

ONE LIBERTY PROPERTIES INC
Form 10-Q
November 12, 2013
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UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

Washington, DC 20549

FORM 10-Q

x Quarterly Report Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

For the quarterly period ended September 30, 2013

OR

o Transition Report Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Commission File Number 001-09279

ONE LIBERTY PROPERTIES, INC.

(Exact name of registrant as specified in its charter)

MARYLAND
(State or other jurisdiction of
incorporation or organization)

13-3147497
(I.R.S. employer
identification number)

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60 Cutter Mill Road, Great Neck, New York
(Address of principal executive offices)

11021
(Zip code)

(516) 466-3100

(Registrant's telephone number, including area code)

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.

Large accelerated filer

Accelerated filer

Non-accelerated filer

Smaller reporting company

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

Indicate the number of shares outstanding of each of the issuer's classes of common stock, as of the latest practicable date.

As of November 4, 2013, the registrant had 15,645,646 shares of common stock outstanding.

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One Liberty Properties, Inc. and Subsidiaries

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Part I FINANCIAL INFORMATION

Item 1. Financial Statements

ONE LIBERTY PROPERTIES, INC. AND SUBSIDIARIES

CONSOLIDATED BALANCE SHEETS

(Amounts in Thousands, Except Par Value)

Assets			
Real estate investments, at cost			
Land	\$	153,513	\$ 138,152
Buildings and improvements		414,901	335,189
Total real estate investments, at cost		568,414	473,341
Less accumulated depreciation		70,059	62,816
Real estate investments, net		498,355	410,525
Investment in unconsolidated joint ventures		4,984	19,485
Cash and cash equivalents		18,903	14,577
Unbilled rent receivable		13,380	12,629
Unamortized intangible lease assets		25,432	16,491
Escrow, deposits and other assets and receivables		5,015	3,741
Investment in BRT Realty Trust at market (related party)		266	241
Unamortized deferred financing costs		3,294	3,477
Total assets	\$	569,629	\$ 481,166
Liabilities and Equity			
Liabilities:			
Mortgages payable	\$	276,805	\$ 225,971
Line of credit		23,500	
Dividends payable		5,447	5,252
Accrued expenses and other liabilities		8,554	6,584
Unamortized intangible lease liabilities		6,416	5,300
Total liabilities		320,722	243,107
Commitments and contingencies			
Equity:			
One Liberty Properties, Inc. stockholders' equity:			
Preferred stock, \$1 par value; 12,500 shares authorized; none issued			
Common stock, \$1 par value; 25,000 shares authorized; 15,102 and 14,598 shares issued and outstanding		15,102	14,598
Paid-in capital		207,703	196,107

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Accumulated other comprehensive loss	(1,246)	(1,578)
Accumulated undistributed net income	26,203	28,001
Total One Liberty Properties, Inc. stockholders' equity	247,762	237,128
Non-controlling interests in joint ventures	1,145	931
Total equity	248,907	238,059
Total liabilities and equity	\$ 569,629	\$ 481,166

See accompanying notes to consolidated financial statements.

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ONE LIBERTY PROPERTIES, INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF INCOME

(Amounts in Thousands, Except Per Share Data)

(Unaudited)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2013	2012	2013	2012
Revenues:				
Rental income, net	\$ 13,214	\$ 11,333	\$ 37,542	\$ 33,193
Operating expenses:				
Depreciation and amortization	3,019	2,426	8,406	7,179
General and administrative (including \$572, \$572, \$1,716 and \$1,716, respectively, to related party)	1,938	1,873	5,841	5,463
Federal excise and state taxes	(7)	38	218	135
Real estate expenses (including \$150, \$150, \$450 and \$450, respectively, to related party)	851	640	2,375	1,939
Leasehold rent	77	77	231	231
Real estate acquisition costs	544	93	822	259
Total operating expenses	6,422	5,147	17,893	15,206
Operating income	6,792	6,186	19,649	17,987
Other income and expenses:				
Equity in earnings of unconsolidated joint ventures	122	268	513	1,015
Gain on disposition of real estate - unconsolidated joint venture			2,807	
Gain on sale - unconsolidated joint venture interest			1,898	
Other income	10	6	89	230
Interest:				
Expense	(3,473)	(3,261)	(9,865)	(9,753)
Amortization of deferred financing costs	(223)	(198)	(662)	(570)
Gain on sale of real estate				319
Income from continuing operations	3,228	3,001	14,429	9,228
Discontinued operations:				
Income from operations		369		917
Net gain on sales		15,050		17,254
Income from discontinued operations		15,419		18,171
Net income	3,228	18,420	14,429	27,399
Less net income attributable to non-controlling interests	(17)	(6)	(32)	(13)
Net income attributable to One Liberty Properties, Inc.	\$ 3,211	\$ 18,414	\$ 14,397	\$ 27,386

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ONE LIBERTY PROPERTIES, INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF INCOME

(Amounts in Thousands, Except Per Share Data)

(Unaudited) (Continued)

Weighted average number of common shares outstanding:						
Basic	15,093	14,443	14,871	14,370		
Diluted	15,193	14,543	14,971	14,470		
Per common share attributable to common stockholders basic:						
Income from continuing operations	\$.20	\$.20	\$.93	\$.62		
Income from discontinued operations		1.04		1.23		
	\$.20	\$ 1.24	\$.93	\$ 1.85		
Per common share attributable to common stockholders diluted:						
Income from continuing operations	\$.20	\$.20	\$.93	\$.62		
Income from discontinued operations		1.03		1.22		
	\$.20	\$ 1.23	\$.93	\$ 1.84		
Cash distributions declared per share of common stock						
	\$.35	\$.33	\$ 1.05	\$.99		

See accompanying notes to consolidated financial statements.

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ONE LIBERTY PROPERTIES, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
(Amounts in Thousands)
(Unaudited)

