

INTERGROUP CORP  
Form 10-Q  
May 10, 2013

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**  
**Washington, D.C. 20549**

**FORM 10-Q**

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

**For the quarterly period ended March 31, 2013**

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 1-10324**

**THE INTERGROUP CORPORATION**

(Exact name of registrant as specified in its charter)

DELAWARE 13-3293645

(State or other jurisdiction of (I.R.S. Employer  
Incorporation or organization) Identification No.)

10940 Wilshire Blvd., Suite 2150, Los Angeles, California 90024

(Address of principal executive offices) (Zip Code)

(310) 889-2500

(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 has submitted electronically and posted on its corporate Website, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (Section 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.

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Large accelerated filer  Accelerated filer

Non-accelerated filer  Smaller reporting company

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Act):  
 Yes  No

The number of shares outstanding of registrant's Common Stock, as of May 3, 2013 was 2,359,369.

**TABLE OF CONTENTS**

	<u>Page</u>
<b>PART I FINANCIAL INFORMATION</b>	
<b>Item 1.</b> Financial Statements.	
Condensed Consolidated Balance Sheets as of March 31, 2013 (Unaudited) and June 30, 2012	3
Condensed Consolidated Statements of Operations (Unaudited) for the Three Months ended March 31, 2013 and 2012	4
Condensed Consolidated Statements of Operations (Unaudited) for the Nine Months ended March 31, 2013 and 2012	5
Condensed Consolidated Statements of Cash Flows (Unaudited) for the Nine Months ended March 31, 2013 and 2012	6
<b>Item 2.</b> Management’s Discussion and Analysis of Financial Condition and Results of Operations.	16
<b>Item 4.</b> Controls and Procedures.	25
<b>PART II OTHER INFORMATION</b>	
<b>Item5.</b> Other Information	25
<b>Item 6.</b> Exhibits.	26
<b>Signatures</b>	26

**PART I**  
**FINANCIAL INFORMATION**

**Item 1 - Condensed Consolidated Financial Statements**

THE INTERGROUP CORPORATION  
CONDENSED CONSOLIDATED BALANCE SHEETS

As of	March 31, 2013 (Unaudited)	June 30, 2012
<b>ASSETS</b>		
Investment in hotel, net	\$ 41,458,000	\$ 40,678,000
Investment in real estate, net	65,513,000	65,051,000
Investment in marketable securities	12,963,000	8,981,000
Other investments, net	15,396,000	15,661,000
Cash and cash equivalents	1,023,000	2,100,000
Restricted cash	1,731,000	1,977,000
Other assets, net	6,430,000	5,373,000
<b>Total assets</b>	<b>\$ 144,514,000</b>	<b>\$ 139,821,000</b>
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>		
<b>Liabilities:</b>		
Accounts payable and other liabilities	\$ 3,372,000	\$ 3,628,000
Accounts payable and other liabilities - hotel	9,316,000	8,119,000
Due to securities broker	4,584,000	1,729,000
Obligations for securities sold	725,000	731,000
Other notes payable - hotel	1,646,000	2,072,000
Mortgage notes payable - hotel	43,645,000	44,321,000
Mortgage notes payable - real estate	73,497,000	70,654,000
Deferred income taxes	4,727,000	4,981,000
<b>Total liabilities</b>	<b>141,512,000</b>	<b>136,235,000</b>
<b>Commitments and contingencies</b>		
<b>Shareholders' equity:</b>		
Preferred stock, \$.01 par value, 100,000 shares authorized; none issued	-	-
Common stock, \$.01 par value, 4,000,000 shares authorized; 3,354,241 and 3,346,588 issued; 2,355,249 and 2,347,596 outstanding, respectively	33,000	33,000
Additional paid-in capital	9,616,000	9,417,000
Retained earnings	9,824,000	10,614,000
Treasury stock, at cost, 998,992 shares	(11,757,000)	(11,757,000)
<b>Total InterGroup shareholders' equity</b>	<b>7,716,000</b>	<b>8,307,000</b>
Noncontrolling interest	(4,714,000)	(4,721,000)
<b>Total shareholders' equity</b>	<b>3,002,000</b>	<b>3,586,000</b>

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Total liabilities and shareholders' equity	\$	144,514,000	\$	139,821,000
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The accompanying notes are an integral part of these condensed consolidated financial statements.

**THE INTERGROUP CORPORATION**  
**CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS**  
**(UNAUDITED)**

For the three months ended March 31,	2013	2012
Revenues:		
Hotel	\$ 10,475,000	\$ 10,154,000
Real estate	3,904,000	3,649,000
Total revenues	14,379,000	13,803,000
Costs and operating expenses:		
Hotel operating expenses	(9,563,000)	(8,572,000)
Real estate operating expenses	(2,101,000)	(2,013,000)
Depreciation and amortization expense	(1,144,000)	(1,115,000)
General and administrative expense	(549,000)	(502,000)
Total costs and operating expenses	(13,357,000)	(12,202,000)
Income from operations	1,022,000	1,601,000
Other income (expense):		
Interest expense	(1,418,000)	(1,535,000)
Net gain on marketable securities	257,000	1,454,000
Net unrealized gain (loss) on other investments and derivative instruments	17,000	(40,000)
Impairment loss on other investments	-	(52,000)
Dividend and interest income	13,000	63,000
Trading and margin interest expense	(435,000)	(442,000)
Other expense, net	(1,566,000)	(552,000)
Income (loss) before income taxes	(544,000)	1,049,000
Income tax benefit (expense)	60,000	(287,000)
Income (loss) from continuing operations	(484,000)	762,000
Discontinued operations:		
Income from discontinued operations	-	12,000
Gain on sale of real estate	-	1,710,000
Income tax expense	-	(720,000)
Income from discontinued operations	-	1,002,000
Net (loss) income	(484,000)	1,764,000
Less: Net loss (income) attributable to the noncontrolling interest	285,000	(245,000)
Net (loss) income attributable to InterGroup	\$ (199,000)	\$ 1,519,000
Net (loss) income per share from continuing operations		
Basic	\$ (0.21)	\$ 0.32
Diluted	\$ (0.21)	\$ 0.31
Net income per share from discontinued operations		
Basic	\$ -	\$ 0.42
Diluted	\$ -	\$ 0.40
Net (loss) income per share attributable to InterGroup		
Basic	\$ (0.08)	\$ 0.63
Diluted	\$ (0.08)	\$ 0.61

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Weighted average number of basic common shares outstanding	2,355,249	2,404,844
Weighted average number of diluted common shares outstanding	2,355,249	2,476,185

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

THE INTERGROUP CORPORATION  
 CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS  
 (UNAUDITED)

For the nine months ended March 31,	2013	2012
Revenues:		
Hotel	\$ 33,581,000	\$ 31,675,000
Real estate	11,657,000	10,789,000
Total revenues	45,238,000	42,464,000
Costs and operating expenses:		
Hotel operating expenses	(28,125,000)	(24,513,000)
Real estate operating expenses	(6,460,000)	(5,925,000)
Depreciation and amortization expense	(3,421,000)	(3,304,000)
General and administrative expense	(1,584,000)	(1,400,000)
Total costs and operating expenses	(39,590,000)	(35,142,000)
Income from operations	5,648,000	7,322,000
Other income (expense):		
Interest expense	(4,761,000)	(4,692,000)
Net loss on marketable securities	(326,000)	(3,387,000)
Net unrealized loss on other investments and derivative instruments	(221,000)	(457,000)
Impairment loss on other investments	-	(684,000)
Dividend and interest income	582,000	662,000
Trading and margin interest expense	(1,260,000)	(1,248,000)
Other expense, net	(5,986,000)	(9,806,000)
Loss before income taxes	(338,000)	(2,484,000)
Income tax benefit	254,000	1,290,000
Loss from continuing operations	(84,000)	(1,194,000)
Discontinued operations:		
Income from discontinued operations	-	59,000
Gain on sale of real estate	-	1,710,000
Income tax expense	-	(739,000)
Income from discontinued operations	-	1,030,000
Net loss	(84,000)	(164,000)
Less: Net income attributable to the noncontrolling interest	(706,000)	(1,391,000)
Net loss attributable to InterGroup	\$ (790,000)	\$ (1,555,000)
Net loss per share from continuing operations		
Basic	\$ (0.04)	\$ (0.50)
Diluted	\$ (0.04)	\$ (0.50)
Net income per share from discontinued operations		
Basic	\$ -	\$ 0.43
Diluted	\$ -	\$ 0.43
Net loss per share attributable to InterGroup		
Basic	\$ (0.34)	\$ (0.65)
Diluted	\$ (0.34)	\$ (0.65)



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Weighted average number of basic common shares outstanding	2,353,846	2,403,621
Weighted average number of diluted common shares outstanding	2,353,846	2,403,621

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

THE INTERGROUP CORPORATION  
 CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS  
 (UNAUDITED)

For the nine months ended March 31,	2013	2012
Cash flows from operating activities:		
Net loss	\$ (84,000)	\$ (164,000)
Adjustments to reconcile net loss to net cash provided by operating activities:		
Gain on sale of real estate	-	(1,710,000)
Depreciation and amortization	3,421,000	3,329,000
Net unrealized loss on marketable securities	591,000	2,273,000
Unrealized loss on other investments and derivative instruments	221,000	457,000
Impairment loss on other investments	-	684,000
Stock compensation expense	359,000	241,000
Changes in assets and liabilities:		
Investment in marketable securities	(4,573,000)	(608,000)
Other assets	(1,075,000)	(502,000)
Accounts payable and other liabilities	941,000	(612,000)
Due to securities broker	2,855,000	(1,183,000)
Obligations for securities sold	(6,000)	951,000
Deferred taxes	(254,000)	(551,000)
Net cash provided by operating activities	2,396,000	2,605,000
Cash flows from investing activities:		
Net proceeds from sale of real estate	-	4,111,000
Investment in hotel	(2,596,000)	(2,132,000)
Investment in real estate	(2,049,000)	(236,000)
Proceeds from other investments	44,000	257,000
Investment in Santa Fe	(146,000)	(471,000)
Investment in Portsmouth	(75,000)	(145,000)
Restricted cash	246,000	516,000
Net cash (used in) provided by investing activities	(4,576,000)	1,900,000
Cash flows from financing activities:		
Distributions and dividends to noncontrolling interest	(638,000)	(500,000)
Borrowings from mortgage notes payable	33,195,000	2,095,000
Principal payments on mortgage notes payable	(31,028,000)	(4,158,000)
Payments on other notes payable	(426,000)	(349,000)
Purchase of treasury stock	-	(1,458,000)
Net cash provided by (used in) financing activities	1,103,000	(4,370,000)
Net (decrease) increase in cash and cash equivalents	(1,077,000)	135,000
Cash and cash equivalents at the beginning of the period	2,100,000	1,364,000
Cash and cash equivalents at the end of the period	\$ 1,023,000	\$ 1,499,000
Supplemental information:		
Interest paid	\$ 5,226,000	\$ 5,154,000

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



**THE INTERGROUP CORPORATION**  
**NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**(UNAUDITED)**

**1. BASIS OF PRESENTATION AND SIGNIFICANT ACCOUNTING POLICIES**

The condensed consolidated financial statements included herein have been prepared by The InterGroup Corporation (“InterGroup” or the “Company”), without audit, according to the rules and regulations of the Securities and Exchange Commission. Certain information and footnote disclosures normally included in the condensed consolidated financial statements prepared in accordance with generally accepted accounting principles (U.S. GAAP) have been condensed or omitted pursuant to such rules and regulations, although the Company believes the disclosures that are made are adequate to make the information presented not misleading. Further, the condensed consolidated financial statements reflect, in the opinion of management, all adjustments (which included only normal recurring adjustments) necessary for a fair statement of the financial position, cash flows and results of operations as of and for the periods indicated. It is suggested that these financial statements be read in conjunction with the audited financial statements of InterGroup and the notes therein included in the Company's Annual Report on Form 10-K for the year ended June 30, 2012. The June 30, 2012 Condensed Consolidated Balance Sheet was derived from the Company's Form 10-K for the year ended June 30, 2012.

The results of operations for the three and nine months ended March 31, 2013 are not necessarily indicative of results to be expected for the full fiscal year ending June 30, 2013.

As of March 31, 2013, the Company had the power to vote approximately 84.5% of the voting shares of Santa Fe Financial Corporation (“Santa Fe”), a public company (OTCBB: SFEF). This percentage includes the power to vote an approximately 4% interest in the common stock in Santa Fe owned by the Company's Chairman and President pursuant to a voting trust agreement entered into on June 30, 1998.

