

Edgar Filing: MISSION WEST PROPERTIES INC - Form 8-K

MISSION WEST PROPERTIES INC
Form 8-K
July 21, 2005

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): July 20, 2005

MISSION WEST PROPERTIES, INC.
(Exact name of registrant as specified in its charter)

Maryland ----- (State or other jurisdiction of incorporation)	Commission File Number: 1-8383	95-2635431 ----- (I.R.S. Employer Identification)
--	-----------------------------------	--

10050 Bandley Drive, Cupertino, CA 95014
(Address of principal executive offices)

(408) 725-0700
(Registrant's telephone number, including area code)

ITEM 2.02. RESULTS OF OPERATIONS AND FINANCIAL CONDITION.

(a) The following information is being furnished by the Company as required for Item 2.02(a) of this report and shall not be deemed to be "filed" for purposes of Section 18 of the Securities Exchange Act of 1934:

On July 20, 2005, the Company issued a press release announcing its earnings results for the quarter ended June 30, 2005. The press release is attached to this Current Report as Exhibit 99.1 and is incorporated by reference in response to Item 2.02(a) of this report.

SIGNATURE

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

MISSION WEST PROPERTIES, INC.

Date: July 21, 2005

By: /s/ Wayne N. Pham

Edgar Filing: MISSION WEST PROPERTIES INC - Form 8-K

Wayne N. Pham
Vice President of Finance and
Controller

- 2 -

Exhibit 99.1

PRESS RELEASE

For Immediate News Release
July 20, 2005

MISSION WEST PROPERTIES ANNOUNCES SECOND QUARTER 2005 OPERATING RESULTS

"We build the buildings for the high tech companies that build the internet"

Cupertino, CA - Mission West Properties, Inc. (AMEX/PCX: MSW) reported today that Funds From Operations ("FFO") for the quarter ended June 30, 2005 was \$21,141,000 or \$0.20 per diluted common share (considering the potential effect of all O.P. units being exchanged for shares of the Company's common stock) as compared to \$28,741,000 or \$0.27 per diluted common share for the same period in 2004. On a sequential quarter basis, FFO per diluted common share increased \$0.01 compared to the previous quarter ended March 31, 2005. Settlements of former tenant breach of lease and termination fees accounted for approximately \$0.01 and \$0.04 per diluted share in the second quarter 2005 and 2004, respectively. For the six months ended June 30, 2005, FFO decreased to \$41,449,000 or \$0.40 per diluted share from FFO of \$55,818,000 or \$0.53 per diluted share for the same period in 2004.

Net income to common stockholders per diluted share was \$0.15 for the quarter ended June 30, 2005 compared to \$0.21 for the same period in 2004, a per share decrease of approximately 28.6%. For the six months ended June 30, 2005, net income to common stockholders per diluted share was \$0.28, down from \$0.40 one year ago, a per share decrease of approximately 30.0%.

COMPANY PROFILE

Mission West Properties, Inc. operates as a self-managed, self-administered and fully integrated REIT engaged in the management, leasing, marketing, development and acquisition of commercial R&D properties, primarily located in the Silicon Valley portion of the San Francisco Bay Area. Currently, the Company manages 108 properties totaling approximately 8.0 million square feet. For additional information, please contact Investor Relations at 408-725-0700.

The matters described herein contain forward-looking statements. Such statements can be identified by the use of forward-looking terminology such as "will", "anticipate", "estimate", "expect", "intends", or similar words. Forward-looking statements involve a number of risks, uncertainties or other factors beyond the Company's control, which may cause material differences in actual results, performance or other expectations. These factors include, but are not limited to, the ability to complete acquisitions under the Berg Land Holdings Option Agreement with the Berg Group and other factors detailed in the Company's registration statements, and periodic filings with the Securities & Exchange Commission.

- 3 -

Edgar Filing: MISSION WEST PROPERTIES INC - Form 8-K

MISSION WEST PROPERTIES, INC.

