

CapLease, Inc.
Form 10-Q
November 06, 2009

SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 10-Q

(Mark One)

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

For the quarterly period ended September 30, 2009

OR

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 001-32039

CapLease, Inc.
(Exact name of registrant as specified in its charter)

Maryland
(State or Other Jurisdiction of
Incorporation or Organization)

52-2414533
(I.R.S. Employer Identification No.)

1065 Avenue of the Americas, New York, NY
(Address of Principal Executive Offices)

10018
(ZIP Code)

Registrant's Telephone Number, Including Area Code:

(212) 217-6300

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 during the preceding 12 months (or for such shorter period that the Registrant was required to submit and post such files). Yes No

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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 “accelerated filer,” “large accelerated filer” and “smaller reporting company” in Rule 12b-2 of the Exchange Act. (Check one):

Large accelerated filer Accelerated filer Non-accelerated filer Smaller reporting company
(Do not check if a 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

As of November 6, 2009, there were 51,537,811 shares of common stock of CapLease, Inc., \$0.01 par value per share, outstanding (“Common Stock”).

CapLease, Inc.

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PART I.

FINANCIAL INFORMATION

Item 1.

Financial Statements

CapLease, Inc. and Subsidiaries

Consolidated Balance Sheets

As of September 30, 2009 (unaudited) and December 31, 2008

(Amounts in thousands, except share and per share amounts)	As Of September 30, 2009	As Of December 31, 2008
Assets		
Real estate investments, net	\$ 1,446,555	\$ 1,510,413
Loans held for investment, net	223,841	285,779
Commercial mortgage-backed securities	152,180	161,842
Cash and cash equivalents	41,231	8,439
Structuring fees receivable	1,291	1,863
Other assets	75,488	77,189
Total Assets	\$ 1,940,586	\$ 2,045,525
Liabilities and Equity		
Mortgages on real estate investments	\$ 947,732	\$ 972,324
Collateralized debt obligations	263,300	268,265
Credit facility	129,188	189,262
Secured term loan	116,697	123,719
Convertible senior notes	49,216	66,239
Other long-term debt	30,930	30,930
Total Debt Obligations	1,537,063	1,650,739
Intangible liabilities on real estate investments	47,375	49,277
Accounts payable, accrued expenses and other liabilities	23,866	19,879
Dividends and distributions payable	3,296	711
Total Liabilities	1,611,600	1,720,606
Commitments and contingencies		
Stockholders' equity:		
Preferred stock, \$0.01 par value, 100,000,000 shares authorized, Series A cumulative redeemable preferred, liquidation preference \$25.00 per share, 1,400,000 shares issued and outstanding	33,657	33,657
Common stock, \$0.01 par value, 500,000,000 shares authorized, 51,537,811 and 47,391,790 shares issued and outstanding, respectively	515	474
Additional paid in capital	319,197	317,565
Accumulated other comprehensive (loss)	(25,692)	(28,118)
Total Stockholders' Equity	327,677	323,578
Non-controlling interest in consolidated subsidiaries	1,309	1,341
Total Equity	328,986	324,919

Total Liabilities and Equity	\$ 1,940,586	\$ 2,045,525
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See notes to consolidated financial statements.

CapLease, Inc. and Subsidiaries
Consolidated Statements of Operations
(Unaudited)

	For the Three Months Ended September 30		For the Nine Months Ended September 30	
(Amounts in thousands, except per share amounts) 2009	2008	2009	2008	2009
Revenues:				