Santa Fe's revenue is primarily generated through the management of its 68.8% owned subsidiary, Portsmouth Square, Inc. (“Portsmouth”), a public company (OTCBB: PRSI). InterGroup also directly owns approximately 12.9% of the common stock of Portsmouth. Portsmouth has a 50.0% limited partnership interest in Justice Investors (“Justice”, “the Partnership” or “the Hotel”) and serves as one of the two general partners. The other general partner, Evon Corporation (“Evon”), served as the managing general partner until December 1, 2008 at which time Portsmouth assumed the role of managing general partner.

Justice owns a 543-room hotel property located at 750 Kearny Street, San Francisco California, known as the *Hilton San Francisco Financial District* (the “Hotel”) and related facilities including a five level underground parking garage. The Hotel is operated by the partnership as a full service Hilton brand hotel pursuant to a Franchise License Agreement with Hilton Hotels Corporation. Justice also has a Management Agreement with Prism Hospitality L.P. (“Prism”) to perform the day-to-day management functions of the Hotel. The parking garage that is part of the Hotel property is managed by Ace Parking pursuant to a contract with the Partnership. Justice also leases a portion of the lobby level of the Hotel to a day spa operator. Portsmouth also receives management fees as a general partner of Justice for its services in overseeing and managing the Partnership's assets. Those fees are eliminated in consolidation.

In addition to the operations of the Hotel, the Company also generates income from the ownership of real estate. Properties include apartment complexes, commercial real estate, and two single-family houses as strategic investments. The properties are located throughout the United States, but are concentrated in Texas and Southern California. The Company also has investments in unimproved real property. The Company's residential rental properties located in California are managed by a professional third party property management company.



Certain prior comparable quarter balances have been reclassified to conform to the current quarter presentation.

In June 2011, the FASB issued ASU 2011-05, "Presentation of Comprehensive Income." ASU 2011-05 changes the way other comprehensive income ("OCI") appears within the financial statements. Companies will be required to show net income, OCI and total comprehensive income in one continuous statement or in two separate but consecutive statements. Components of OCI may no longer be presented solely in the statement of changes in shareholders' deficit. ASU 2011-05 was effective for the Company beginning July 1, 2012. For the three and nine months ended March 31, 2013 and 2012, the Company had no components of Comprehensive Income other than Net Income itself.

The Company has evaluated subsequent events through the date the condensed consolidated financial statements were issued.

### Earnings Per Share

Basic income (loss) per share is computed by dividing net income (loss) available to common stockholders by the weighted average number of common shares outstanding. The computation of diluted income per share is similar to the computation of basic earnings per share except that the weighted-average number of common shares is increased to include the number of additional common shares that would have been outstanding if potential dilutive common shares had been issued. The Company's only potentially dilutive common shares are stock options and restricted stock units (RSUs).

### NOTE 2 INVESTMENT IN HOTEL, NET

Investment in hotel consisted of the following as of:

	Cost	Accumulated Depreciation	Net Book Value
March 31, 2013			
Land	\$ 2,738,000	\$ -	\$ 2,738,000
Furniture and equipment	21,955,000	(19,036,000)	2,919,000
Building and improvements	58,343,000	(22,542,000)	35,801,000
	\$ 83,036,000	\$ (41,578,000)	\$ 41,458,000
June 30, 2012			
Land	\$ 2,738,000	\$ -	\$ 2,738,000
Furniture and equipment	20,856,000	(18,185,000)	2,671,000
Building and improvements	56,909,000	(21,640,000)	35,269,000
	\$ 80,503,000	\$ (39,825,000)	\$ 40,678,000

**NOTE 3 INVESTMENT IN REAL ESTATE, NET**

Investment in real estate consisted of the following:

As of	March 31, 2013	June 30, 2012
Land	\$ 25,781,000	\$ 25,781,000
Buildings, improvements and equipment	73,167,000	71,119,000
Accumulated depreciation	(33,435,000)	(31,849,000)
Investment in real estate, net	\$ 65,513,000	\$ 65,051,000

In November 2012, the Company refinanced its \$17,509,000 mortgage note payable on its 358-unit apartment building located in Las Colinas, Texas for a new 10-year mortgage in the amount of \$19,500,000. The interest rate on the new loan is fixed at 3.73% per annum for ten years, with monthly principal and interest payments based on a 30-year amortization schedule. The note matures in December 2022. The Company received net proceeds of approximately \$1,085,000 from the refinancing.

In July 2012, the Company refinanced its \$9,010,000 mortgage note payable on its 151-unit apartment building located in Morris County, New Jersey for a new 10-year mortgage in the amount of \$10,780,000. The interest rate on the new loan is fixed at 3.51% per annum for ten years, with monthly principal and interest payments based on a 25-year amortization schedule. The note matures in August 2022. The Company received net proceeds of approximately \$1,513,000 from the refinancing.

In August 2012, the Company refinanced two mortgages on two properties located in Los Angeles, California with mortgage note payable balances totaling \$1,583,000 for two new 30-year mortgages totaling \$1,650,000. The interest rate on the two loans is fixed at 3.85% for the first five years and variable thereafter, with monthly principal and interest payments based on a 30-year amortization schedule. The notes mature in September 2042.

In August 2012, the Company refinanced four mortgages on four properties located in Los Angeles, California with mortgage note payable balances totaling \$1,628,000 for four new 30-year mortgages totaling \$1,685,000. The interest rate on the two loans is fixed at 4.25% for the first five years and variable thereafter, with monthly principal and interest payments based on a 30-year amortization schedule. The notes mature in September 2042.

**NOTE 4 PROPERTY HELD FOR SALE AND DISCONTINUED OPERATIONS**

As of December 31, 2011, the Company had listed for sale a 24-unit apartment complex located in Los Angeles, California. In January 2012, this property was sold for \$4,370,000. The Company realized a gain on the sale of real estate of approximately \$1,700,000, which was reported in the quarter ended March 31, 2012. The Company paid off the related mortgage note payable balance of \$1,504,000 and received net proceeds of \$2,564,000 after selling related costs.

The revenues and expenses from the operation of the held for sale property for respective periods are summarized as follows:

For the three months ended March 31,	2012
Revenues	\$ 28,000
Expenses	(16,000)
Income from discontinued operations	\$ 12,000
For the nine months ended March 31,	2012

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Revenues	\$	208,000
Expenses		(149,000)
Income from discontinued operations	\$	59,000



**NOTE 5 INVESTMENT IN MARKETABLE SECURITIES**

The Company's investment in marketable securities consists primarily of corporate equities. The Company has also invested in corporate bonds and income producing securities, which may include interests in real estate based companies and REITs, where financial benefit could inure to its shareholders through income and/or capital gain.

