



Edgar Filing: INLAND REAL ESTATE CORP - Form 10-Q

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

**36-3953261**  
(I.R.S. Employer Identification No.)

**2901 Butterfield Road, Oak Brook, Illinois**  
(Address of principal executive offices)

**60523**  
(Zip code)

Registrant's telephone number, including area code: **630-218-8000**

**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 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. (Check One):

Large accelerated filer

Accelerated filer

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

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 May 9, 2012, there were 89,068,837 shares of common stock outstanding.



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**INLAND REAL ESTATE CORPORATION**

**(a Maryland corporation)**

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Table of Contents**Part I - Financial Information****Item 1. Financial Statements****INLAND REAL ESTATE CORPORATION****Consolidated Balance Sheets****March 31, 2012 and December 31, 2011****(In thousands, except per share data)**

	<b>March 31, 2012</b>	<b>December 31, 2011</b>
	<b>(unaudited)</b>	
<b>Assets:</b>		
<b>Investment properties:</b>		
Land	\$ 345,421	314,384
Construction in progress	1,849	1,669
Building and improvements	1,032,775	950,421
	1,380,045	1,266,474
Less accumulated depreciation	322,568	323,839
Net investment properties	1,057,477	942,635
Cash and cash equivalents	10,962	7,751
Investment in securities	11,998	12,075
Accounts receivable, net	30,450	30,097
Investment in and advances to unconsolidated joint ventures	95,063	101,670
Acquired lease intangibles, net	54,883	31,948
Deferred costs, net	18,776	18,760
Other assets	13,803	14,970
Total assets	\$ 1,293,412	1,159,906
<b>Liabilities:</b>		
Accounts payable and accrued expenses	\$ 35,382	33,165
Acquired below market lease intangibles, net	23,445	11,147
Distributions payable	4,639	4,397
Mortgages payable	451,669	391,202
Unsecured credit facilities	295,000	280,000
Convertible notes	27,979	27,863
Other liabilities	19,820	21,719
Total liabilities	857,934	769,493
<b>Stockholders' Equity:</b>		
Preferred stock, \$0.01 par value, 6,000 Shares authorized; 4,400 and 2,000 Series A shares issued and outstanding at March 31, 2012 and December 31, 2011, respectively	110,000	50,000

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Common stock, \$0.01 par value, 500,000 Shares authorized; 89,049 and 88,992 Shares issued and outstanding at March 31, 2012 and December 31, 2011, respectively	890	890
Additional paid-in capital (net of offering costs of \$69,883 and \$67,753 at March 31, 2012 and December 31, 2011, respectively)	782,566	783,211
Accumulated distributions in excess of net income	(450,652)	(435,201)
Accumulated comprehensive loss	(6,142)	(7,400)
Total stockholders' equity	436,662	391,500
Noncontrolling interest	(1,184)	(1,087)
Total equity	435,478	390,413
Total liabilities and equity	\$ 1,293,412	1,159,906

The accompanying notes are an integral part of these financial statements.

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**INLAND REAL ESTATE CORPORATION**

**Consolidated Balance Sheets (continued)**

**March 31, 2012 and December 31, 2011**

**(In thousands, except per share data)**

The following table presents certain assets and liabilities of consolidated variable interest entities (VIEs), which are included in the Consolidated Balance Sheet above as of March 31, 2012. There were no consolidated VIE assets and liabilities as of December 31, 2011. The assets in the table below include only those assets that can be used to settle obligations of consolidated VIEs. The liabilities in the table below include third-party liabilities of consolidated VIEs only, and exclude intercompany balances that eliminate in consolidation. Reference is made to footnote 3 of this Quarterly Report on Form 10-Q for additional information related to the deconsolidation of the VIE assets and liabilities.

**March 31, 2012**

Assets of consolidated VIEs that can only be used to settle obligations of consolidated VIEs:

Investment properties: