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MISSION WEST PROPERTIES INC  
Form 8-K  
April 16, 2009

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): April 15, 2009

MISSION WEST PROPERTIES, INC.  
(Exact name of registrant as specified in its charter)

Maryland ----- (State or other jurisdiction of incorporation)	Commission File Number: 1-8383	95-2635431 ----- (I.R.S. Employer Identification)
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10050 Bandley Drive, Cupertino, CA 95014  
(Address of principal executive offices)

(408) 725-0700  
(Registrant's telephone number, including area code)

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 (see General Instruction A.2. below):

- 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))

ITEM 2.02. RESULTS OF OPERATIONS AND FINANCIAL CONDITION.

(a) The following information is being furnished by the Company as required for Item 2.02(a) of this report and shall not be deemed to be "filed" for purposes of Section 18 of the Securities Exchange Act of 1934:

On April 15, 2009, the Company issued a press release announcing its earnings results for the first quarter ended March 31, 2009. The press release is

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attached to this Current Report as Exhibit 99.1 and is incorporated by reference in response to Item 2.02(a) of this report.

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### SIGNATURE

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.

MISSION WEST PROPERTIES, INC.

Date: April 16, 2009

By: /s/ Wayne N. Pham

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Wayne N. Pham  
Vice President of Finance and  
Controller

EXHIBIT 99.1

PRESS RELEASE

For Immediate News Release  
April 15, 2009

### MISSION WEST PROPERTIES ANNOUNCES FIRST QUARTER 2009 OPERATING RESULTS

"We build the buildings for the high tech companies that build the internet"

Cupertino, CA - Mission West Properties, Inc. (NASDAQ: MSW) reported today that Funds From Operations ("FFO") for the quarter ended March 31, 2009 was approximately \$12,070,000, or \$0.11 per diluted common share, (considering the potential effect of all O.P. units being exchanged for shares of the Company's common stock) as compared to approximately \$15,223,000, or \$0.14 per diluted common share, for the same period in 2008. Unrealized loss from investment in marketable securities accounted for approximately (\$2,757,000), or (\$0.03) per diluted common share, for the quarter ended March 31, 2009. On a sequential quarter basis, FFO for the quarter ended December 31, 2008 was approximately \$0.12 per diluted common share. Net termination fee income relating to a lease termination accounted for approximately \$1,921,000, or \$0.02 per diluted common share, for the quarter ended March 31, 2008.

Net income for the quarter ended March 31, 2009 was approximately \$5,634,000 as

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compared to approximately \$9,121,000 for the quarter ended March 31, 2008. Net income per diluted share to common stockholders was \$0.07 for the quarter ended March 31, 2009 compared to \$0.10 for the quarter ended March 31, 2008, a per share decrease of approximately 30%. Unrealized loss from investment in marketable securities accounted for approximately (\$0.03) per diluted common share for the quarter ended March 31, 2009. Net termination fee income relating to a lease termination accounted for approximately \$0.02 per diluted common share for the quarter ended March 31, 2008.

### COMPANY PROFILE

Mission West Properties, Inc. operates as a self-managed, self-administered and fully integrated REIT engaged in the management, leasing, marketing, development and acquisition of commercial R&D properties, primarily located in the Silicon Valley portion of the San Francisco Bay Area. Currently, the Company manages 111 properties totaling approximately 8.0 million rentable square feet, which includes approximately 854,000 rentable square feet (or 16 buildings) that are in the process of being rezoned for residential development. For additional information, please contact Investor Relations at 408-725-0700.

The matters described herein contain forward-looking statements. Such statements can be identified by the use of forward-looking terminology such as "will," "anticipate," "estimate," "expect," "intends," or similar words. Forward-looking statements involve a number of risks, uncertainties or other factors beyond the Company's control, which may cause material differences in actual results, performance or other expectations. These factors include, but are not limited to, the ability to complete acquisitions under the Berg Land Holdings Option Agreement with the Berg Group and other factors detailed in the Company's registration statements, and periodic filings with the Securities & Exchange Commission.

### MISSION WEST PROPERTIES, INC.

#### SELECTED FINANCIAL DATA

(In thousands, except share, per share and property data amounts)

	Three Months Ended Mar 31, 2009	Three Months Ended Mar 31, 2008
	-----	-----
<b>OPERATING REVENUES:</b>		
Rental revenue from real estate	\$20,655	\$18,996
Tenant reimbursements	4,800	3,583
Lease termination and settlement income	-	1,921
Other income	320	228
	-----	-----
Total operating revenues	25,775	24,728
	-----	-----
<b>OPERATING EXPENSES:</b>		
Operating and maintenance	2,555	2,476
Real estate taxes	3,397	2,411
General and administrative	531	673
Depreciation and amortization of real estate	5,944 (1)	5,623 (1)

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Total operating expenses	----- 12,427 -----	----- 11,183 -----
Operating income	13,348	13,545
OTHER INCOME (EXPENSES):		
Equity in earnings of unconsolidated joint venture	89	382
Interest and dividend income	(59)	558
Unrealized loss from investment	(2,757)	-
Interest expense	(4,806)	(4,928)
Interest expense - related parties	(181)	(436)
	-----	-----
Net income	5,634	9,121
Net income attributable to noncontrolling interests	(4,202)	(7,239)
	-----	-----
Net income attributable to common stockholders	\$1,432	\$1,882
	=====	=====
Net income per share to common stockholders:		
Basic	\$0.07	\$0.10
	=====	=====
Diluted	\$0.07	\$0.10
	=====	=====
Weighted average shares of common stock (basic)	21,614,878	19,667,605
	=====	=====
Weighted average shares of common stock (diluted)	21,770,489	19,667,605
	=====	=====
Weighted average O.P. units outstanding	83,660,298	85,530,417
	=====	=====
FUNDS FROM OPERATIONS		
Funds from operations	\$12,070	\$15,223
	=====	=====
Funds from operations per share (2)	\$0.11	\$0.14
	=====	=====
Outstanding common stock	21,748,211	19,669,807
	=====	=====
Outstanding O.P. units	83,526,965	85,528,215
	=====	=====
Weighted average O.P. units and common stock outstanding (diluted)	105,430,787	105,198,022
	=====	=====
	-----	-----
FUNDS FROM OPERATIONS CALCULATION	Three Months Ended Mar 31, 2009	Three Months Ended Mar 31, 2008
	-----	-----