At March 31, 2013 and June 30, 2012, all of the Company's marketable securities are classified as trading securities. The change in the unrealized gains and losses on these investments are included in earnings. Trading securities are summarized as follows:

Investment	Cost	Gross Unrealized Gain	Gross Unrealized Loss	Net Unrealized Gain	Fair Value
As of March 31, 2013					
Corporate Equities	\$ 11,677,000	\$ 3,349,000	\$ (2,063,000)	\$ 1,286,000	\$ 12,963,000
As of June 30, 2012					
Corporate Equities	\$ 7,181,000	\$ 3,797,000	\$ (1,997,000)	\$ 1,800,000	\$ 8,981,000

As of March 31, 2013 and June 30, 2012, the Company had unrealized losses of \$1,889,000 and \$1,507,000, respectively, related to securities held for over one year.

Net (loss) gain on marketable securities on the statement of operations is comprised of realized and unrealized gains (losses). Below is the composition of the two components for the respective periods:

For the three months ended March 31,	2013	2012
Realized gain on marketable securities	\$ 484,000	\$ 722,000
Unrealized (loss) gain on marketable securities	(227,000)	732,000
Net gain on marketable securities	\$ 257,000	\$ 1,454,000
For the nine months ended March 31,	2013	2012
Realized gain (loss) on marketable securities	\$ 265,000	\$ (1,114,000)
Unrealized loss on marketable securities	(591,000)	(2,273,000)
Net loss on marketable securities	\$ (326,000)	\$ (3,387,000)

**NOTE 6 OTHER INVESTMENTS, NET**

The Company may also invest, with the approval of the Securities Investment Committee and other Company guidelines, in private investment equity funds and other unlisted securities, such as convertible notes through private placements. Those investments in non-marketable securities are carried at cost on the Company's balance sheet as part of other investments, net of other than temporary impairment losses.

Other investments, net consist of the following:

Type	March 31, 2013	June 30, 2012
Preferred stock - Comstock, at cost	\$ 13,231,000	\$ 13,231,000
Private equity hedge fund, at cost	1,879,000	1,879,000
Corporate debt and equity instruments, at cost	269,000	269,000
Warrants - at fair value	17,000	282,000
	\$ 15,396,000	\$ 15,661,000

#### NOTE 7 - FAIR VALUE MEASUREMENTS

The carrying values of the Company's non-financial instruments approximate fair value due to their short maturities (i.e., accounts receivable, other assets, accounts payable and other liabilities, due to securities broker and obligations for securities sold) or the nature and terms of the obligation (i.e., other notes payable and mortgage notes payable).

The assets measured at fair value on a recurring basis are as follows:

As of March 31, 2013	Level 1	Level 2	Level 3	Total
Assets:				
Cash equivalents - money market	\$ 3,000	\$ -	\$ -	\$ 3,000
Restricted cash - mortgage escrow	1,731,000	-	-	1,731,000
Other investments - warrants	-	-	17,000	17,000
Investment in marketable securities:				
Basic materials	4,425,000	-	-	4,425,000
Technology	3,293,000	-	-	3,293,000
Financial services	1,722,000	-	-	1,722,000
REITs and real estate companies	569,000	-	-	569,000
Other	2,954,000	-	-	2,954,000
	12,963,000	-	-	12,963,000
	\$ 14,697,000	\$ -	\$ 17,000	\$ 14,714,000
Liabilities:				
Interest rate swap	\$ -	\$ 16,000	\$ -	\$ 16,000
As of June 30, 2012				
Assets:				
Cash equivalents - money market	\$ 3,000	\$ -	\$ -	\$ 3,000
Restricted cash - mortgage escrow	1,977,000	-	-	1,977,000
Other investments - warrants	-	-	282,000	282,000
Investment in marketable securities:				
Basic materials	4,706,000	-	-	4,706,000
Technology	1,203,000	-	-	1,203,000
REITs and real estate companies	866,000	-	-	866,000
Financial services	743,000	-	-	743,000
Other	1,463,000	-	-	1,463,000
	8,981,000	-	-	8,981,000
	\$ 10,961,000	\$ -	\$ 282,000	\$ 11,243,000
Liabilities:				
Interest rate swap	\$ -	\$ 60,000	\$ -	\$ 60,000

The fair values of investments in marketable securities are determined by the most recently traded price of each security at the balance sheet date. The fair value of the warrants was determined based upon a Black-Scholes option valuation model. The value of the interest rate swap is measured at fair value and recorded as a liability on the balance sheet.

Financial assets that are measured at fair value on a non-recurring basis and are not included in the tables above include "Other investments in non-marketable securities," that were initially measured at cost and have been written down to fair value as a result of impairment or adjusted to record the fair value of new instruments received (i.e., preferred shares) in exchange for old instruments (i.e., debt instruments). The following table shows the fair value hierarchy for these assets measured at fair value on a non-recurring basis as follows:

Assets	Level 1	Level 2	Level 3	March 31, 2013	Net loss for the nine months ended March 31, 2013
Other non-marketable investments	\$ -	\$ -	\$ 15,396,000	\$ 15,396,000	\$ -

Assets	Level 1	Level 2	Level 3	June 30, 2012	Net loss for the nine months ended March 31, 2012
Other non-marketable investments	\$ -	\$ -	\$ 15,379,000	\$ 15,379,000	\$ (684,000)

Other investments in non-marketable securities are carried at cost net of any impairment loss. The Company has no significant influence or control over the entities that issue these investments and holds less than 20% ownership in each of the investments. These investments are reviewed on a periodic basis for other-than-temporary impairment. The Company reviews several factors to determine whether a loss is other-than-temporary. These factors include but are not limited to: (i) the length of time an investment is in an unrealized loss position, (ii) the extent to which fair value is less than cost, (iii) the financial condition and near term prospects of the issuer and (iv) our ability to hold the investment for a period of time sufficient to allow for any anticipated recovery in fair value.

## NOTE 8 STOCK BASED COMPENSATION PLANS

The Company follows Accounting Standard Codification (ASC) Topic 718 "Compensation - Stock Compensation", which addresses accounting for equity-based compensation arrangements, including employee stock options and restricted stock units.

Please refer to Note 16 - Stock Based Compensation Plans in the Company's Form 10-K for the year ended June 30, 2012 for more detail information on the Company's stock-based compensation plans.

