 0.32</b>	<b>\$ 0.98</b>	<b>\$ 0.15</b>	<b>\$ 0.80</b>

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Per Class A Common Share:

Income from continuing operations	\$	0.35	\$	0.61	\$	0.17	\$	0.42
Income from discontinued operations	\$	-	\$	0.48	\$	-	\$	0.47
Net Income Applicable to Class A Common Stockholders	\$	0.35	\$	1.09	\$	0.17	\$	0.89

Diluted earnings per share:

Per Common Share:

Income from continuing operations	\$	0.31	\$	0.54	\$	0.15	\$	0.37
Income from discontinued operations	\$	-	\$	0.41	\$	-	\$	0.41
Net Income Applicable to Common Stockholders	\$	0.31	\$	0.95	\$	0.15	\$	0.78

Per Class A Common Share:

Income from continuing operations	\$	0.34	\$	0.60	\$	0.16	\$	0.41
Income from discontinued operations	\$	-	\$	0.46	\$	-	\$	0.45
Net Income Applicable to Class A Common Stockholders	\$	0.34	\$	1.06	\$	0.16	\$	0.86

Dividends per share:

Common	\$	0.4300	\$	0.4150	\$	0.2150	\$	0.2075
Class A Common	\$	0.4750	\$	0.4600	\$	0.2375	\$	0.2300

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)

	Six Months Ended	
	April 30,	
	2008	2007
<b>Cash Flows from Operating Activities:</b>		
Net income	\$ 14,438	\$ 31,317
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization from continuing operations	7,016	6,631
Depreciation and amortization from discontinued operations	-	43
Straight-line rent adjustments	(213)	(559)
Gain on sale of property	-	(11,409)
Change in value of deferred compensation arrangement	(72)	(22)
Restricted stock compensation expense	726	1,019
Minority interest	18	96
Changes in operating assets and liabilities:		
Tenant receivables	(775)	1,337
Accounts payable and accrued expenses	771	(988)
Other assets and other liabilities, net	(807)	(734)
Restricted cash	(2)	2
<b>Net Cash Flow Provided by Operating Activities</b>	<b>21,100</b>	<b>26,733</b>
<b>Cash Flows from Investing Activities:</b>		
Acquisitions of real estate investments	(16,951)	(21,304)
Net proceeds from sale of property	-	13,200
Improvements to properties and deferred charges	(6,716)	(2,122)
Payments received on mortgage notes receivable	31	27
Distributions to limited partner of joint venture	(18)	(96)
<b>Net Cash Flow (Used in) Investing Activities</b>	<b>(23,654)</b>	<b>(10,295)</b>
<b>Cash Flows from Financing Activities:</b>		
Net proceeds from issuance of Series E Preferred Stock	57,950	-
Redemption of Series B Preferred Stock	(15,000)	-
Proceeds from revolving credit line borrowings	13,000	5,000
Repayments of revolving credit line borrowings	(25,200)	-
Dividends paid - Common and Class A Common Stock	(12,121)	(11,853)
Dividends paid - Preferred Stock	(5,171)	(4,671)
Repurchase of shares of Class A Common Stock	(4,856)	-
Sales of additional shares of Common and Class A Common Stock	499	380
Repayment of officer note receivable	1,300	-
Principal repayments of mortgage notes payable	(851)	(2,821)
<b>Net Cash Flow Provided by (Used in) Financing Activities</b>	<b>9,550</b>	<b>(13,965)</b>
<b>Net Increase In Cash and Cash Equivalents</b>	<b>6,996</b>	<b>2,473</b>

Cash and Cash Equivalents at Beginning of Period	4,218	2,800
Cash and Cash Equivalents at End of Period	\$ 11,214	\$ 5,273
Supplemental Cash Flow Disclosures:		
Interest Paid	\$ 3,468	\$ 3,937

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

## URSTADT BIDDLE PROPERTIES INC.

## CONSOLIDATED STATEMENTS 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 Distributions In Excess of Net Income	Accumulated Other Comprehensive Income	Officer Note Receivable	Total Stockholders' Equity
	Preferred Stock Issued	Amount	Issued	Amount	Issued	Amount					
Balances – October 31, 2007	2,450,000	\$ 61,250	7,773,618	\$ 77	18,836,778	\$ 188	\$ 264,585	\$(31,077)	\$ 480	\$(1,300)	\$ 294,000
Comprehensive Income:											
Net income applicable to Common and Class A common stockholders	-	-	-	-	-	-	-	8,607	-	-	8,607
Change in unrealized gains in marketable securities	-	-	-	-	-	-	-	-	(121)	-	(121)
Total comprehensive income	-	-	-	-	-	-	-	-	-	-	8,486
Cash dividends paid :	-	-	-	-	-	-	-	-	-	-	-
Common stock (\$ .4300 per share)	-	-	-	-	-	-	-	(3,419)	-	-	(3,419)
Class A common stock (\$ .4750 per share)	-	-	-	-	-	-	-	(8,702)	-	-	(8,702)
Issuance of shares under dividend reinvestment plan	-	-	21,981	-	7,540	-	463	-	-	-	29,984
Forfeiture of restricted stock	-	-	-	-	(6,500)	-	-	-	-	-	(6,500)
Shares issued under restricted stock plan	-	-	170,900	2	59,900	1	(3)	-	-	-	231,700

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Stock options exercised	-	-	1,966	1	1,953	-	36	-	-	-
Restricted stock compensation	-	-	-	-	-	-	726	-	-	-