
**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549**

FORM 8-K

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

Date of Report (Date of Earliest Event Reported): May 6, 2014

Cedar Realty Trust, Inc.

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction
of incorporation)

001-31817
(Commission
File No.)

42-1241468
(IRS Employer
Identification No.)

44 South Bayles Avenue
Port Washington, NY
(Address of principal executive offices)

11050-3765
(Zip Code)

(516) 767-6492
(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- .. Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - .. Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 - .. Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 - .. Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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Items 2.02 and 7.01. Results of Operations and Financial Condition, and Regulation FD.

The information in this Current Report on Form 8-K is furnished under Item 2.02 – “Results of Operations and Financial Condition” and Item 7.01 – “Regulation FD Disclosure”. This information, including the exhibits attached hereto, shall not be deemed “filed” for any purpose, including for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), or otherwise subject to the liabilities of that Section. The information in this Current Report on Form 8-K shall not be deemed incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Exchange Act regardless of any general incorporation language in such filing.

On May 6, 2014, Cedar Realty Trust, Inc. (the “Company”) issued a press release announcing its comparative financial results as well as certain supplemental financial information for the three months ended March 31, 2014. The press release and the supplemental financial information are furnished as Exhibit 99.1.

Item 9.01. Financial Statements and Exhibits.

(c) Exhibits.

99.1 Cedar Realty Trust, Inc. Supplemental Financial Information for the quarter ended March 31, 2014 (including press release dated May 6, 2014).

SIGNATURES

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 hereunto duly authorized.

CEDAR REALTY TRUST, INC.

/s/ PHILIP R. MAYS

Philip R. Mays
Chief Financial Officer
(Principal financial officer)

Dated: May 6, 2014



SUPPLEMENTAL FINANCIAL INFORMATION

MARCH 31, 2014

**Cedar Realty Trust, Inc.
44 South Bayles Avenue
Port Washington, NY 11050-3765
Tel: (516) 767-6492 Fax: (516) 767-6497
www.cedarrealtytrust.com**

CEDAR REALTY TRUST, INC.
Supplemental Financial Information
March 31, 2014
(unaudited)

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Forward-Looking Statements

The information contained in this Supplemental Financial Information is unaudited and does not purport to disclose all items required by accounting principles generally accepted in the United States ("GAAP"). In addition, statements made or incorporated by reference herein may include certain "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934 and, as such, may involve known and unknown risks, uncertainties and other factors which may cause the Company's actual results, performance or achievements to be materially different from future results, performance or achievements expressed or implied by such forward-looking statements. Forward-looking statements, which are based on certain assumptions and describe the Company's future plans, strategies and expectations, are generally identifiable by use of the words "may", "will", "should", "estimates", "projects", "anticipates", "believes", "expects", "intends", "future", and words of similar import, or the negative thereof. Factors which could have a material adverse effect on the operations and future prospects of the Company include, but are not limited to, those set forth under the heading "Risk Factors" in the Company's Annual Report on Form 10-K. Accordingly, the information contained herein should be read in conjunction with the Company's Form 10-K for the year ended December 31, 2013 and Form 10-Q for the quarter ended March 31, 2014.

CEDAR REALTY TRUST REPORTS
FIRST QUARTER 2014 RESULTS

Port Washington, New York – May 6, 2014 – Cedar Realty Trust, Inc. (NYSE:CDR) today reported results for the first quarter ended March 31, 2014.

Highlights

- Operating funds from operations (FFO) of \$0.13 per diluted share
- Same-property net operating income (NOI) increased 2.7%
- Signed 40 new and renewal leases for 328,000 square feet
- Comparable cash-basis lease spreads of 9.2%
- Total portfolio 93.5% leased and same-property portfolio 94.1% leased at quarter-end
- Acquired Quatermaster Plaza in Philadelphia for \$92.3 million

“During the first quarter we continued making progress on all facets of our long term strategic plan. From leasing, to value-added investing and capital recycling, we are consistently building long term shareholder value,” commented Bruce Schanzer, President and CEO.

Financial Results

Operating FFO for first quarter 2014 was \$10.3 million or \$0.13 per diluted share, compared to \$8.7 million or \$0.12 per diluted share for the same period in 2013.

Net loss attributable to common shareholders for first quarter 2014 was \$(1.8) million or \$(0.03) per diluted share, compared to net loss of \$(0.9) million or \$(0.02) per diluted share for the same period in 2013.

Portfolio Results

Same-property NOI increased 2.7% for first quarter 2014 compared to the same period in 2013. This figure includes the favorable impact of re-leasing the dark anchor at Oakland Commons with a Walmart Neighborhood Market. Same-property NOI growth, excluding this favorable re-leasing impact was 1.6%.

During first quarter 2014, the Company signed 40 leases for 328,000 square feet. On a comparable space basis, the Company leased 319,000 square feet at a positive lease spread of 9.2% on a cash basis (new leases increased 18.5% and renewals increased 8.6%).

The Company’s total portfolio, excluding properties held for sale, was 93.5% leased at March 31, 2014, compared to 93.6% at December 31, 2013 and 92.8% at March 31, 2013. The Company’s same-property portfolio was 94.1% leased at March 31, 2014, compared to 94.3% at December 31, 2013 and 93.9% at March 31, 2013.

Acquisition and Disposition Activity

On February 25, 2014, the Company sold Harbor Square (f/k/a Shore Mall) for \$25.0 million.

On March 21, 2014, the Company acquired Quartermaster Plaza in Philadelphia, Pennsylvania, a 456,000 square foot grocery-anchored shopping center. The shopping center is 98% occupied and anchored by a BJ's Wholesale Club. The asset was acquired for \$92.3 million including the assumption of \$53.4 million of fixed rate debt.

Balance Sheet

On January 13, 2014, the Company issued 6.9 million common shares for net proceeds of \$41.3 million.

On February 11, 2014, the Company closed on \$150.0 million of unsecured term loans effectively prefunding all of its 2014 mortgage debt maturities. The unsecured term loans consist of a five-year \$75 million term loan for which the proceeds were borrowed at closing and a seven-year \$75 million term loan that allows for delayed draws of the proceeds through July 1, 2014. The Company also entered into forward LIBOR swap agreements that result in an effective fixed interest rate of 3.37% for the five-year term loan and 4.27% for the seven-year term loan.

As of March 31, 2014, the Company has \$133.2 million available under its revolving credit facility and reported net debt to earnings before interest, taxes, depreciation and amortization (EBITDA) of 7.9 times. The net debt to EBITDA ratio increased as a result of the recent \$92.3 million acquisition of Quartermaster Plaza. This acquisition was initially funded with the assumption of property related debt and the Company's revolving credit facility. The Company intends to ultimately fund this acquisition and reduce net debt to EBITDA through asset sales related to its ongoing capital recycling efforts.

