

CRT PROPERTIES INC  
Form 8-K  
September 20, 2004

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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**

**Washington, D.C. 20549**

**FORM 8-K**

**CURRENT REPORT  
Pursuant to Section 13 OR 15(d) of  
The Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported) September 17, 2004

**CRT Properties, Inc.**

(Exact name of registrant as specified in its charter)

**Florida**

**1-9997**

**59-2898045**

(State or other  
jurisdiction  
of incorporation)

(Commission  
File Number)

(IRS Employer  
Identification No.)

**225 NE Mizner Blvd., Suite 200, Boca Raton, FL**

**33432**

(Address of principal executive offices)

(Zip Code)

Registrant's telephone number, including area code (561) 395-9666

**Koger Equity, Inc.**

(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**Item 7.01 Regulation FD Disclosure.**

CRT Properties, Inc. announced a quarterly dividend of \$0.35 per share on the Company's common stock to be paid on October 31, 2004, to shareholders of record on September 30, 2004, as more particularly described in its News Release, dated September 17, 2004, a copy of which is attached hereto as Exhibit 99 and by this reference made a part hereof.

For more information on CRT Properties, Inc., contact the company at (800) 850-2037 or visit its web site at [www.crtproperties.com](http://www.crtproperties.com).

**Item 9.01 Financial Statements and Exhibits.**

**(c) Exhibits**

<b><u>Exhibit Number</u></b>	<b><u>Description of Exhibit</u></b>
99	CRT Properties, Inc. News Release, dated September 17, 2004.

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**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**CRT Properties, Inc.**

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Date: September 20, 2004

(Registrant)  
/s/ Steven A. Abney

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Steven A. Abney  
Vice President, Finance and Chief Accounting Officer  
(Principal Financial Officer)

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**EXHIBIT INDEX**

The following designated exhibits are filed herewith:

<b>Exhibit Number</b>	<b>Description of Exhibit</b>
99	CRT Properties, Inc. News Release, dated September 17, 2004.