During the three months ended March 31, 2013 and 2012, the Company recorded stock option compensation cost of \$80,000 and \$55,000, respectively, related to the issuance of stock options. During the nine months ended March 31, 2013 and 2012, the Company recorded stock option compensation cost of \$271,000 and \$153,000, respectively, related to the issuance of stock options. As of March 31, 2013, there was a total of \$390,000 of unamortized compensation related to stock options which is expected to be recognized over the weighted-average period of 5 years.

Option-pricing models require the input of various subjective assumptions, including the option's expected life and the price volatility of the underlying stock. The expected stock price volatility is based on analysis of the Company's stock price history. The Company has selected to use the simplified method for estimating the expected term. The risk-free interest rate is based on the U.S. Treasury interest rates whose term is consistent with the expected life of the stock options. No dividend yield is included as the Company has not issued any dividends and does not anticipate issuing any dividends in the future.

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The following table summarizes the stock options activity from June 30, 2011 through March 31, 2013:

		Number of Shares	Weighted Average Exercise Price	Weighted Average Remaining Life	Aggregate Intrinsic Value
Ousting at	June 30, 2011	162,000	\$ 11.02	6.48 years	\$ 2,252,000
Granted		95,000	20.04		
Exercised		-	-		
Forfeited		-	-		
Exchanged		(15,000)	13.72		
Ousting at	June 30, 2012	242,000	\$ 14.55	7.46 years	\$ 2,050,000
Exercisable at	June 30, 2012	87,000	\$ 11.48	4.92 years	\$ 1,046,000
Vested and Expected to vest at	June 30, 2012	242,000	\$ 14.55	7.46 years	\$ 2,050,000
Ousting at	June 30, 2012	242,000	\$ 14.55	7.46 years	\$ 2,050,000
Granted		-	-		
Exercised		-	-		
Forfeited		-	-		
Exchanged		-	-		
Ousting at	March 31, 2013	242,000	\$ 14.55	6.71	\$ 2,252,000
Exercisable at	March 31, 2013	125,000	\$ 12.48	5.3	\$ 1,418,000
Vested and Expected to vest at	March 31, 2013	242,000	\$ 14.55	6.71	\$ 2,252,000

The table below summarizes the restricted stock units (RSUs) granted and outstanding.

		Number of RSUs	Weighted Average Grant Date Fair Value
RSUs outstanding as of	June 30, 2011	20,884	\$ 16.14
Granted		8,245	24.94
Converted to common stock		(20,884)	16.14
RSUs outstanding as of	June 30, 2012	8,245	24.94
Granted		-	-
Converted to common stock		(4,125)	24.94
RSUs outstanding as of	March 31, 2013	4,120	\$ 24.94

On July 1 of every year, as part of the Stock Compensation Plan for Non-employee Directors, each non-employee director received an automatic grant of a number of shares of Company's Common Stock equal in value to \$22,000 (\$88,000 total recorded as stock compensation expense) based on 100% of the fair market value of the Company's stock on the day of grant. During the nine months ended March 31, 2013 and 2012, the four non-employee directors of the Company received a total grant of 3,528 and 3,532 shares of common stock.

**NOTE 9 SEGMENT INFORMATION**

The Company operates in three reportable segments, the operation of the hotel ("Hotel Operations"), the operation of its multi-family residential properties ("Real Estate Operations") and the investment of its cash in marketable securities and other investments ("Investment Transactions"). These three operating segments, as presented in the financial statements, reflect how management internally reviews each segment's performance. Management also makes operational and

strategic decisions based on this information.

Information below represents reported segments for the three months ended March 31, 2013 and 2012. Operating income (loss) from hotel operations consist of the operation of the hotel and operation of the garage. Operating income for rental properties consist of rental income. Operating income for investment transactions consist of net investment gain (loss) and dividend and interest income.

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As of and for the three months ended March 31, 2013	Hotel Operations	Real Estate Operations	Investment Transactions	Other	Subtotal	Discontinued Operations	Total
Revenues	\$10,475,000	\$3,904,000	\$-	\$-	\$14,379,000	\$-	\$14,379,000
Segment operating expenses	(9,563,000)	(2,101,000)	-	(549,000)	(12,213,000)	-	(12,213,000)
Segment income (loss) from operations	912,000	1,803,000	-	(549,000)	2,166,000	-	2,166,000
Interest expense	(648,000)	(770,000)	-	-	(1,418,000)	-	(1,418,000)
Depreciation and amortization expense	(609,000)	(535,000)	-	-	(1,144,000)	-	(1,144,000)
Loss from investments	-	-	(148,000)	-	(148,000)	-	(148,000)
Income tax benefit	-	-	-	60,000	60,000	-	60,000
Net income (loss)	\$(345,000)	\$498,000	\$(148,000)	\$(489,000)	\$(484,000)	\$-	\$(484,000)
Total assets	\$41,458,000	\$65,513,000	\$28,359,000	\$9,184,000	\$144,514,000	\$-	\$144,514,000

As of and for the three months ended March 31, 2012	Hotel Operations	Real Estate Operations	Investment Transactions	Other	Subtotal	Discontinued Operations	Total
Revenues	\$10,154,000	\$3,649,000	\$-	\$-	\$13,803,000	\$28,000	\$13,831,000
Segment operating expenses	(8,572,000)	(2,013,000)	-	(502,000)	(11,087,000)	(13,000)	(11,100,000)
Segment income (loss) from operations	1,582,000	1,636,000	-	(502,000)	2,716,000	15,000	2,731,000
Gain on sale of real estate	-	-	-	-	-	1,710,000	1,710,000
Interest expense	(676,000)	(859,000)	-	-	(1,535,000)	(3,000)	(1,538,000)
Depreciation and amortization expense	(595,000)	(520,000)	-	-	(1,115,000)	-	(1,115,000)
Income from investments	-	-	983,000	-	983,000	-	983,000
Income tax expense	-	-	-	(287,000)	(287,000)	(720,000)	(1,007,000)
Net income (loss)	\$311,000	\$257,000	\$983,000	\$(789,000)	\$762,000	\$1,002,000	\$1,764,000
Total assets	\$40,590,000	\$65,515,000	\$33,660,000	\$8,297,000	\$148,062,000	\$-	\$148,062,000

