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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

For the quarter ended March 31, Commission file number 0-14510
1995

CEDAR INCOME FUND, LTD.
(Exact name of registrant as specified in its charter)

Iowa 42-1241468
(State or other jurisdiction of (I.R.S. Employer
incorporation or organization) Identification No.)

4333 Edgewood Road N.E., Cedar 52499
Rapids, IA (Zip Code)
(Address of principal executive
offices)

Registrant's telephone number, including area code: (319) 398-8975

N/A
(Former name, address and 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 X No

The number of shares of common stock outstanding at May 10, 1995
was 2,245,411.

PART I FINANCIAL INFORMATION

Item 1. Financial Statements.

CEDAR INCOME FUND, Ltd.
Balance Sheets
(unaudited)

<TABLE>
<S> <C> <C> <C>

March 31 December 31,
1995 1994 1994

ASSETS

Real estate			
Land	4,126,044	4,126,044	4,126,044
Buildings and improvements	14,200,539	14,200,539	14,200,539
Total real estate	18,326,583	18,326,583	18,326,583

Less accumulated depreciation	(2,991,085)	(2,554,575)	(2,881,997)
Total net real estate	15,335,498	15,772,008	15,444,586
Mortgage loan receivable	588,881	596,450	590,834
Total real estate and mortgage participation	15,924,379	16,368,458	16,035,420
Cash and cash equivalents	453,478	329,171	447,015
Rent and other receivables	127,416	104,634	62,543
Interest receivable	6,676	4,973	6,103
Prepaid expenses	39,199	44,573	53,583
Deferred lease commissions	158,396	180,796	171,264
Taxes held in escrow	23,847	21,415	10,304
Due from affiliates	42,440	--	--
TOTAL ASSETS	16,775,831	17,054,020	16,786,232
LIABILITIES AND SHAREHOLDERS' EQUITY			
LIABILITIES			
Mortgage loan payable	1,459,278	1,477,249	1,463,929
Accounts payable and accrued expenses	139,892	137,756	86,059
Due to affiliates	--	46,531	29,062
Security deposits	69,224	65,548	68,127
Advance rents	56,937	59,322	48,884
TOTAL LIABILITIES	1,725,331	1,786,406	1,696,061
Shareholders' equity			
Common stock, \$1 par value, 5,020,000 shares authorized	2,245,411	2,245,411	2,245,411
Additional paid-in capital	12,805,089	13,022,203	12,844,760
TOTAL SHAREHOLDERS' EQUITY	15,050,500	15,267,614	15,090,171
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	16,775,831	17,054,020	16,786,232

</TABLE>

CEDAR INCOME FUND, Ltd.
Statements of Operations
(unaudited)

<TABLE>

	<S>	<C>	<C>
	March 31,		
	1995	1994	
REVENUE			
Rents	600,187	560,110	
Interest	19,706	15,041	
Total revenue	619,893	575,151	
EXPENSES			
Property expenses:			
Real estate taxes	53,540	63,822	
Wages and salaries	4,622	11,600	
Repairs and maintenance	94,374	56,647	
Utilities	26,640	29,399	
Management fee	30,010	28,005	
Insurance	3,691	4,494	
Other	22,132	17,670	
Total property expenses, excluding depreciation	235,009	211,637	
Depreciation	109,088	109,140	
Total property expenses	344,097	320,777	
Interest	35,192	35,606	
Administrative fees	24,805	24,656	
Directors' fees and expenses	11,247	13,246	
Other administrative	19,682	17,493	
Total expenses	435,023	411,778	
Net earnings	184,870	163,373	
Net earnings per share	.08	.07	

Dividends to shareholders	224,541	224,541
Dividends to shareholders per share	.10	.10
Average number of shares outstanding	2,245,411	2,245,411

CEDAR INCOME FUND, Ltd.
Statements of Cash Flows
(unaudited)

