

Power REIT
Form 10-Q
August 14, 2014

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 10-Q

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

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

For the quarterly period ended June 30, 2014

000-54560
(Commission File Number)

POWER REIT
(Exact name of registrant as specified in its charter)

Maryland 45-3116572
(State of Organization) (I.R.S. Employer
Identification No.)

301 Winding 11804
Road, Old
Bethpage, NY
(Address of (Zip
principal Code)
executive
offices)

(212) 750-0373
(Registrant's telephone number, including area code)

N/A
(Former name, former address and former fiscal year, if changed since last report)

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 (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required

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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.

1,731,788 common shares, \$0.001 par value, outstanding at August 14, 2014.

TABLE OF CONTENTS

	Page
PART I – FINANCIAL INFORMATION	
<u>Item 1 – Financial Statements (Unaudited)</u>	3
<u>Consolidated Balance Sheets (Unaudited)</u>	3
<u>Consolidated Statements of Operations (Unaudited)</u>	4
<u>Consolidated Statements of Cash Flows (Unaudited)</u>	5
<u>Notes to Unaudited Consolidated Financial Statements</u>	6
<u>Item 2 – Management’s Discussion and Analysis of Financial Condition and Results of Operations</u>	19
<u>Item 3 – Quantitative and Qualitative Disclosures About Market Risk</u>	22
<u>Item 4 – Controls and Procedures</u>	22
PART II – OTHER INFORMATION	
<u>Item 1 – Legal Proceedings</u>	23
<u>Item 1A – Risk Factors</u>	24
<u>Item 2 – Unregistered Sales of Equity Securities and Use of Proceeds</u>	24
<u>Item 3 – Defaults Upon Senior Securities</u>	24
<u>Item 4 – Mine Safety Disclosures</u>	24
<u>Item 5 – Other Information</u>	24
<u>Item 6 – Exhibits</u>	24
<u>SIGNATURE</u>	25

PART I. FINANCIAL INFORMATION

Item 1. Financial Statements.

POWER REIT AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS
(Dollars in Thousands)

	(Unaudited) June 30, 2014	(See Note 1) December 31, 2013
ASSETS		
Land	\$6,788	\$2,368
Net investment in capital lease - railroad	9,150	9,150
Total real estate assets	15,938	11,518
Cash and cash equivalents	619	78
Other receivables	35	6
Prepaid expense	40	8
Intangible assets, net	4,894	233
Other assets	1,033	203
TOTAL ASSETS	\$22,559	\$12,046
LIABILITIES AND EQUITY		
Deferred revenue	\$109	\$6
Accounts payable	922	406
Accrued interest	159	55
Current portion of long-term debt	30	30
Current debt, related party	1,650	1,650
Other long-term debt	7,700	827
Interest Rate Swap	213	-
TOTAL LIABILITIES	10,783	2,974
Series A 7.75% Cumulative Redeemable Perpetual Preferred Stock Par Value \$25.00 (175,000 shares authorized; 130,000 issued and outstanding as of June 30, 2014 and 0 issued and outstanding and December 31, 2013)	3,250	-
Commitments and Contingencies		
Equity:		
Common Shares, \$0.001 par value (100,000,000 shares authorized; 1,731,788 and 1,676,955 shares issued and outstanding as of June 30, 2014 and December 31, 2013, respectively)	2	2
Additional paid-in capital	10,633	10,476
Accumulated deficit	(2,109)	(1,406)

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Total Equity	8,526	9,072
TOTAL LIABILITIES AND EQUITY	\$22,559	\$12,046

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

3

POWER REIT AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF OPERATIONS
(Dollars in Thousands)
(Unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
REVENUE				
Lease income from capital lease – railroad, net	\$229	\$229	\$458	\$458
Rental income	233	22	302	45
TOTAL REVENUE	462	251	760	503
EXPENSES				
Amortization of intangible assets	50	-	53	-
General and administrative	127	65	169	146
Stock-based compensation	54	31	76	57
Property tax				