As of and for the nine months ended March 31, 2013	Hotel Operations	Real Estate Operations	Investment Transactions	Other	Subtotal	Discontinued Operations	Total
Revenues	\$33,581,000	\$11,657,000	\$-	\$-	\$45,238,000	\$-	\$45,238,000
Segment operating expenses	(28,125,000)	(6,460,000)	-	(1,584,000)	(36,169,000)	-	(36,169,000)
Segment income (loss) from operations	5,456,000	5,197,000	-	(1,584,000)	9,069,000	-	9,069,000
Interest expense	(1,972,000)	(2,789,000)	-	-	(4,761,000)	-	(4,761,000)
Depreciation and amortization expense	(1,834,000)	(1,587,000)	-	-	(3,421,000)	-	(3,421,000)
Loss from investments	-	-	(1,225,000)	-	(1,225,000)	-	(1,225,000)
Income tax benefit	-	-	-	254,000	254,000	-	254,000
Net income (loss)	\$1,650,000	\$821,000	\$(1,225,000)	\$(1,330,000)	\$(84,000)	\$-	\$(84,000)
Total assets	\$41,458,000	\$65,513,000	\$28,359,000	\$9,184,000	\$144,514,000	\$-	\$144,514,000

As of and for the nine months ended March 31, 2012	Hotel Operations	Real Estate Operations	Investment Transactions	Other	Subtotal	Discontinued Operations	Total
Revenues	\$31,675,000	\$10,789,000	\$-	\$-	\$42,464,000	\$208,000	\$42,672,000
Segment operating expenses	(24,513,000)	(5,925,000)	-	(1,400,000)	(31,838,000)	(127,000)	(31,965,000)
Segment income (loss) from operations	7,162,000	4,864,000	-	(1,400,000)	10,626,000	81,000	10,707,000
Gain sale of real estate	-	-	-	-	-	1,710,000	1,710,000

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Interest expense	(2,059,000)	(2,633,000)	-	-	(4,692,000)	(22,000)	(4,714,000)
Depreciation and amortization expense	(1,739,000)	(1,565,000)			(3,304,000)	-	(3,304,000)
Loss from investments	-	-	(5,114,000)	-	(5,114,000)	-	(5,114,000)
Income tax benefit	-	-	-	1,290,000	1,290,000	(739,000)	551,000
Net income (loss)	\$3,364,000	\$666,000	\$(5,114,000)	\$(110,000)	\$(1,194,000)	\$1,030,000	\$(16,000)
Total assets	\$40,590,000	\$65,515,000	\$33,660,000	\$8,297,000	\$148,062,000	\$-	\$148,062,000



**NOTE 10 RELATED PARTY TRANSACTIONS**

In December 2012, Justice declared a limited partnership distribution in the amount of \$1,200,000, of which Portsmouth received \$600,000. In December 2011, Justice declared a limited partnership distribution in the aggregate amount of \$1,000,000, of which Portsmouth received \$500,000. Both of the amounts received by Portsmouth were eliminated in consolidation.

In December 2012, Portsmouth declared a special cash dividend of \$0.25 per common share or \$184,000, which was paid on December 28, 2012 to shareholders of record as of December 21, 2012. The Company received approximately \$146,000 of this dividend which was eliminated in consolidation.

During the three months ended March 31, 2013 and 2012, the Company received management fees from Justice Investors totaling \$88,000 and \$84,000, respectively. During the nine months ended March 31, 2013 and 2012, the Company received management fees from Justice Investors totaling \$291,000 and \$273,000, respectively. These amounts were eliminated in consolidation.

Four of the Portsmouth directors serve as directors of Intergroup. Three of those directors also serve as directors of Santa Fe. The three Santa Fe directors also serve as directors of InterGroup.

John V. Winfield serves as Chief Executive Officer and Chairman of the Company, Portsmouth and Santa Fe. Depending on certain market conditions and various risk factors, the Chief Executive Officer, his family, Portsmouth and Santa Fe may, at times, invest in the same companies in which the Company invests. The Company encourages such investments because it places personal resources of the Chief Executive Officer and his family members, and the resources of Portsmouth and Santa Fe, at risk in connection with investment decisions made on behalf of the Company.

## **Item 2 - MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS**

### **FORWARD-LOOKING STATEMENTS AND PROJECTIONS**

The Company may from time to time make forward-looking statements and projections concerning future expectations. When used in this discussion, the words "anticipate," "estimate," "expect," "project," "intend," "plan," "believe," "could," "might" and similar expressions, are intended to identify forward-looking statements. These statements are subject to certain risks and uncertainties, such as national and worldwide economic conditions, including the impact of recessionary conditions on tourism, travel and the lodging industry, the impact of terrorism and war on the national and international economies, including tourism and securities markets, energy and fuel costs, natural disasters, general economic conditions and competition in the hotel industry in the San Francisco area, seasonality, labor relations and labor disruptions, actual and threatened pandemics such as swine flu, partnership distributions, the ability to obtain financing at favorable interest rates and terms, securities markets, regulatory factors, litigation and other factors discussed below in this Report and in the Company's Annual Report on Form 10-K for the fiscal year ended June 30, 2012, that could cause actual results to differ materially from those projected. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as to the date hereof. The Company undertakes no obligation to publicly release the results of any revisions to those forward-looking statements, which may be made to reflect events or circumstances after the date hereof or to reflect the occurrence of unanticipated events.

### **RESULTS OF OPERATIONS**

The Company's principal sources of revenue continue to be derived from the investment of its 68.8% owned subsidiary, Portsmouth, in the Justice Investors limited partnership ("Justice" or the "Partnership"), rental income from its ownership and operations of multi-family real estate and commercial properties and income received from investment of its cash and securities assets. Portsmouth has a 50.0% limited partnership interest in Justice and serves as the managing general partner of Justice. Evon Corporation ("Evon") serves as the other general partner. Justice owns the land, improvements and leaseholds at 750 Kearny Street, San Francisco, California, known as the Hilton San Francisco Financial District (the "Hotel"). The financial statements of Justice have been consolidated with those of the Company.

The Hotel is operated by the Partnership as a full service Hilton brand hotel pursuant to a Franchise License Agreement with Hilton Hotels Corporation. The term of the Agreement is for a period of 15 years commencing on January 12, 2006, with an option to extend the license term for another five years, subject to certain conditions. Justice also has a Management Agreement with Prism Hospitality L.P. ("Prism") to perform the day-to-day management functions of the Hotel.

The parking garage that is part of the Hotel property is managed by Ace Parking pursuant to a contract with the Partnership. Justice also leases a portion of the lobby level of the Hotel to a day spa operator. Portsmouth also receives management fees as a general partner of Justice for its services in overseeing and managing the Partnership's assets. Those fees are eliminated in consolidation.