2014 Guidance

The Company reaffirms its previously announced 2014 Operating FFO guidance range of \$0.51 to \$0.54 per diluted share.

Quarterly Dividends

As previously announced, the Company will pay a cash dividend of \$0.05 per share on the Company's common stock and \$0.453125 per share on the Company's 7.25% Series B Cumulative Redeemable Preferred Stock on May 20, 2014 to shareholders of record as of the close of business on May 9, 2014.

Funds From Operations Reconciliation

The Company reports FFO in accordance with the standards established by the National Association of Real Estate Investment Trusts (“NAREIT”). FFO is a widely-recognized non-GAAP financial measure for REITs that the Company believes, when considered with financial statements prepared in accordance with GAAP, is useful to investors in understanding financial performance and providing a relevant basis for comparison among REITs. The Company’s computation of FFO, as detailed in the attached schedule, is in accordance with NAREIT’s pronouncements. The Company also presents “Operating FFO”, which excludes certain items that are not indicative of the results provided by the Company’s consolidated portfolio and that affect the comparability of the Company’s period-over-period performance, as also detailed in the attached schedule.

Supplemental Financial Information Package

The Company has issued “Supplemental Financial Information” for the period ended March 31, 2014. Such information has been filed today as an exhibit to Form 8-K and will also be available on the Company’s website at www.cedarrealtytrust.com.

Investor Conference Call

The Company will host a conference call today, May 6, 2014, at 5:00 PM (ET) to discuss the first quarter results. The conference call can be accessed by dialing (877) 705-6003 or (1) (201) 493-6725 for international participants. A live webcast of the conference call will be available online on the Company’s website at www.cedarrealtytrust.com.

A replay of the call will be available from 8:00 PM (ET) on May 6, 2014, until midnight (ET) on May 20, 2014. The replay dial-in numbers are (877) 870-5176 or (1) (858) 384-5517 for international callers. Please use passcode 13578269 for the telephonic replay. A replay of the Company’s webcast will be available on the Company’s website for a limited time.

About Cedar Realty Trust

Cedar Realty Trust, Inc. is a fully-integrated real estate investment trust which focuses on the ownership and operation of primarily grocery-anchored shopping centers straddling the Washington DC to Boston corridor. The Company’s portfolio (excluding properties treated as “held for sale”) is comprised of 62 properties, with approximately 9.5 million square feet of gross leasable area.

For additional financial and descriptive information on the Company, its operations and its portfolio, please refer to the Company’s website at www.cedarrealtytrust.com.

Forward-Looking Statements

Statements made in this press release that are not strictly historical are “forward-looking” statements. Forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance and outcomes to differ materially from those expressed or implied in forward-looking statements. Please refer to the documents filed by Cedar Realty Trust, Inc. with the SEC, specifically the Company’s Annual Report on Form 10-K for the year ended December 31, 2013, which identifies important risk factors that could cause actual results to differ from those contained in forward-looking statements.

Contact Information:
Cedar Realty Trust, Inc.
Investor Relations
Jennifer Bitterman
(516) 944-4561

CEDAR REALTY TRUST, INC.

Condensed Consolidated Balance Sheets

	<u>March 31,</u> <u>2014</u>	<u>December 31</u> <u>2013</u>
ASSETS		
Real estate		
Land	\$ 320,025,000	\$ 280,355,000
Buildings and improvements	1,174,462,000	1,119,106,000
	1,494,487,000	1,399,461,000
Less accumulated depreciation	(249,907,000)	(241,598,000)
Real estate, net	1,244,580,000	1,157,863,000
Real estate held for sale/conveyance	84,200,000	112,837,000
Cash and cash equivalents	5,079,000	3,973,000
Restricted cash	12,729,000	11,063,000
Receivables	20,473,000	18,170,000
Other assets and deferred charges, net	32,686,000	28,020,000
TOTAL ASSETS	<u>\$ 1,399,747,000</u>	<u>\$ 1,331,926,000</u>
LIABILITIES AND EQUITY		
Mortgage loans payable	\$ 509,679,000	\$ 515,968,000
Mortgage loans payable - real estate held for sale/conveyance	22,549,000	23,172,000
Unsecured revolving credit facility	119,000,000	153,500,000
Unsecured term loans	125,000,000	50,000,000
Accounts payable and accrued liabilities	21,622,000	22,666,000
Unamortized intangible lease liabilities	28,346,000	25,509,000
Unamortized intangible lease liabilities - real estate held for sale/conveyance	1,253,000	5,463,000
Total liabilities	827,449,000	796,278,000
Noncontrolling interest - limited partners' mezzanine OP Units	404,000	414,000
Commitments and contingencies	—	—
Equity:		
Cedar Realty Trust, Inc. shareholders' equity:		
Preferred stock	190,661,000	190,661,000
Common stock and other shareholders' equity	374,187,000	337,016,000
Total Cedar Realty Trust, Inc. shareholders' equity	564,848,000	527,677,000
Noncontrolling interests:		
Minority interests in consolidated joint ventures	4,136,000	4,202,000
Limited partners' OP Units	2,910,000	3,355,000
Total noncontrolling interests	7,046,000	7,557,000
Total equity	571,894,000	535,234,000
TOTAL LIABILITIES AND EQUITY	<u>\$ 1,399,747,000</u>	<u>\$ 1,331,926,000</u>