	<S>	<C>
	Three Months Ended March 31,	
	1995	1994
CASH FLOWS FROM OPERATING ACTIVITIES:		
Rents collected	529,267	513,848
Interest received	19,133	14,905
Payments for operating expenses	(281,520)	(160,836)
Interest paid	(34,275)	(34,689)
Net cash provided by operating activities	232,605	333,228
CASH FLOWS FROM INVESTING ACTIVITIES:		
Principal portion of scheduled mortgage loan collections	1,953	1,794
Security deposits collected, net	1,097	1,219
Net cash provided by investing activities	3,050	3,013
CASH FLOWS FROM FINANCING ACTIVITIES:		
Principal portion of scheduled mortgage loan payments	(4,651)	(4,237)
Dividends paid to shareholders	(224,541)	(224,541)
Net cash used by financing activities	(229,192)	(228,778)
Net increase in cash and cash equivalents.	6,463	107,463
Cash and cash equivalents at beginning of period	447,015	221,708
Cash and cash equivalents at end of period	453,478	329,171
RECONCILIATION OF NET EARNINGS TO NET		
CASH PROVIDED BY OPERATING ACTIVITIES:		
Net earnings	184,870	163,373
Add (deduct) reconciling adjustments:		
Depreciation	109,088	109,140
Amortization	917	917
Increase in rent and other receivables	(78,416)	(53,364)
Increase in interest receivable	(573)	(136)
Decrease in prepaid expenses	13,467	15,365
Decrease in deferred lease commissions	12,868	6,659
Increase in due from affiliates	(42,440)	-
Increase in operating accounts payable, accrued expenses and due to affiliates	24,771	74,157
Increase in advance rents	8,053	17,117
Net cash provided by operating activities	232,605	333,228

NOTES TO FINANCIAL STATEMENTS

Note 1: Interim financial statements are prepared in accordance with generally accepted accounting principles and include all adjustments of a normal recurring nature necessary for a fair presentation of the

financial position and quarterly results. Interim reports should be read in conjunction with the audited financial statements and related notes included in the 1994 Annual Report.

Note 2: Shareholders' equity,	15,090,171
December 31, 1994	
Net earnings	184,870
Dividends to shareholders	(224,541)
Shareholders' equity, March 31,	15,050,500
1995	

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations.

We are pleased to present the first quarter report for Cedar Income Fund, Ltd. Net earnings for the three months ended March 31, 1995 were \$184,870 (\$.08 per share) compared to \$163,373 (\$.07 per share) for the same period in 1994. Funds from operations (earnings from operations plus depreciation) were \$293,958 (\$.13 per share) for the first three months of 1995 compared to \$272,513 (\$.12 per share) for the same period a year ago. Net earnings and funds from operations were higher in 1995 primarily due to increased rents at Southpoint Parkway Center in Jacksonville, Florida and Broadbent Business Center in Salt Lake City, Utah. Rental income for the first quarter was \$600,187 compared to \$560,110 for the first quarter in 1994. As of March 31, 1995, the Company's real estate portfolio had an overall occupancy rate of 99%.

Total property expenses, excluding depreciation, as a percentage of rental income, increased slightly from 38% in 1994 to 39% in 1995 primarily due to scheduled maintenance services at Southpoint which resulted in a \$38,000 increase in repairs and maintenance expense. Real estate taxes decreased \$10,000 as a result of a partial refund of 1994 taxes on Germantown Square Shopping Center in Louisville, Kentucky. Wages and salaries were reduced \$7,000 due to a reduction in property management personnel at Broadbent.

Hewlett Packard Corporation has notified the Company that it does not intend to renew its lease for 20,400 square feet of space at Corporate Center East in Bloomington, Illinois when it expires on September 30, 1995. This lease represented 11% of the Company's revenue in 1994. The Company has begun marketing efforts to secure one or more replacement tenants for this space.

The Board of Directors declared a dividend of \$.10 per share payable May 22, 1995 to shareholders of record May 9, 1995. The Board of Directors will continue to consider leasing activity, operating results and the financial condition of the Company in determining future dividends.

The Company's capital resources consist of its current equity in real estate investments (current value less mortgage indebtedness) and a mortgage loan receivable. The company maintains its real estate in good condition and provides adequate insurance coverage. The Company's liquidity at March 31, 1995 is represented by cash and cash equivalents of \$453,478, a mortgage loan participation of \$588,881 and cash flow from operating activities. This liquidity is considered sufficient to meet current obligations.

PART II OTHER INFORMATION

Item 4. Submission of Matters to a Vote of Security Holders.

At the Company's annual meeting of shareholders on May 4, 1995, 71% of the Company's outstanding shares were represented either in person or by proxy. All five incumbent Directors were re-elected to the Board of Directors, with each receiving at least 97% of the vote for the shares represented. The vote tabulation for each Director was as follows:

<S>	<C>	<C>	<C>
Director	Votes For	Votes Withheld	
Patrick E. Falconio	1,556,052	35,569	
Edwin L. Ingraham	1,554,852	36,769	
James C. Kafes	1,556,441	35,180	
Edwin B. Lancaster	1,556,141	35,480	
Alex A. Meyer	1,555,241	36,380	

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

CEDAR INCOME FUND, LTD.

/s/ Alan F. Fletcher
Alan F. Fletcher

Vice President and Treasurer
(principal financial officer)

/s/ Edward J. Kittleson
Edward J. Kittleson
Controller
(principal accounting officer)

Dated: May 10, 1995