

SL GREEN REALTY CORP  
Form 10-Q  
August 09, 2007

**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 quarterly period ended **June 30, 2007**

- 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: **1-13199**

**SL GREEN REALTY CORP.**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State or other jurisdiction of  
incorporation or organization)

**13-3956775**  
(I.R.S. Employer  
Identification No.)

**420 Lexington Avenue, New York, New York**  
(Address of principal executive offices)

**10170**  
(Zip Code)

**(212) 594-2700**  
(Registrant's telephone number, including area code)

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 is a large accelerated filer, an accelerated filer, or a non-accelerated filer. See definition of accelerated filer and large accelerated filer in Rule 12b-2 of the Exchange Act.

Large accelerated filer

Accelerated filer

Non-accelerated filer

Edgar Filing: SL GREEN REALTY CORP - Form 10-Q

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

YES  NO

The number of shares outstanding of the registrant's common stock, \$0.01 par value, was 59,509,803 as of July 31, 2007.

---

SL GREEN REALTY CORP.

INDEX

PART I. FINANCIAL INFORMATION

ITEM 1. FINANCIAL STATEMENTS

	PAGE
<u>Condensed Consolidated Balance Sheets as of June 30, 2007 (unaudited) and December 31, 2006</u>	3
<u>Condensed Consolidated Statements of Income for the three and six months ended June 30, 2007 and 2006 (unaudited)</u>	4
<u>Condensed Consolidated Statement of Stockholders' Equity for the six months ended June 30, 2007 (unaudited)</u>	5
<u>Condensed Consolidated Statements of Cash Flows for the six months ended June 30, 2007 and 2006 (unaudited)</u>	6
<u>Notes to Condensed Consolidated Financial Statements (unaudited)</u>	7

<u>ITEM 2.</u>	<u>MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS</u>	33
<u>ITEM 3.</u>	<u>QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK</u>	47
<u>ITEM 4.</u>	<u>CONTROLS AND PROCEDURES</u>	47
<u>PART II.</u>	<u>OTHER INFORMATION</u>	48
<u>ITEM 1.</u>	<u>LEGAL PROCEEDINGS</u>	48
<u>ITEM 1A.</u>	<u>RISK FACTORS</u>	48
<u>ITEM 2.</u>	<u>UNREGISTERED SALES OF EQUITY SECURITIES AND USE OF PROCEEDS</u>	48
<u>ITEM 3.</u>	<u>DEFAULTS UPON SENIOR SECURITIES</u>	48
<u>ITEM 4.</u>	<u>SUBMISSION OF MATTERS TO A VOTE OF SECURITY HOLDERS</u>	48
<u>ITEM 5.</u>	<u>OTHER INFORMATION</u>	49
<u>ITEM 6.</u>	<u>EXHIBITS</u>	49
<u>Signatures</u>		50

**PART I. FINANCIAL INFORMATION**

**ITEM 1. Financial Statements**

**SL Green Realty Corp.**

Edgar Filing: SL GREEN REALTY CORP - Form 10-Q

Condensed Consolidated Balance Sheets

(Amounts in thousands, except per share data)

	June 30, 2007	December 31, 2006
<b>Assets</b>	<b>(Unaudited)</b>	
Commercial real estate properties, at cost:		
Land and land interests	\$ 1,285,915	\$ 439,986
Building and improvements	5,082,758	2,111,970
Building leasehold and improvements	1,201,786	490,995
Property under capital lease	12,208	12,208
	7,582,667	3,055,159
Less: accumulated depreciation	(324,756)	(279,436)
	7,257,911	2,775,723
Assets held for sale	21,040	
Cash and cash equivalents	80,300	117,178
Restricted cash	131,247	252,272
Tenant and other receivables, net of allowance of \$12,729 and \$11,079 in 2007 and 2006, respectively	41,657	34,483
Related party receivables	10,943	7,195
Deferred rents receivable, net of allowance of \$12,308 and \$10,925 in 2007 and 2006, respectively	111,740	96,624
Structured finance investments, net of discount of \$18,590 and \$14,804 in 2007 and 2006, respectively	661,720	445,026
Investments in unconsolidated joint ventures	839,087	686,069
Deferred costs, net	113,885	97,850
Other assets	182,815	119,807
Total assets	\$ 9,452,345	\$ 4,632,227
<b>Liabilities and Stockholders' Equity</b>		
Mortgage notes payable	\$ 2,173,460	\$ 1,190,379
Revolving credit facilities	587,000	
Term loans and unsecured notes	1,792,914	525,000
Accrued interest payable and other liabilities	42,286	10,008
Accounts payable and accrued expenses	148,158	138,181
Deferred revenue/gain	42,382	43,721
Capitalized lease obligation	16,466	16,394
Deferred land leases payable	16,829	16,938
Dividend and distributions payable	47,557	40,917
Security deposits	39,475	27,913
Liabilities related to assets held for sale		
Junior subordinate deferrable interest debentures held by trusts that issued trust preferred securities	100,000	100,000
Total liabilities	5,006,527	2,109,451
<b>Commitments and Contingencies</b>		
Minority interest in Operating Partnership	77,429	71,731
Minority interests in other partnerships	592,449	56,162