CEDAR REALTY TRUST, INC.
Condensed Consolidated Statements of Operations

	Three months ended March 31,	
	2014	2013
REVENUES		
Rents	\$28,372,000	\$ 27,329,000
Expense recoveries	8,920,000	8,007,000
Other	55,000	223,000
Total revenues	<u>37,347,000</u>	<u>35,559,000</u>
PROPERTY OPERATING EXPENSES		
Operating, maintenance and management	8,026,000	6,795,000
Real estate and other property-related taxes	4,507,000	4,465,000
Total property operating expenses	<u>12,533,000</u>	<u>11,260,000</u>
PROPERTY OPERATING INCOME	<u>24,814,000</u>	<u>24,299,000</u>
OTHER EXPENSES		
General and administrative	3,524,000	3,270,000
Employee termination costs	—	106,000
Impairment charges/(reversal)	82,000	(1,100,000)
Acquisition costs	2,870,000	—
Depreciation and amortization	9,448,000	9,501,000
Total other expenses	<u>15,924,000</u>	<u>11,777,000</u>
OPERATING INCOME	<u>8,890,000</u>	<u>12,522,000</u>
NON-OPERATING INCOME AND EXPENSES		
Interest expense	(8,058,000)	(8,887,000)
Early extinguishment of debt costs	(101,000)	(85,000)
Gain on sales	—	346,000
Total non-operating income and expense	<u>(8,159,000)</u>	<u>(8,626,000)</u>
INCOME FROM CONTINUING OPERATIONS	<u>731,000</u>	<u>3,896,000</u>
DISCONTINUED OPERATIONS		
Income (loss) from operations	1,043,000	(44,000)
Impairment charges	(64,000)	—
Total income (loss) from discontinued operations	<u>979,000</u>	<u>(44,000)</u>
NET INCOME	<u>1,710,000</u>	<u>3,852,000</u>
Less, net loss attributable to noncontrolling interests:		
Minority interests in consolidated joint ventures	66,000	6,000
Limited partners' interest in Operating Partnership	11,000	3,000
Total net loss attributable to noncontrolling interests	<u>77,000</u>	<u>9,000</u>
NET INCOME ATTRIBUTABLE TO CEDAR REALTY TRUST, INC.	1,787,000	3,861,000
Preferred stock dividends	(3,602,000)	(3,607,000)
Preferred stock redemption costs	—	(1,166,000)
NET (LOSS) ATTRIBUTABLE TO COMMON SHAREHOLDERS	<u>\$ (1,815,000)</u>	<u>\$ (912,000)</u>
PER COMMON SHARE ATTRIBUTABLE TO COMMON SHAREHOLDERS (BASIC AND DILUTED)		
Continuing operations	\$ (0.04)	\$ (0.02)
Discontinued operations	0.01	(0.00)
	<u>\$ (0.03)</u>	<u>\$ (0.02)</u>
Weighted average number of common shares - basic and diluted	<u>74,620,000</u>	<u>68,339,000</u>

CEDAR REALTY TRUST, INC.

Supporting Schedules to Consolidated Statements

Balance Sheets

	<u>March 31,</u> <u>2014</u>	<u>December 31,</u> <u>2013</u>
Construction in process (included in buildings and improvements)	\$ 7,907,000	\$ 7,728,000
Receivables		
Rents and other tenant receivables, net	\$ 5,418,000	\$ 3,267,000
Straight-line rents	15,040,000	14,888,000
Other	15,000	15,000
	<u>\$20,473,000</u>	<u>\$ 18,170,000</u>
Other assets and deferred charges, net		
Lease origination costs	\$ 18,856,000	\$ 15,012,000
Financing costs	5,840,000	5,094,000
Prepaid expenses	5,707,000	5,669,000
Other	2,283,000	2,245,000
	<u>\$32,686,000</u>	<u>\$ 28,020,000</u>

Statements of Operations

	<u>Three months ended March 31,</u>	
	<u>2014</u>	<u>2013</u>
Rents		
Base rents	\$ 26,923,000	\$ 25,513,000
Percentage rent	121,000	116,000
Straight-line rents	187,000	458,000
Amortization of intangible lease liabilities	1,141,000	1,242,000
	<u>\$28,372,000</u>	<u>\$ 27,329,000</u>
Other revenues		
RioCan management fees and related leasing commissions (a)	\$ —	\$ 191,000
Lease termination income and other	55,000	32,000
	<u>\$ 55,000</u>	<u>\$ 223,000</u>

- (a) On October 10, 2012, the Company exited the 20% Cedar / 80% RioCan joint venture that owned 22 retail shopping-center properties. Effective January 31, 2013, the Company's property management agreement for the sold properties terminated.

CEDAR REALTY TRUST, INC.

Funds From Operations and Additional Disclosures

	Three months ended March 31,	
	2014	2013
Net (loss) attributable to common shareholders	\$ (1,815,000)	\$ (912,000)
Real estate depreciation and amortization	9,361,000	9,729,000
Limited partners' interest	(11,000)	(3,000)
Impairment charges/(reversal)	146,000	(1,100,000)
Gain on sales	—	(346,000)
Consolidated minority interests:		
Share of (loss)	(66,000)	(6,000)
Share of FFO	(307,000)	(417,000)
Funds From Operations ("FFO")	7,308,000	6,945,000
Adjustments for items affecting comparability:		
Acquisition costs	2,870,000	—
Early extinguishment of debt costs, net	88,000	522,000
Employee termination costs	—	106,000
Preferred stock redemption costs	—	1,166,000
Operating Funds From Operations ("Operating FFO")	\$10,266,000	\$ 8,739,000
FFO per diluted share:	\$ 0.09	\$ 0.10
Operating FFO per diluted share:	\$ 0.13	\$ 0.12
Weighted average number of diluted common shares:		
Common shares	78,289,000	71,944,000
OP Units	480,000	281,000
	<u>78,769,000</u>	<u>72,225,000</u>
Additional Disclosures (Pro-Rata Share):		
Straight-line rents	\$ 196,000	\$ 491,000
Amortization of intangible lease liabilities	1,080,000	1,079,000
Non-real estate amortization	684,000	557,000
Share-based compensation, net	790,000	721,000
Maintenance capital expenditures (a)	413,000	709,000
Lease related expenditures (b)	809,000	555,000
Development and redevelopment capital expenditures	2,404,000	3,388,000
Capitalized interest and financing costs	201,000	298,000

(a) Consists of payments for building and site improvements.

(b) Consists of payments for tenant improvements and leasing commissions.

CEDAR REALTY TRUST, INC.

Earnings Before Interest, Taxes, Depreciation and Amortization

	Three months ended March 31,	
	2014	2013
EBITDA Calculation		
Income from continuing operations	\$ 731,000	\$ 3,896,000
Add (deduct):		
Interest expense (including early extinguishment of debt costs)	8,159,000	8,972,000
Depreciation and amortization	9,448,000	9,501,000
Minority interests share of consolidated joint venture EBITDA	(816,000)	(925,000)
Discontinued operations:		
Income (loss) from operations	1,043,000	(44,000)
Interest expense (including early extinguishment of debt costs)	401,000	1,146,000
Depreciation and amortization	—	321,000
EBITDA	18,966,000	22,867,000
Adjustments for items affecting comparability:		
Acquisition costs	2,870,000	—
Impairment charges/(reversal)	82,000	(1,100,000)
Employee termination costs	—	106,000
Gain on sales	—	(346,000)
Adjusted EBITDA	\$ 21,918,000	\$ 21,527,000
Pro-rata share of net debt (a)		
Pro-rata share of debt	\$ 743,669,000	\$ 720,622,000
Pro-rata share of unrestricted cash and cash equivalents	(4,043,000)	(4,160,000)
	\$ 739,626,000	\$ 716,462,000
Pro-rata fixed charges (a)		
Interest expense (b)	\$ 7,547,000	\$ 8,727,000
Preferred stock dividends	3,602,000	3,607,000
Scheduled mortgage repayments	2,302,000	2,333,000
	\$ 13,451,000	\$ 14,667,000
Debt and Coverage Ratios		
Net debt to Adjusted EBITDA (c)	7.9x	8.3x
Interest coverage ratio (based on Adjusted EBITDA)	2.9x	2.5x
Fixed charge coverage ratio (based on Adjusted EBITDA)	1.6x	1.5x

(a) Includes properties "held for sale/conveyance".