In addition to the operations of the Hotel, the Company also generates income from the ownership and management of real estate. Properties include eighteen apartment complexes, two commercial real estate properties, and two single-family houses as strategic investments. The properties are located throughout the United States, but are concentrated in Texas and Southern California. The Company also has investments in unimproved real property. All of the Company's residential rental properties in California are managed by a professional third party property management company and the rental properties outside of California are managed by the Company. The commercial real estate in California is also managed by the Company.

The Company acquires its investments in real estate and other investments utilizing cash, securities or debt, subject to approval or guidelines of the Board of Directors. The Company also invests in income-producing instruments, equity and debt securities and will consider other investments if such investments offer growth or profit potential.

**Three Months Ended March 31, 2013 Compared to the Three Months Ended March 31, 2012**

The Company had a net loss of \$484,000 for the three months ended March 31, 2013 compared to net income of \$1,764,000 for the three months ended March 31, 2012. The change is primarily attributable to the lower gain on marketable securities and to the net loss from hotel operations. In the prior comparable quarter, the Company also had a \$1,710,000 gain on the sale of real estate which it did not have in this quarter.

The Company had a net loss from hotel operations of \$345,000 for the three months ended March 31, 2013, compared to net income of \$311,000 for the three months ended March 31, 2012. The decrease in net income is primarily attributable to a significant increase in operating expenses in the current period and decreases in food and beverage revenues, partially offset by an increase in room revenues room compared to the prior year period.

The following table sets forth a more detailed presentation of Hotel operations for the three months ended March 31, 2013 and 2012.

For the three months ended March 31,	2013	2012
Hotel revenues:		
Hotel rooms	\$ 8,139,000	\$ 7,767,000
Food and beverage	1,483,000	1,524,000
Garage	688,000	671,000
Other operating departments	165,000	192,000
Total hotel revenues	10,475,000	10,154,000
Operating expenses excluding interest, depreciation and amortization	(9,563,000)	(8,572,000)
Operating income before interest, depreciation and amortization	912,000	1,582,000
Interest	(648,000)	(676,000)
Depreciation and amortization	(609,000)	(595,000)
Net (loss) income from hotel operations	\$ (345,000)	\$ 311,000

For the three months ended March 31, 2013, the Hotel generated operating income of \$912,000 before interest, depreciation and amortization, on total operating revenues of \$10,475,000 compared to operating income of \$1,582,000 before interest, depreciation and amortization, on total operating revenues of \$10,154,000 for the three months ended March 31, 2012. Room revenues increased by \$372,000 for the three months ended March 31, 2013 compared to the three months ended March 31, 2012, food and beverage revenues decreased by \$41,000 and garage revenues increased by \$17,000 for the same period. Despite the overall increase in total hotel revenues, operating income was negatively impacted by an increase of \$991,000 in operating expenses during the current period due to several factors.

Major factors for the increase in operating expenses were an increase in contractual union wages and benefits in all operating departments and higher commissions paid for certain group and city-wide convention business in the current period. There was also a loss of approximately \$368,000 in the Hotel's food and beverage operations attributable to higher labor costs and lower banquet and catering revenues. Franchise and management fees, which are based on a percentage of revenues, also increased as well as costs for certain promotions for Hilton Honors members during the current period.

The following table sets forth the average daily room rate, average occupancy percentage and room revenue per available room ("RevPar") of the Hotel for the three months ended March 31, 2013 and 2012.

Three Months Ended March 31,	Average Daily Rate	Average Occupancy %	RevPar
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2013	\$	198	84	% \$	167
2012	\$	188	84	% \$	157

-17-

Room revenues remained strong as the San Francisco market continued to have good demand for higher rated business. The Hotel's average daily rate increased by \$10 for the three months ended March 31, 2013 compared to the three months ended March 31, 2012, while occupancy percentages remained the same. As a result, the Hotel was able to achieve a RevPar number that was \$10 higher than the comparative three month period.

Our highest priority is guest satisfaction. We believe that enhancing the guest experience differentiates the Hotel from our competition by building the most sustainable guest loyalty. In Fiscal 2012, we launched and celebrated our new executive lounge on the 26<sup>th</sup> floor, featuring inspiring views of the San Francisco city skyline. We upgraded the lobby and common areas. We also improved our restaurant facilities, food and beverage services and now provide advanced technological amenities throughout our lobby. During the current quarter, we completed a significant, "green" project that retrofits all of our guest room windows with new "double-pane" inserts that result in greater energy savings and better sound attenuation for our guests. Our guest responses to these improvements have been very positive. The Hotel is also a leader in implementing Hilton's Huanying ("Welcome") program that features a tailored experience for Chinese travelers. We continue taking steps that further develop our ties with the local Chinese community and the city of San Francisco, representing good corporate citizenship and promoting important, new business opportunities.

Moving forward, we will continue to focus on cultivating more international business, especially from China, and capturing a greater percentage of the higher rated business, leisure and group travel. We will also continue in our efforts to upgrade our guest rooms and facilities and explore new and innovative ways to differentiate the Hotel from its competition, as well as focusing on returning our food and beverage operations to profitability. During the last twelve months, we have seen steady improvement in business and leisure travel. If that trend in the San Francisco market and the hotel industry continues, it should translate into an increase in room revenues and profitability. However, like all hotels, it will remain subject to the uncertain domestic and global economic environment and other risk factors beyond our control, such as the effect of natural disasters.

Real estate operations improved during the current quarter. The Company's real estate revenues increased to \$3,904,000 for the three months ended March 31, 2013 from \$3,649,000 for the three months ended March 31, 2012. The increase in real estate revenue is due to increased rents at our properties and also due to a one-time \$99,000 storm damage insurance claim the Company received on one of its properties. Real estate operating expenses (excluding depreciation) were \$2,101,000 and \$2,013,000, respectively, for the comparative periods. In the prior comparable quarter, the Company had a \$1,710,000 gain on the sale of real estate which it did not have in this quarter. Management continues to review and analyze the Company's real estate operations to improve occupancy and rental rates and to reduce expenses and improve efficiencies.

The Company had a net gain on marketable securities of \$257,000 for the three months ended March 31, 2013 compared to a net gain of \$1,454,000 for the three months ended March 31, 2012. For the three months ended March 31, 2013, the Company had a net realized gain of \$484,000 and a net unrealized loss of \$227,000. For the three months ended March 31, 2012, the Company had a net realized gain of \$722,000 and net unrealized loss of \$732,000. Gains and losses on marketable securities may fluctuate significantly from period to period in the future and could have a significant impact on the Company's results of operations. However, the amount of gain or loss on marketable securities for any given period may have no predictive value and variations in amount from period to period may have no analytical value. For a more detailed description of the composition of the Company's marketable securities please see the Marketable Securities section below.