SELECTED FINANCIAL DATA

(In thousands, except share, per share and property data amounts)

	Three Months Ended June 30, 2005	Three Months Ended June 30, 2004	Six Months Ended June 30,
REVENUES:			
Rental revenue from real estate	\$25,104 (1)	\$29,821 (1)	\$51,35
Tenant reimbursements	3,594	3,716	7,22
Other income, including lease terminations, settlements and interest	2,289	4,612	2,59
Total revenues	30,987	38,149	61,16
EXPENSES:			
Operating expenses	2,049	2,142	4,22
Real estate taxes	2,080	2,991	4,79
Interest	5,905	4,220	10,55
Interest (related parties)	243	252	54
General and administrative	443	885	1,11
Depreciation and amortization of real estate	5,369 (2)	5,611 (2)	10,94
Total expenses	16,089	16,101	32,18
Income before equity in earnings of unconsolidated joint venture and minority interests	14,898	22,048	28,98
Equity in earnings of unconsolidated joint venture	393	627	38
Minority interests	(12,594)	(18,871)	(24,27)
Income from continuing operations	2,697	3,804	5,10
Discontinued operations, net of minority interests:			
Gain from disposal of discontinued operations	-	-	1
(Loss)/income from discontinued operations	(2)	(9)	(1)
Income from discontinued operations	(2)	(9)	
Net income to common stockholders	\$2,695	\$3,795	\$5,10
Net income to minority interests	\$12,587	\$18,838	\$24,28
Income per share from continuing operations:			
Basic	\$0.15	\$0.21	\$0.2
Diluted	\$0.15	\$0.21	\$0.2
Income per share from discontinued operations:			
Basic	-	-	-
Diluted	-	-	-
Net income per share to common stockholders:			
Basic	\$0.15	\$0.21	\$0.2

Edgar Filing: MISSION WEST PROPERTIES INC - Form 8-K

Diluted	\$0.15	\$0.21	\$0.2
Weighted average shares of common stock (basic)	18,257,982	18,016,356	18,184,
Weighted average shares of common stock (diluted)	18,283,058	18,079,139	18,229,
Weighted average O.P. units outstanding	86,225,222	86,465,530	86,297,
FUNDS FROM OPERATIONS			
Funds from operations	\$21,141	\$28,741	\$41,44
Funds from operations per share (3)	\$0.20	\$0.27	\$0.4
Outstanding common stock	18,352,691	18,063,691	18,352,
Outstanding O.P. units	86,169,195	86,418,195	86,169,
Weighted average O.P. units and common stock outstanding (diluted)	104,508,281	104,544,669	104,527,

- 4 -

FUNDS FROM OPERATIONS CALCULATION	Three Months Ended June 30, 2005	Three Months Ended June 30, 2004	Six Mon Ended June 30,
Net income	\$ 2,695	\$ 3,795	\$ 5,102
Add:			
Minority interests (4)	12,453	18,706	24,028
Depreciation and amortization of real estate from continuing operations	5,783	5,940	11,785
Depreciation and amortization of real estate from discontinued operations	-	82	33
Depreciation & amortization of real estate held in unconsolidated joint venture	210	218	564
Less:			
Gain on sale of real estate	-	-	(63)
Funds from operations	\$21,141	\$28,741	\$41,449

Funds From Operations ("FFO") is a non-GAAP financial measurement used by real estate investment trusts to measure and compare operating performance. As defined by NAREIT, FFO represents net income (loss) before minority interest of unit holders (computed in accordance with GAAP, accounting principles generally accepted in the United States of America), excluding gains (or losses) from debt restructuring and sales of property, plus real estate related depreciation and amortization (excluding amortization of deferred financing costs and depreciation of non-real estate assets) and after adjustments for unconsolidated partnerships and joint ventures. Management considers FFO an appropriate measure of performance of an equity REIT because, along with cash flows from operating activities, financing activities and investing activities, it provides investors with an understanding of our ability to incur and service debt, and make capital expenditures. FFO should not be considered as an alternative for net income as a

Edgar Filing: MISSION WEST PROPERTIES INC - Form 8-K

measure of profitability or is it comparable to cash flows provided by operating activities determined in accordance with GAAP. FFO is not comparable to similarly entitled items reported by other REITs that do not define them exactly as we define FFO.