(b) Excludes early extinguishment of debt costs.

(c) For the purposes of this computation, this ratio has been adjusted to include annualizing results of properties acquired, and to exclude, where applicable, (i) management fee income relating to the terminated Cedar/RioCan joint venture, (ii) the results and debt related to properties sold, conveyed, or in the process of being conveyed to their respective lenders, and (iii) lease termination income.

CEDAR REALTY TRUST, INC.

Summary of Outstanding Debt

As of March 31, 2014

Property	Percent Owned	Maturity Date	Interest Rate (a)	Amounts
Fixed-rate mortgages:				
Trexler Mall	100%	May 2014	5.5%	\$ 19,519,000
Coliseum Marketplace	100%	Jul 2014	6.1%	11,045,000
Fieldstone Marketplace	100%	Jul 2014	6.0%	16,960,000
Kings Plaza	100%	Jul 2014	6.0%	7,188,000
Liberty Marketplace	100%	Jul 2014	6.1%	8,171,000
Yorktowne Plaza	100%	Jul 2014	6.0%	18,799,000
Quartermaster Plaza	100%	Oct 2014	5.5%	11,290,000
Mechanicsburg Center	100%	Nov 2014	5.5%	8,323,000
Elmhurst Square	100%	Dec 2014	5.4%	3,699,000
New London Mall	40%	Apr 2015	4.9%	27,365,000
Oak Ridge Shopping Center	100%	May 2015	5.5%	3,215,000
Pine Grove Plaza	100%	Sep 2015	5.0%	5,296,000
Groton Shopping Center	100%	Oct 2015	5.3%	11,221,000
Quartermaster Plaza	100%	Oct 2015	5.3%	42,100,000
Southington Center	100%	Nov 2015	5.1%	5,306,000
Jordan Lane	100%	Dec 2015	5.5%	12,055,000
Oakland Mills	100%	Jan 2016	5.5%	4,533,000
Smithfield Plaza	100%	May 2016	6.2%	6,676,000
Franklin Village Plaza	100%	Aug 2016	4.1%	41,974,000
West Bridgewater Plaza	100%	Sep 2016	6.2%	10,394,000
Carman's Plaza	100%	Oct 2016	6.2%	33,500,000
Hamburg Square	100%	Oct 2016	6.1%	4,808,000
Meadows Marketplace	100%	Nov 2016	5.6%	9,582,000
San Souci Plaza	40%	Dec 2016	6.2%	27,200,000
Camp Hill	100%	Jan 2017	5.5%	63,145,000
Golden Triangle	100%	Feb 2018	6.0%	19,605,000
Gold Star Plaza	100%	May 2019	7.3%	1,452,000
Swede Square	100%	Nov 2020	5.5%	10,118,000
Colonial Commons	100%	Feb 2021	5.5%	26,652,000
The Point	100%	Nov 2022	4.5%	29,367,000
Metro Square	100%	Nov 2029	7.5%	8,205,000
Total fixed-rate mortgages		2.8 years	5.5%	<u>\$508,763,000</u>

weighted average

CEDAR REALTY TRUST, INC.

Summary of Outstanding Debt (Continued)

As of March 31, 2014

<u>Property</u>	<u>Maturity Date</u>	<u>Interest Rate (a)</u>	<u>Amounts</u>
Total fixed-rate mortgages	2.8 years	5.5%	508,763,000
	<i>weighted average</i>		
Net unamortized premium			916,000
Total mortgage debt, net			<u>509,679,000</u>
Unsecured debt:			
Revolving credit facility (b)	Aug 2016	2.2%	119,000,000
Term loan	Aug 2018	2.0%	50,000,000
Term loan (c)	Feb 2019	1.9%	75,000,000
Term loan (\$75.0 million to be borrowed by July 1, 2014) (d)	Feb 2021	—	—
	3.5 years	2.0%	<u>244,000,000</u>
	<i>weighted average</i>		
Total Debt (excluding debt on properties held for sale/conveyance)	3.0 years	4.4%	<u>\$753,679,000</u>
	<i>weighted average</i>		
Pro-rata share of total debt reconciliation:			
Total debt (excluding debt on properties held for sale/conveyance)			\$753,679,000
Less pro-rata share attributable to joint venture minority interests			(32,559,000)
Plus pro-rata share attributable to properties held for sale/conveyance (e)			<u>22,549,000</u>
Pro-rata share of total debt			<u>\$743,669,000</u>
Fixed to variable rate debt ratio:			
Fixed debt			\$499,669,000 67.2%
Variable debt			<u>244,000,000 32.8%</u>
			<u>\$743,669,000 100.0%</u>

(a) For variable rate debt, rate in effect as of March 31, 2014.

(b) Subject to two one-year extension options.

(c) The Company has a forward interest rate swap that effectively converts this variable rate debt to a fixed rate debt of 3.4%, beginning on July 1, 2014 through maturity.

(d) The Company has a forward interest rate swap that effectively converts this variable rate debt to a fixed rate debt of 4.3%, beginning on July 1, 2014 through maturity.

(e) See "Summary of Real Estate Held For Sale/Conveyance".

CEDAR REALTY TRUST, INC.
Summary of Debt Maturities
As of March 31, 2014

Year	Secured Debt		Unsecured Debt		Total (a)
	Scheduled Amortization	Balloon Payments	Revolving Credit Facility	Term Loans	
2014	\$ 5,281,000	\$104,144,000	\$ —	\$ —	\$109,425,000
2015	5,832,000	104,352,000	—	—	110,184,000
2016	4,258,000	135,014,000	119,000,000(b)	—	258,272,000
2017	2,439,000	60,478,000	—	—	62,917,000
2018	2,148,000	18,007,000	—	50,000,000	70,155,000
2019	2,036,000	—	—	75,000,000	77,036,000
2020	1,981,000	8,849,000	—	—	10,830,000
2021	1,244,000	22,367,000	—	—	23,611,000
2022	1,039,000	24,323,000	—	—	25,362,000
2023	524,000	—	—	—	524,000
Thereafter	3,975,000	472,000	—	—	4,447,000
	<u>\$30,757,000</u>	<u>\$478,006,000</u>	<u>\$ 119,000,000</u>	<u>\$125,000,000</u>	752,763,000
				Net unamortized premium	916,000
					<u>\$753,679,000</u>

(a) Excludes debt on properties held for sale/conveyance.

