

CIM Commercial Trust Corp  
Form 10-Q  
August 11, 2014

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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, 2014

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 is not required to file reports pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934. YES  NO

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 Act. (Check one):

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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 Exchange Act Rule 12b-2). YES  NO

As of August 5, 2014, the Registrant had outstanding 97,581,598 shares of common stock, par value \$0.001 per share.

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## CIM COMMERCIAL TRUST CORPORATION AND SUBSIDIARIES

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**PART I**  
**Financial Information**

**ITEM 1.**  
**Financial Statements**

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	<b>June 30, 2014</b>	<b>December 31, 2013</b>
	<b>(Unaudited)</b>	
<b>ASSETS</b>		
Investments in real estate net	\$ 1,711,510	\$ 1,682,165
Cash and cash equivalents	20,030	16,796
Restricted cash	7,208	6,672
Loans receivable net	193,319	
Accounts receivable and interest receivable net	9,990	9,303
Deferred rent receivable and charges net	89,959	87,606
Other intangible assets net	24,014	22,282
Other assets	16,668	9,653
TOTAL ASSETS	\$ 2,072,698	\$ 1,834,477
<b>LIABILITIES AND EQUITY</b>		
<b>LIABILITIES:</b>		
Debt	\$ 601,303	\$ 395,105
Accounts payable and accrued expenses	27,013	26,109
Intangible liabilities net	9,225	8,800
Due to related parties	8,890	6,807
Other liabilities	27,366	21,173
Total liabilities	673,797	457,994
<b>COMMITMENTS AND CONTINGENCIES (Note 14)</b>		
<b>EQUITY:</b>		
Common stock, \$0.001 and \$0.05 par value; 200,000,000 and 20,000,000 shares authorized; 97,688,863 and 4,400,000 shares issued; and 97,581,598 and 4,400,000 shares outstanding at June 30, 2014 and December 31, 2013, respectively	98	220
Preferred stock, \$0.01 par value, none and 65,028,571 shares outstanding at June 30, 2014 and December 31, 2013, respectively		650
Additional paid-in capital	1,823,675	1,772,821
Distributions in excess of earnings	(422,691)	(399,953)
Stockholders' equity before treasury stock	1,401,082	1,373,738

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Less: Treasury stock, at cost, 107,265 shares outstanding at June 30, 2014	(4,901)	
Total stockholders' equity	1,396,181	1,373,738
Noncontrolling interests	2,720	2,745
Total equity	1,398,901	1,376,483
TOTAL LIABILITIES AND EQUITY	\$ 2,072,698	\$ 1,834,477

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

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**CIM COMMERCIAL TRUST CORPORATION AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENTS OF OPERATIONS AND COMPREHENSIVE INCOME**  
**FOR THE THREE AND SIX MONTHS ENDED JUNE 30, 2014 AND 2013**

(In thousands, except per share data)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
	(Unaudited)			
<b>REVENUES:</b>				
Rental and other property income	\$ 60,804	\$ 55,968	\$ 120,626	\$ 111,135
Expense reimbursements	2,646	2,597	4,997	5,047
Interest and other income	8,008	1,273	9,958	1,964
	71,458	59,838	135,581	118,146
<b>EXPENSES:</b>				
Rental and other property operating	30,439	25,232	60,025	49,953
Asset management fees and other fees to related parties	6,338	5,431	12,075	10,840
Interest	4,939	4,725	9,156	9,402
General and administrative	3,610	715	4,789	1,257
Transaction costs	32	1,394	500	1,394
Depreciation and amortization	17,286	17,533	33,915	34,670
	62,644	55,030	120,460	107,516
Bargain purchase gain (Note 2)			4,918	
<b>INCOME BEFORE PROVISION FOR INCOME TAXES</b>	<b>8,814</b>	<b>4,808</b>	<b>20,039</b>	<b>10,630</b>
Provision for income taxes	(300)		(308)	
<b>NET INCOME</b>	<b>8,514</b>	<b>4,808</b>	<b>19,731</b>	<b>10,630</b>
Net income attributable to noncontrolling interests	(115)	(113)	(113)	(109)
<b>NET INCOME ATTRIBUTABLE TO STOCKHOLDERS</b>	<b>\$ 8,399</b>	<b>\$ 4,695</b>	<b>\$ 19,618</b>	<b>\$ 10,521</b>
<b>COMPREHENSIVE INCOME</b>	<b>\$</b>			