During the three months ended March 31, 2012, the Company performed an impairment analysis of its other investments and determined that one of its investments had an other than temporary impairment and recorded impairment losses of \$52,000. There were no such losses during the three months ended March 31, 2013.

The Company and its subsidiaries, Portsmouth and Santa Fe, compute and file income tax returns and prepare discrete income tax provisions for financial reporting. Since Portsmouth consolidates Justice (Hotel) for financial reporting

purposes and is not taxed on its 50% non-controlling interest in the Hotel, variability in the tax provision results from the relative significance of the non-controlling interest and the magnitude of the pretax income or loss at the Company and its two principal subsidiaries. The income tax benefit (expense) during the three months ended March 31, 2013 and 2012 represents income tax benefit (expense) of InterGroup and its subsidiary, Portsmouth. The income tax of the Company's other subsidiary, Santa Fe, was zero due to its net loss and the full valuation of its deferred income tax asset from net operating loss carryover.

**Nine Months Ended March 31, 2013 Compared to Nine Months Ended March 31, 2012**

The Company had a net loss of \$84,000 for the nine months ended March 31, 2013 compared to a net loss of \$164,000 for the nine months ended March 31, 2012. The change is primarily due to the lower loss from investing activities, partially offset by the decreased income from hotel operations during the current period during current period. In the prior comparable period, the Company also had a \$1,710,000 gain on the sale of real estate which it did not have in the current period.

The Company had net income from hotel operations of \$1,650,000 for the nine months ended March 31, 2013, compared to net income of \$3,364,000 for the nine months ended March 31, 2012. The decrease in net income is attributable to a significant increase in operating expenses in the current period and a decrease in other revenues, partially offset by an increase in room, food and beverage and garage revenues room compared to the prior year period.

The following table sets forth a more detailed presentation of Hotel operations for the nine months ended March 31, 2013 and 2012.

For the nine months ended March 31,	2013	2012
Hotel revenues:		
Hotel rooms	\$ 26,352,000	\$ 24,562,000
Food and beverage	4,502,000	4,329,000
Garage	2,107,000	2,053,000
Other operating departments	620,000	731,000
Total hotel revenues	33,581,000	31,675,000
Operating expenses excluding interest, depreciation and amortization	(28,125,000)	(24,513,000)
Operating income before interest, depreciation and amortization	5,456,000	7,162,000
Interest	(1,972,000)	(2,059,000)
Depreciation and amortization	(1,834,000)	(1,739,000)
Net income from hotel operations	\$ 1,650,000	\$ 3,364,000

For the nine months ended March 31, 2013, the Hotel generated operating income of \$5,456,000 before interest, depreciation and amortization, on total operating revenues of \$33,581,000 compared to operating income of \$7,162,000 before interest, depreciation and amortization, on total operating revenues of \$31,675,000 for the nine months ended March 31, 2012. Room revenues increased by \$1,790,000 for the nine months ended March 31, 2013 compared to the nine months ended March 31, 2012, food and beverage revenues increased by \$173,000 and garage revenues increased by \$54,000, while other revenues decreased by \$111,000 for the same period. Despite the increase in total hotel revenues, operating income was negatively impacted by a significant increase of \$3,612,000 in operating expenses during the current period due to several factors.

Major factors for the increase in operating expenses were an increase in contractual union wages and benefits in all operating departments, a reserve established for other wage costs and higher commissions on certain group and city-wide convention business in the current period. There was also a loss of approximately \$1,032,000 in the Hotel's food and beverage operations primarily attributable to higher labor costs and increased staffing for new food operations as part of a plan to capture anticipated business from the newly constructed City College of San Francisco campus next to the Hotel. That business did not materialize as City College opened with an enrollment of only 20% of its expected capacity of 5,000 to 7,000 students per day during the week. In addition, Hurricane Sandy resulted in cancellations of higher rated corporate and group business in October and November 2012 that was replaced by lower rated crew and transient business that did not utilize the Hotel's food and beverage outlets or banquet and catering services. In the prior nine month period, the Hotel also recorded a credit for property taxes in the amount of \$270,000



for an over accrual of taxes related to the reassessment of the improvements of the Hotel that was less than anticipated. Franchise and management fees, which are based on a percentage of revenues, also increased as well as costs for certain promotions for Hilton Honors members during the current period.

The following table sets forth the average daily room rate, average occupancy percentage and room revenue per available room (“RevPar”) of the Hotel for the nine months ended March 31, 2013 and 2012.

Nine Months Ended March 31,	Average Daily Rate	Average Occupancy %	RevPar
2013	\$ 201	88	% \$ 177
2012	\$ 189	87	% \$ 164

The operating results of the Hotel’s rooms department remained strong as the San Francisco market continued to show signs of recovery. The Hotel’s average daily rate increased by \$12 for the nine months ended March 31, 2013 compared to the nine months ended March 31, 2012. The increase in occupancy of 1% was due to increased demand for hotel rooms in San Francisco and the Hotel’s ability to capture a greater share of those rooms within its market set. As a result, the Hotel was able to achieve a RevPar number that was \$13 higher than the comparative nine month period. Those results made it possible for Justice Investors to declare a limited partnership distribution in December 2012 in the total amount of \$1,200,000, of which Portsmouth received \$600,000. In December 2011, Justice declared a limited partnership distribution in the aggregate amount of \$1,000,000, of which Portsmouth received \$500,000.

Our highest priority is guest satisfaction. We believe that enhancing the guest experience differentiates the Hotel from our competition by building the most sustainable guest loyalty. In Fiscal 2012, we launched and celebrated our new executive lounge on the 26<sup>th</sup> floor, featuring inspiring views of the San Francisco city skyline. We upgraded the lobby and common areas. We also improved our restaurant facilities, food and beverage services and now provide advanced technological amenities throughout our lobby. During the current quarter, we completed a significant, “green” project that retrofits all of our guest room windows with new “double-pane” inserts that result in greater energy savings and better sound attenuation for our guests. Our guest responses to these improvements have been very positive. The Hotel is also a leader in implementing Hilton’s Huanying (“Welcome”) program that features a tailored experience for Chinese travelers. We continue taking steps that further develop our ties with the local Chinese community and the city of San Francisco, representing good corporate citizenship and promoting important, new business opportunities.