(b) Subject to two one-year extension options.

CEDAR REALTY TRUST, INC.

Real Estate Summary

As of March 31, 2014

Property Description	State	Percent owned	Year acquired	GLA	Percent occupied	Average base rent per leased sq. ft.	Major Tenants (a)	
							Name	GLA
Connecticut								
Big Y Shopping Center	CT	100%	2013	101,105	100.0%	\$ 22.69	Big Y	63,817
Brickyard Plaza	CT	100%	2004	237,596	72.1%	7.74	Home Depot	103,003
							Kohl's	58,966
Groton Shopping Center	CT	100%	2007	117,186	89.0%	11.51	TJ Maxx	30,000
Jordan Lane	CT	100%	2005	177,504	99.2%	11.01	Stop & Shop	60,632
							CW Price	39,280
							Retro Fitness	20,283
							Shop Rite	64,017
New London Mall	CT	40%	2009	259,566	94.8%	14.71	Marshalls	30,627
							Home Goods	25,432
							Petsmart	23,500
							A.C. Moore	20,932
Oakland Commons	CT	100%	2007	90,100	100.0%	6.37	Walmart	54,911
							Bristol Ten Pin	35,189
Southington Center	CT	100%	2003	155,842	97.8%	6.95	Walmart	95,482
							NAMCO	20,000
Total Connecticut				1,138,899	91.4%	11.54		
Maryland								
Kenley Village	MD	100%	2005	51,894	73.7%	8.92	Food Lion	29,000
Metro Square	MD	100%	2008	71,896	100.0%	19.18	Shoppers Food Warehouse	58,668
Oakland Mills	MD	100%	2005	58,224	100.0%	13.79	Food Lion	43,470
San Souci Plaza	MD	40%	2009	264,134	79.5%	10.25	Shoppers Food Warehouse	61,466
							Marshalls	27,000
							Maximum Health and Fitness	15,612
St. James Square	MD	100%	2005	39,903	100.0%	11.71	Food Lion	33,000
Valley Plaza	MD	100%	2003	190,939	100.0%	4.98	K-Mart	95,810
							Ollie's Bargain Outlet	41,888
							Tractor Supply	32,095
Yorktowne Plaza	MD	100%	2007	158,982	88.4%	13.67	Food Lion	37,692
Total Maryland				835,972	89.7%	10.69		
Massachusetts								
Fieldstone Marketplace	MA	100%	2005/2012	193,970	95.2%	10.71	Shaw's	68,000
							Flagship Cinema	41,975
							New Bedford Wine and Spirits	15,180
Franklin Village Plaza	MA	100%	2004/2012	303,461	94.3%	20.66	Stop & Shop	75,000
							Marshalls	26,890
							Team Fitness	15,807
Kings Plaza	MA	100%	2007	168,243	93.6%	6.37	Work Out World	42,997
							CW Price	28,504
							Ocean State Job Lot	20,300
							Savers	19,339
Norwood Shopping Center	MA	100%	2006	102,459	98.2%	8.16	Hannaford Brothers	42,598
							Planet Fitness	18,830
							Dollar Tree	16,798
The Shops at Suffolk Downs	MA	100%	2005	121,320	100.0%	12.83	Stop & Shop	74,977
Timpany Plaza	MA	100%	2007	183,775	98.1%	7.16	Stop & Shop	59,947
							Big Lots	28,027
							Gardner Theater	27,576
Webster Plaza	MA	100%	2007	101,824	80.0%	10.92	Price Chopper	58,545
West Bridgewater Plaza	MA	100%	2007	133,039	87.7%	9.24	Shaw's	57,315
							Big Lots	25,000
							Planet Fitness	15,000
Total Massachusetts				1,308,091	93.9%	11.82		
New Jersey								
Carll's Corner	NJ	100%	2007	129,582	84.7%	8.68	Acme Markets	55,000
							Peebles	18,858
Pine Grove Plaza	NJ	100%	2003	86,089	95.1%	11.67	Peebles	24,963
Washington Center Shoppes	NJ	100%	2001	157,394	92.0%	9.03	Acme Markets	66,046
							Planet Fitness	20,742
Total New Jersey				373,065	90.2%	9.56		

CEDAR REALTY TRUST, INC.

Real Estate Summary (Continued)

As of March 31, 2014

Property Description	State	Percent owned	Year acquired	GLA	Percent occupied	Average base rent per leased sq. ft.	Major Tenants (a)	
							Name	GLA
New York								
Carman's Plaza	NY	100%	2007	<u>194,082</u>	<u>91.8%</u>	<u>17.74</u>	Pathmark	52,211
							Extreme Fitness	27,598
							Home Goods	25,806
							Department of Motor Vehicle	19,310
Pennsylvania								
Academy Plaza	PA	100%	2001	137,592	91.2%	14.23	Acme Markets	50,918
Camp Hill	PA	100%	2002	470,117	99.3%	13.70	Boscov's	167,597
							Giant Foods	92,939
							LA Fitness	45,000
							Orthopedic Inst of PA	40,904
							Barnes & Noble	24,908
							Staples	20,000
Circle Plaza	PA	100%	2007	92,171	100.0%	2.74	K-Mart	92,171
Colonial Commons	PA	100%	2011	461,905	89.5%	13.42	Giant Foods	67,815
							Dick's Sporting Goods	56,000
							LA Fitness	41,325
							Ross Dress For Less	30,000
							Marshalls	27,000
							JoAnn Fabrics	25,500
							David's Furniture	24,970
							Office Max	23,500
							Old Navy	15,500
Crossroads II	PA	100% (b)	2008	133,717	93.0%	20.15	Giant Foods	78,815
Fairview Commons	PA	100%	2007	42,314	53.3%	10.08	Family Dollar	10,789
Fort Washington Center	PA	100%	2002	41,000	100.0%	21.46	LA Fitness	41,000
Gold Star Plaza	PA	100%	2006	71,720	82.2%	8.91	Redner's	48,920
Golden Triangle	PA	100%	2003	202,943	98.2%	12.91	LA Fitness	44,796
							Marshalls	30,000
							Staples	24,060
							Just Cabinets	18,665
							Aldi	15,242
Halifax Plaza	PA	100%	2003	51,510	100.0%	11.96	Giant Foods	32,000
Hamburg Square	PA	100%	2004	99,580	95.2%	6.42	Redner's	56,780
							Peebles	19,683
Liberty Marketplace	PA	100%	2005	68,200	98.2%	17.95	Giant Foods	55,000
Meadows Marketplace	PA	100%	2004/2012	91,518	100.0%	15.59	Giant Foods	67,907
Mechanicsburg Center	PA	100%	2005	51,500	100.0%	21.78	Giant Foods	51,500
Newport Plaza	PA	100%	2003	64,489	100.0%	11.71	Giant Foods	43,400
Northside Commons	PA	100%	2008	69,136	100.0%	9.50	Redner's	53,019
Palmyra Shopping Center	PA	100%	2005	111,051	94.5%	6.64	Weis Markets	46,912
							Goodwill	18,104
Port Richmond Village	PA	100%	2001	154,908	98.2%	13.48	Thriftway	40,000
							Pep Boys	20,615
							City Stores, Inc.	15,200
Quartermaster Plaza	PA	100%	2014	456,364	98.0%	13.87	Home Depot	150,000
							BJ's Wholesale Club	117,718
							Conway Stores, Inc.	25,200
							Planet Fitness	23,146
							Staples	20,388
							Petsmart	19,089
River View Plaza	PA	100%	2003	226,786	92.2%	19.18	United Artists	77,700
							Avalon Carpet	25,000
							Pep Boys	22,000
							Staples	18,000
South Philadelphia	PA	100%	2003	283,415	82.5%	14.63	Shop Rite	54,388
							Ross Dress For Less	31,349
							LA Fitness	31,000
							Modell's	20,000

CEDAR REALTY TRUST, INC.

Real Estate Summary (Continued)

As of March 31, 2014

Property Description	State	Percent owned	Year acquired	GLA	Percent occupied	Average base rent per leased sq. ft.	Major Tenants (a)	
							Name	GLA
Pennsylvania (continued)								
Swede Square	PA	100%	2003	100,816	100.0%	17.03	LA Fitness	37,200
The Commons	PA	100%	2004	203,426	87.5%	8.10	Bon-Ton	54,500
							Shop 'n Save	52,654
							TJ Maxx	24,404
The Point	PA	100%	2000	268,037	97.1%	12.54	Burlington Coat Factory	76,665
							Giant Foods	76,627
							A.C. Moore	24,890
							Staples	24,000
Trexler Mall	PA	100%	2005	339,279	89.5%	9.99	Kohl's	90,230
							Bon-Ton	62,000
							Lehigh Wellness Partners	33,227
							Trexlertown Fitness Club	28,870
							Marshalls	28,488
Trexlertown Plaza	PA	100%	2006	313,929	90.6%	12.30	Giant Foods	78,335
							Hobby Lobby	57,512
							Redner's	47,900
							Big Lots	33,824
							Tractor Supply	19,097
Upland Square	PA	100%	2007	394,598	94.4%	16.86	Giant Foods	78,900
							Carmike Cinema	45,276
							LA Fitness	42,000
							Best Buy	30,000
							TJ Maxx	25,000
							Bed, Bath & Beyond	24,721
							A.C. Moore	21,600
							Staples	18,336
Total Pennsylvania				5,002,021	93.6%	13.39		
Virginia								
Coliseum Marketplace	VA	100%	2005	105,998	100.0%	16.05	Farm Fresh	57,662
							Michaels	23,981
Elmhurst Square	VA	100%	2006	66,250	86.1%	9.42	Food Lion	38,272
Fredericksburg Way	VA	100%	2005	63,000	100.0%	18.47	Ukrop's Supermarket	63,000
General Booth Plaza	VA	100%	2005	71,639	96.6%	13.83	Farm Fresh	53,758
Glen Allen Shopping Center	VA	100%	2005	63,328	100.0%	6.61	Giant Foods	63,328
Kempsville Crossing	VA	100%	2005	79,147	42.7%	12.23	Farm Fresh	16,938
Oak Ridge Shopping Center	VA	100%	2006	38,700	92.2%	10.59	Food Lion	33,000
Smithfield Plaza	VA	100%	2005/2008	134,664	93.7%	9.57	Farm Fresh	45,544
							Roses Express	21,600
							Peebles	21,600
Suffolk Plaza	VA	100%	2005	67,216	100.0%	9.90	Farm Fresh	67,216
Total Virginia				689,942	90.1%	11.97		
Total (93.5% leased at March 31, 2014)				9,542,072	92.6%	\$ 12.57		

- (a) Major tenants are determined as tenants with 15,000 or more sq.ft of GLA, tenants at single-tenant properties, or the largest tenant at a property.
- (b) Although the ownership percentage for this joint venture is 60%, the Company has included 100% of this joint venture's debt and results of operations in its pro-rata calculations, based on partnership earnings promotes, loan guaranties, and/or other terms of the related joint venture agreement.

CEDAR REALTY TRUST, INC.

Leasing Activity

	<u>Leases Signed</u>	<u>Square Feet</u>	<u>New Rent Per. Sq. Ft (a)</u>	<u>Prior Rent Per. Sq. Ft (a)</u>	<u>Cash Basis % Change</u>	<u>Tenant Improvements Per. Sq. Ft (b)</u>	<u>Average Lease Term (Yrs)</u>
Total Comparable Leases							
1st Quarter 2014	38	319,300	\$ 9.68	\$ 8.86	9.2%	\$ 0.74	4.7
4th Quarter 2013	40	291,000	\$ 9.11	\$ 8.51	7.1%	\$ 0.78	4.4
3rd Quarter 2013	52	215,800	\$ 13.62	\$ 12.28	10.9%	\$ 1.87	4.3
2nd Quarter 2013	33	343,600	\$ 12.82	\$ 11.62	10.3%	\$ 1.45	4.9
Total (c)	163	1,169,700	\$ 11.19	\$ 10.22	9.5%	\$ 1.17	4.6
New Leases - Comparable							
1st Quarter 2014	4	7,400	\$ 26.60	\$ 22.45	18.5%	\$ 31.70	7.4
4th Quarter 2013	7	20,300	\$ 13.17	\$ 12.58	4.7%	\$ 11.18	6.7
3rd Quarter 2013	7	25,300	\$ 17.24	\$ 12.58	37.0%	\$ 15.95	8.2
2nd Quarter 2013	8	15,700	\$ 24.02	\$ 20.39	17.8%	\$ 31.84	7.7
Total (c)	26	68,700	\$ 18.60	\$ 15.43	20.5%	\$ 19.88	7.5
Renewals - Comparable							
1st Quarter 2014	34	311,900	\$ 9.27	\$ 8.54	8.6%	\$ 0.00	4.6
4th Quarter 2013	33	270,700	\$ 8.81	\$ 8.20	7.4%	\$ 0.00	4.2
3rd Quarter 2013	45	190,500	\$ 13.14	\$ 12.24	7.3%	\$ 0.00	3.7
2nd Quarter 2013	25	327,900	\$ 12.28	\$ 11.20	9.7%	\$ 0.00	4.8
Total	137	1,101,000	\$ 10.72	\$ 9.89	8.4%	\$ 0.00	4.4
Total Comparable and Non-Comparable							
1st Quarter 2014	40	328,200	\$ 9.95	N/A	N/A	\$ 2.79	4.8
4th Quarter 2013	46	361,500	\$ 9.44	N/A	N/A	\$ 0.84	5.9
3rd Quarter 2013	54	227,400	\$ 14.29	N/A	N/A	\$ 1.77	4.5
2nd Quarter 2013	37	349,500	\$ 12.95	N/A	N/A	\$ 1.49	4.9
Total	177	1,266,600	\$ 11.41	N/A	N/A	\$ 1.69	5.1