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Net income	\$ 5,634	\$ 9,121
Add:		
Depreciation and amortization of real estate	6,416	6,024
Depreciation and amortization of real estate held in unconsolidated joint venture	59	189
Less:		
Noncontrolling interests in joint ventures	(39)	(111)
	\$12,070	\$15,223
Funds from operations	\$12,070	\$15,223

Funds From Operations ("FFO") is a non-GAAP financial measurement used by real estate investment trusts ("REITs") to measure and compare operating performance. As defined by NAREIT, FFO represents net income (loss) before noncontrolling interest of unit holders (computed in accordance with GAAP, accounting principles generally accepted in the United States of America), excluding gains (or losses) from debt restructuring and sales of property, plus real estate related depreciation and amortization (excluding amortization of deferred financing costs and depreciation of non-real estate assets) and after adjustments for unconsolidated partnerships and joint ventures. Management considers FFO to be an appropriate supplemental measure of the Company's operating and financial performance because when compared year over year, it reflects the impact to operations from trends in occupancy rates, rental rates, operating costs, general and administrative expenses and interest costs, providing a perspective not immediately apparent from net income. In addition, management believes that FFO provides useful information about the Company's financial performance when compared to other REITs since FFO is generally recognized as the industry standard for reporting the operations of REITs. FFO should neither be considered as an alternative for net income as a measure of profitability nor is it comparable to cash flows provided by operating activities determined in accordance with GAAP. FFO is not comparable to similarly entitled items reported by other REITs that do not define them exactly as we define FFO.

	Three Months Ended Mar 31, 2009	Three Months Ended Mar 31, 2008
PROPERTY AND OTHER DATA:		
Total properties, end of period	111	111
Total square feet, end of period	8,047,569	8,047,569
Average monthly rental revenue per square foot (3)	\$1.29	\$1.23
Occupancy for leased properties	65.3%	64.4%
Straight-line rent	\$322	\$705
Leasing commissions	\$117	\$316
Capital expenditures	\$ -	\$221

### LEASE ROLLOVER SCHEDULE:

Year	# of Leases	Rentable Square Feet
2009	15	140,332 (4)
2010	12	572,000
2011	15	827,605
2012	13	1,001,452
2013	6	459,737
2014	13	1,357,782
2015	4	328,211

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2016	2	144,600
2017	3	241,089
Thereafter	1	119,756
	-----	-----
Total	84	5,192,564
	=====	=====

BALANCE SHEETS

	March 31, 2009	December 31, 2008
	-----	-----
Assets		
Investments in real estate:		
Land	\$ 320,911	\$ 320,911
Buildings and improvements	799,469	799,471
Real estate related intangible assets	3,240	3,240
	-----	-----
Total investments in properties	1,123,620	1,123,622
Accumulated depreciation and amortization	(185,987)	(180,043)
	-----	-----
Net investments in properties	937,633	943,579
Investment in unconsolidated joint venture	3,832	3,768
	-----	-----
Net investments in real estate	941,465	947,347
Cash and cash equivalents	-	-
Restricted cash	22,048	39,478
Restricted investment in marketable securities	4,078	-
Investment in marketable securities	-	3,368
Deferred rent receivables	18,164	17,841
Other assets, net	18,620	18,758
	-----	-----
Total assets	\$1,004,375	\$1,026,792
	=====	=====

Liabilities and Equity

Liabilities:		
Mortgage notes payable	\$ 327,933	\$ 330,908
Mortgage note payable - related parties	8,639	8,761
Revolving line of credit	5,456	13,079
Interest payable	1,583	1,596
Security deposits	5,122	5,272
Deferred rental income	5,735	3,964
Dividends and distributions payable	21,055	21,055
Accounts payable and accrued expenses	20,063	17,747
	-----	-----
Total liabilities	395,586	402,382
	-----	-----

Commitments and contingencies.

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Equity: (5)

Stockholders' equity:

Common stock, \$.001 par value	22	20
Additional paid-in capital	169,415	154,412
Distributions in excess of accumulated earnings	(22,932)	(20,014)
	-----	-----
Total stockholders' equity	146,505	134,418
Noncontrolling interests	462,284	489,992
	-----	-----
Total equity	608,789	624,410
	-----	-----
Total liabilities and equity	\$1,004,375	\$1,026,792
	=====	=====

- (1) Includes approximately \$159 and \$122 in amortization expense for the three months ended March 31, 2009 and 2008, respectively, for the amortization of in-place lease value intangible asset pursuant to Statement of Financial Accounting Standard No. 141, "Business Combinations."
- (2) Calculated on a fully diluted basis. Assumes conversion of O.P. units outstanding into the Company's common stock.
- (3) Average monthly rental revenue per square foot has been determined by taking the cash base rent for the period divided by the number of months in the period, and then divided by the average occupied square feet in the period.
- (4) Eight leases for approximately 113,000 rentable square feet are month to month lease.
- (5) Reflects adoption of Statement of Financial Accounting Standard No. 160, "Noncontrolling Interests in Consolidated Financial Statements - an amendment of ARB No. 51."