

CIM Commercial Trust Corp
Form 10-Q
August 09, 2016

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**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

FORM 10-Q

(Mark One):

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

For the quarterly period ended June 30, 2016

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 1-13610

CIM COMMERCIAL TRUST CORPORATION

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction of
incorporation or organization)

75-6446078
(I.R.S. Employer
Identification No.)

17950 Preston Road, Suite 600, Dallas, TX 75252
(Address of principal executive offices)

(972) 349-3200
(Registrant's telephone number)

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 Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (Section 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

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Act. (Check one):

Large accelerated filer Accelerated filer Non-accelerated filer Smaller reporting company
(Do not check if a
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

As of August 3, 2016, the Registrant had outstanding 87,676,197 shares of common stock, par value \$0.001 per share.

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PART I
Financial Information

Item 1.
Financial Statements

CIM COMMERCIAL TRUST CORPORATION AND SUBSIDIARIES

Consolidated Balance Sheets

(In thousands, except share and per share data)

	June 30, 2016	December 31, 2015
	(Unaudited)	
ASSETS		
Investments in real estate, net	\$ 1,625,070	\$ 1,691,711
Cash and cash equivalents	37,593	124,636
Restricted cash	82,460	7,267
Accounts receivable, net	11,111	10,726
Deferred rent receivable and charges, net	103,104	97,225
Other intangible assets, net	15,634	17,353
Other assets	95,097	14,150
Assets held for sale, net	181,028	128,992
TOTAL ASSETS	\$ 2,151,097	\$ 2,092,060
LIABILITIES AND EQUITY		
LIABILITIES:		
Debt	\$ 939,767	\$ 656,835
Accounts payable and accrued expenses	39,639	40,049
Intangible liabilities, net	4,824	6,086
Due to related parties	9,773	9,472
Other liabilities	40,129	29,531
Liabilities associated with assets held for sale	52,994	52,740
Total liabilities	1,087,126	794,713
COMMITMENTS AND CONTINGENCIES (Note 14)		
EQUITY:		
Common stock, \$0.001 par value; 900,000,000 shares authorized; 87,676,197 and 97,589,598 shares issued and outstanding at June 30, 2016 and December 31, 2015, respectively	88	98
Additional paid-in capital	1,633,735	1,820,451
Accumulated other comprehensive income (loss)	(12,889)	(2,519)
Distributions in excess of earnings	(557,876)	(521,620)
Total stockholders' equity	1,063,058	1,296,410
Noncontrolling interests	913	937
Total equity	1,063,971	1,297,347
TOTAL LIABILITIES AND EQUITY	\$ 2,151,097	\$ 2,092,060

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

Table of Contents**CIM COMMERCIAL TRUST CORPORATION AND SUBSIDIARIES****Consolidated Statements of Operations****(In thousands, except per share data)**

	Three Months Ended June 30,		Six Months Ended June 30,	
	2016	2015	2016	2015
	(Unaudited)			
REVENUES:				
Rental and other property income	\$ 61,624	\$ 63,171	\$ 124,472	\$ 126,569
Expense reimbursements	3,316	3,263	6,244	6,444
Interest and other income	498	485	1,112	1,145
	65,438	66,919	131,828	134,158
EXPENSES:				
Rental and other property operating	32,299	32,985	63,577	65,694
Asset management and other fees to related parties	7,492	7,456	15,193	14,665
Interest	7,302	5,586	13,928	10,989
General and administrative	1,712	1,955	3,475	4,547
Transaction costs	118	373	267	801
Depreciation and amortization	18,480	17,566	36,538	36,694
	67,403	65,921	132,978	133,390
Gain on sale of real estate			24,739	
INCOME (LOSS) FROM CONTINUING OPERATIONS	(1,965)	998	23,589	768
DISCONTINUED OPERATIONS:				
Income from operations of assets held for sale	2,823	3,984	4,252	6,946
NET INCOME FROM DISCONTINUED OPERATIONS	2,823	3,984	4,252	6,946
NET INCOME	858	4,982	27,841	7,714
Net income attributable to noncontrolling interests	(9)	(6)	(12)	(6)
NET INCOME ATTRIBUTABLE TO STOCKHOLDERS	\$ 849	\$ 4,976	\$ 27,829	\$ 7,708
BASIC AND DILUTED INCOME (LOSS) PER SHARE:				
Continuing operations	\$ (0.02)	\$ 0.01	\$	\$