- (a) New rent per sq. ft. represents the minimum cash rent under the new lease for the first 12 months of the term. Prior rent per sq. ft. represents the minimum cash rent under the prior lease for the last 12 months of the previous term.
- (b) Includes tenant allowance and landlord work. Excludes first generation space.
- (c) For spaces vacant less than 12 months, the results for the trailing four quarters are as follows:

	<u>Leases Signed</u>	<u>Square Feet</u>	<u>Cash Basis % Change</u>
Total Comparable Leases	150	1,132,800	8.9%
New Leases - Comparable	13	31,800	25.9%

CEDAR REALTY TRUST, INC.

Tenant Concentration (Based on Annualized Base Rent)

As of March 31, 2014

<u>Tenant</u>	<u>Number of stores</u>	<u>GLA</u>	<u>% of GLA</u>	<u>Annualized base rent</u>	<u>Annualized base rent per sq. ft.</u>	<u>Percentage annualized base rents</u>
Top twenty tenants (a):						
Giant Foods	12	787,000	8.2%	\$ 12,054,000	\$ 15.32	10.9%
LA Fitness	7	282,000	3.0%	4,638,000	16.45	4.2%
Stop & Shop	4	271,000	2.8%	2,805,000	10.35	2.5%
Farm Fresh	5	241,000	2.5%	2,761,000	11.46	2.5%
Home Depot	2	253,000	2.7%	2,050,000	8.10	1.8%
Staples	19	191,000	2.0%	1,992,000	10.43	1.8%
Dollar Tree	6	125,000	1.3%	1,982,000	15.86	1.8%
Shop Rite	2	118,000	1.2%	1,744,000	14.78	1.6%
Food Lion	6	214,000	2.2%	1,668,000	7.79	1.5%
BJs Wholesale	1	118,000	1.2%	1,607,000	13.62	1.4%
Redner's	4	207,000	2.2%	1,514,000	7.31	1.4%
United Artists	1	78,000	0.8%	1,454,000	18.64	1.3%
Shaw's	2	125,000	1.3%	1,431,000	11.45	1.3%
Big Y	1	64,000	0.7%	1,404,000	21.94	1.3%
Shoppers Food Warehouse	2	120,000	1.3%	1,237,000	10.31	1.1%
Marshalls	5	143,000	1.5%	1,187,000	8.30	1.1%
Ukrop's Supermarket	1	63,000	0.7%	1,163,000	18.46	1.0%
Kohl's	2	149,000	1.6%	1,113,000	7.47	1.0%
Carmike Cinema	1	45,000	0.5%	1,034,000	22.98	0.9%
T.J. Maxx	4	106,000	1.1%	1,001,000	9.44	0.9%
Sub-total top twenty tenants	87	3,700,000	38.8%	45,839,000	12.39	41.3%
Remaining tenants	816	5,136,000	53.8%	65,230,000	12.70	58.7%
Sub-total all tenants (b)	903	8,836,000	92.6%	\$111,069,000	\$ 12.57	100.0%
Vacant space	N/A	706,000	7.4%			
Total	903	9,542,000	100.0%			

(a) Several of the tenants listed above share common ownership with other tenants:

(1) Giant Foods and Stop & Shop, (2) Farm Fresh, Shoppers Food Warehouse, and Shop 'n Save (GLA of 53,000; annualized base rent of \$120,000), (3) Marshalls, TJ Maxx and Home Goods (GLA of 51,000; annualized base rent of \$609,000), and (4) Shaw's and Acme Markets (GLA of 172,000; annualized base rent of \$781,000).

(b) Comprised of large tenants (15,000 or more GLA) and small tenants as follows:

	<u>GLA</u>	<u>% of GLA</u>	<u>Annualized base rent</u>	<u>Annualized base rent per sq. ft.</u>	<u>Percentage annualized base rents</u>
Large tenants	6,229,000	70.5%	\$ 64,994,000	\$ 10.43	58.5%
Small tenants	2,607,000	29.5%	46,075,000	17.68	41.5%
Total	8,836,000	100.0%	\$111,069,000	\$ 12.57	100.0%

CEDAR REALTY TRUST, INC.

Lease Expirations

As of March 31, 2014

Year of lease expiration	Number of leases expiring	GLA expiring	Percentage of GLA expiring	Annualized expiring base rents	Annualized expiring base rents per sq. ft.	Percentage of annualized expiring base rents
Month-To-Month	44	148,000	1.7%	\$ 2,136,000	\$ 14.43	1.9%
2014	90	469,000	5.3%	5,784,000	12.33	5.2%
2015	148	1,064,000	12.0%	12,708,000	11.94	11.4%
2016	133	845,000	9.6%	10,704,000	12.67	9.6%
2017	118	868,000	9.8%	11,856,000	13.66	10.7%
2018	109	855,000	9.7%	12,444,000	14.55	11.2%
2019	77	910,000	10.3%	9,180,000	10.09	8.3%
2020	46	1,075,000	12.2%	10,176,000	9.47	9.2%
2021	36	439,000	5.0%	6,360,000	14.49	5.7%
2022	23	155,000	1.8%	2,256,000	14.55	2.0%
2023	21	213,000	2.4%	2,880,000	13.52	2.6%
2024	20	451,000	5.1%	6,180,000	13.70	5.6%
Thereafter	38	1,344,000	15.2%	18,405,000	13.68	16.6%
All tenants	903	8,836,000	100.0%	<u>\$111,069,000</u>	<u>\$ 12.57</u>	<u>100.0%</u>
Vacant space	N/A	706,000	N/A			
Total portfolio	<u>903</u>	<u>9,542,000</u>	<u>N/A</u>			

CEDAR REALTY TRUST, INC.**Same-Property Net Operating Income (“Same-property NOI”)****Same-Property NOI (a) (b)**

	Three months ended March 31,	
	2014	2013
Base Rents	\$21,804,000	\$21,085,000
Expense Recoveries	7,269,000	6,700,000
Total Revenues	29,073,000	27,785,000
Operating expenses	9,672,000	8,895,000
NOI	\$19,401,000	\$18,890,000
Occupied	93.9%	93.2%
Leased	94.1%	93.9%
Average base rent	\$ 12.65	\$ 12.47
Number of same properties	54	54
NOI growth, excluding dark anchor re-tenanting impact	1.6%	

- (a) Same-property NOI includes properties that were owned and operated for the entirety of both periods being compared, except for properties undergoing significant redevelopment and expansion until such properties have stabilized, and properties classified as “held for sale/conveyance”.
- (b) Same-property NOI (i) excludes non-cash revenues such as straight-line rent adjustments and amortization of intangible lease liabilities, (ii) reflects internal management fees charged to properties, and (iii) excludes infrequent items, such as lease termination fee income.