PROPERTY AND OTHER DATA:	Three Months Ended June 30, 2005	Three Months Ended June 30, 2004	Six Mon Ende June 30,
	-----	-----	-----
Total properties, end of period	108	109	10
Total square feet, end of period	8,019,082	7,917,262	8,019,08
Average monthly rental revenue per square foot (5)	\$1.59	\$1.79	\$1.6
Average occupancy	66.2%	71.6%	67.
Actual occupancy	65.7%	71.6%	65.
Straight-line rent	\$275	(\$81)	\$ 89
Leasing commissions	\$369	\$252	\$3,95
Capital expenditures	\$352	\$255	\$ 63

- 5 -

BALANCE SHEET	June 30, 2005	December 31, 2004
	-----	-----
Assets:		
Land	\$ 277,647	\$ 273,663
Buildings and improvements	778,277	770,757
Real estate related intangible assets	17,410	18,284
	-----	-----
Total investments in properties	1,073,334	1,062,704
Less accumulated depreciation and amortization	(120,623)	(110,062)
Assets held for sale, net of accumulated depreciation of \$1,578 at December 31, 2004	-	8,221
	-----	-----
Net investments in properties	952,711	960,863
Cash and cash equivalents	1,565	1,519
Restricted cash	1,551	1,551
Note receivable, net of deferred gain on sale of real estate of \$1,345	2,715	-
Deferred rent receivable	19,401	18,511
Investment in unconsolidated joint venture	3,436	3,559
Other assets	26,258	19,653
	-----	-----
Total assets	\$1,007,637	\$1,005,656
	=====	=====
Liabilities:		
Line of credit - related parties	\$ 444	\$ 9,560
Revolving line of credit	19,172	24,208

Edgar Filing: MISSION WEST PROPERTIES INC - Form 8-K

Mortgage notes payable	314,506	292,822
Mortgage notes payable - related parties	10,239	10,420
Interest payable	327	327
Security deposits	8,509	8,544
Deferred rental income	9,290	11,038
Liabilities related to assets held for sale	-	14
Dividend/distribution payable	16,718	16,718
Accounts payable and accrued expenses	7,215	6,704
	-----	-----
Total liabilities	386,420	380,355
Minority interests	506,208	512,089
Stockholders' equity:		
Common stock, \$.001 par value	18	18
Paid in capital	137,067	134,539
Accumulated deficit	(22,076)	(21,345)
	-----	-----
Total stockholders' equity	115,009	113,212
	-----	-----
Total liabilities and stockholders' equity	\$1,007,637	\$1,005,656
	=====	=====

- (1) Includes approximately \$472 in amortization expense for the three months ended June 30, 2005 and 2004 and approximately \$944 in amortization expense for the six months ended June 30, 2005 and 2004 for the amortization of the above-market lease intangible asset of the San Tomas Technology Park acquisition pursuant to Statement of Financial Accounting Standard ("SFAS") No. 141, "Business Combinations."
- (2) Includes approximately \$361 and \$714 in amortization expense for the three months ended June 30, 2005 and 2004, respectively, and approximately \$801 and \$1,291 in amortization expense for the six months ended June 30, 2005 and 2004, respectively, for the amortization of in-place lease value of the San Tomas Technology Park acquisition pursuant to Statement of Financial Accounting Standard ("SFAS") No. 141, "Business Combinations."
- (3) Calculated on a fully diluted basis. Assumes conversion of O.P. units outstanding into the Company's common stock.
- (4) The minority interest for third parties has been deducted from total minority interest in calculating FFO. Average monthly rental revenue per square foot has been determined by taking the cash base rent for the period divided by the number of months in the period, and then divided by the average occupied square feet in the period.
- (5) Average monthly rental revenue per square foot has been determined by taking the cash base rent for the period divided by the number of months in the period, and then divided by the average occupied square feet in the period.