

FRANKLIN STREET PROPERTIES CORP /MA/  
Form 10-Q  
November 03, 2009

UNITED STATES  
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: 001-32470

Franklin Street Properties Corp.  
(Exact name of registrant as specified in its charter)

Maryland  
(State or other jurisdiction of incorporation  
or organization)

04-3578653  
(I.R.S. Employer Identification No.)

401 Edgewater Place, Suite 200  
Wakefield, MA 01880-6210  
(Address of principal executive offices)(Zip Code)

(781) 557-1300  
(Registrant's telephone number, including area code)

N/A

(Former name, former address and former 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

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 (§ 232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).

YES

NO

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 "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer

Accelerated filer

Non-accelerated filer  (Do not check if a smaller reporting company)

Smaller reporting company

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FORM 10-Q, Continued

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

YES [ ]

NO [ X ]

The number of shares of common stock outstanding as of October 30, 2009 was 79,680,705.

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Franklin Street Properties Corp.

Form 10-Q

Quarterly Report  
September 30, 2009

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## PART I – FINANCIAL INFORMATION

## Item 1. Financial Statements

Franklin Street Properties Corp.  
Condensed Consolidated Balance Sheets  
(Unaudited)

(in thousands, except share and par value amounts)	September 30, 2009	December 31, 2008
Assets:		
Real estate assets:		
Land	\$ 126,695	\$ 107,153
Buildings and improvements	891,918	810,732
Fixtures and equipment	310	299
	1,018,923	918,184
Less accumulated depreciation	92,368	74,126
Real estate assets, net	926,555	844,058
Acquired real estate leases, less accumulated amortization of \$35,106 and \$29,200, respectively	48,003	28,518
Investment in non-consolidated REITs	93,936	83,046
Assets held for syndication, net	-	13,254
Cash and cash equivalents	26,385	29,244
Restricted cash	331	336
Tenant rent receivables, less allowance for doubtful accounts of \$620 and \$509, respectively	1,400	1,329
Straight-line rent receivable, less allowance for doubtful accounts of \$100 and \$261, respectively	9,724	8,816
Prepaid expenses	3,430	2,206
Related party mortgage loan receivable	23,264	1,125
Other assets	1,452	2,406
Office computers and furniture, net of accumulated depreciation of \$1,194 and \$1,108, respectively	408	281
Deferred leasing commissions, net of accumulated amortization of \$4,820, and \$3,416, respectively	10,887	10,814
Total assets	\$ 1,145,775	\$ 1,025,433
Liabilities and Stockholders' Equity:		
Liabilities:		
Bank note payable	\$ 91,008	\$ 67,468
Term loan payable	75,000	75,000
Accounts payable and accrued expenses	25,351	22,297
Accrued compensation	750	1,654
Tenant security deposits	1,757	1,874
Other liabilities: derivative termination value	2,269	3,099
Acquired unfavorable real estate leases, less accumulated amortization of \$2,440, and \$1,779, respectively	5,661	5,044
Total liabilities	201,796	176,436
Commitments and contingencies		