CEDAR REALTY TRUST, INC.**2014 Acquisitions and Dispositions**

<u>Acquisition</u>	<u>Location</u>	<u>GLA</u>	<u>Date Acquired</u>	<u>Purchase Price</u>
Quartermaster Plaza	Philadelphia, PA	456,364	3/21/2014	<u>\$ 92,300,000</u>

<u>Disposition</u>	<u>Location</u>	<u>GLA</u>	<u>Date Sold</u>	<u>Sales Price</u>
Harbor Square (f/k/a Shore Mall)	Egg Harbor, NJ	344,823	2/25/2014	<u>\$ 25,000,000</u>

CEDAR REALTY TRUST, INC.

Summary of Real Estate Held for Sale/Conveyance

As of March 31, 2014

Property Description	State	Percent owned	Real estate at book value		Percent occupied	Average base rent per leased sq. ft.	Debt		
				GLA			Amounts	Maturity date	Interest rate
Included in Continuing Operations									
Annie Land Plaza	VA	100%	\$ 4,002,000	42,500	97.2%	\$ 9.50	—		
Carbondale Plaza	PA	100%	10,841,000	120,689	95.4%	7.16	—		
Fariview Plaza	PA	100%	8,368,000	71,979	100.0%	12.45	—		
Virginia Little Creek	VA	100%	7,383,000	69,620	100.0%	12.07	—		
Various land parcels			1,426,000	N/A	N/A	N/A	—		
			32,020,000	304,788	97.8%	9.91	—		
Included in Discontinued Operations									
Gahanna Discount Drug Mart Plaza (a)	OH	100%	4,311,000	48,667	90.5%	12.98	\$ 4,464,000	Nov 2016	10.8% (a)
Huntingdon Plaza	PA	100%	2,520,000	142,845	67.7%	4.93	—		
Lake Raystown Plaza	PA	100%	12,664,000	142,559	95.7%	12.38	—		
Maxatawny Marketplace	PA	100%	10,301,000	56,914	100.0%	12.21	—		
McCormick Place (a)	OH	100%	1,812,000	46,000	100.0%	4.50	2,470,000	Aug 2017	11.1% (a)
Townfair Center	PA	100%	20,572,000	218,610	100.0%	8.83	15,615,000	Jul 2018	5.2%
			52,180,000	655,595	91.3%	9.30	22,549,000		
Total Real Estate Held for Sale/Conveyance			\$84,200,000	960,383	93.4%	\$ 9.50	\$22,549,000		

- (a) Properties in the process of being conveyed to their respective lenders, either through short sale, foreclosure, or deed-in-lieu of foreclosure processes. Until the conveyances of the properties are completed, interest is being recorded (but not paid) at the default interest rates noted above.

Non-GAAP Financial Disclosures

Use of Funds From Operations (“FFO”)

FFO is a widely-recognized non-GAAP financial measure for REITs that the Company believes, when considered with financial statements prepared in accordance with GAAP, is useful to investors in understanding financial performance and providing a relevant basis for comparison among REITs. In addition, FFO is useful to investors as it captures features particular to real estate performance by recognizing that real estate generally appreciates over time or maintains residual value to a much greater extent than do other depreciable assets. Investors should review FFO, along with GAAP net income, when trying to understand a REIT’s operating performance. The Company considers FFO an important supplemental measure of its operating performance and believes that it is frequently used by securities analysts, investors and other interested parties in the evaluation of REITs.

The Company computes FFO in accordance with the “White Paper” published by the National Association of Real Estate Investment Trusts (“NAREIT”), which defines FFO as net income applicable to common shareholders (determined in accordance with GAAP), excluding impairment charges, excluding gains or losses from debt restructurings and sales of properties, plus real estate-related depreciation and amortization, and after adjustments for partnerships and joint ventures (which are computed to reflect FFO on the same basis). FFO does not represent cash generated from operating activities and should not be considered as an alternative to net income applicable to common shareholders or to cash flow from operating activities. FFO is not indicative of cash available to fund ongoing cash needs, including the ability to make cash distributions. Although FFO is a measure used for comparability in assessing the performance of REITs, as the NAREIT White Paper only provides guidelines for computing FFO, the computation of FFO may vary from one company to another.

The Company also presents “Operating FFO”, which excludes certain items that are not indicative of the results provided by the Company’s operating portfolio and that affect the comparability of the Company’s period-over-period performance, such as acquisition transaction costs, amounts relating to early extinguishment of debt, employee termination costs, and preferred stock redemption costs.

Use of Earnings Before Interest, Taxes, Depreciation and Amortization (“EBITDA”)

EBITDA is another widely-recognized non-GAAP financial measure that the Company believes, when considered with financial statements prepared in accordance with GAAP, is useful to investors and lenders in understanding financial performance and providing a relevant basis for comparison among other companies, including REITs. While EBITDA should not be considered as a substitute for net income attributable to the Company’s common shareholders, net operating income, cash flow from operating activities, or other income or cash flow data prepared in accordance with GAAP, the Company believes that EBITDA may provide additional information with respect to the Company’s performance or ability to meet its future debt service requirements, capital expenditures and working capital requirements. The Company computes EBITDA by excluding interest expense and amortization of deferred financing costs, and depreciation and amortization, from income from continuing operations.

The Company also presents “Adjusted EBITDA”, which excludes certain items that are not indicative of the results provided by the Company’s operating portfolio and that affect the comparability of the Company’s period-over-period performance, such as acquisition costs, impairment charges/reversals, employee termination costs, and gain on sales of real estate. The ratios of debt to Adjusted EBITDA, Adjusted EBITDA to interest expense, and Adjusted EBITDA to fixed charges are additional related measures of financial performance. Because EBITDA from one company to another excludes some, but not all, items that affect net income, the computations of EBITDA may vary from one company to another.