

## Section 1: 8-K

**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): January 28, 2020

**MONMOUTH REAL ESTATE INVESTMENT CORPORATION**

(Exact name of registrant as specified in its charter)

|   |   |   |
|---|---|---|
| <u>Maryland</u><br>(State or other jurisdiction<br>of incorporation)                                  | <u>001-33177</u><br>(Commission<br>File Number) | <u>22-1897375</u><br>(IRS Employer<br>Identification No.) |
| <u>101 Crawfords Corner Road, Suite 1405, Holmdel, NJ</u><br>(Address of principal executive offices) |   | <u>07733</u><br>(Zip Code)                                |

Registrant's telephone number, including area code: (732) 577-9996

(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 (see General Instructions A.2. below):

- Written communications pursuant to Rule 425 under 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))

Securities registered pursuant to Section 12(b) of the Act:

| Title of each class                                   | Trading<br>Symbol(s) | Name of each exchange on which registered |
|---|----------------------|---|
| Common Stock  | MNR                  | New York Stock Exchange                   |
| 6.125% Series C Cumulative Redeemable Preferred Stock | MNR-PC               | New York Stock Exchange                   |

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.



**Item 7.01 Regulation FD Disclosure.**

On January 28, 2020, the Company issued a press release announcing the tax treatment for its 2019 distributions.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits.

99 [Press Release dated January 28, 2020](#)

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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.

MONMOUTH REAL ESTATE INVESTMENT CORPORATION

Dated: January 29, 2020

By: /s/ Kevin S. Miller

Kevin S. Miller  
Chief Financial Officer and Chief Accounting Officer

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## Section 2: EX-99

### MONMOUTH REAL ESTATE INVESTMENT CORPORATION

BELL WORKS  
101 CRAWFORDS CORNER ROAD  
SUITE 1405  
HOLMDEL, NEW JERSEY 07733  
*A Public REIT Since 1968*

INTERNET:  
[www.mreic.reit](http://www.mreic.reit)

(732) 577-9996  
FAX: (732) 577-9981

EMAIL:  
[mreic@mreic.com](mailto:mreic@mreic.com)

**FOR IMMEDIATE RELEASE**

**January 28, 2020**

**Contact: Becky Coleridge  
732-577-9996**

### **MONMOUTH REAL ESTATE ANNOUNCES TAX TREATMENT FOR 2019 DISTRIBUTIONS**

HOLMDEL, NJ, JANUARY 28, 2020.....Monmouth Real Estate Investment Corporation (NYSE:MNR) today announced the tax treatment of its 2019 distributions. The following tables summarize, for income tax purposes, the nature of cash distributions paid to stockholders of Monmouth's common and preferred shares during the calendar year ended December 31, 2019.

#### Common - CUSIP 609720107

Shown as Dollars (\$)

| Payment Date | Distributions Paid Per Share | Non-Qualifying Ord. Income (1a) | Total Long-Term Capital Gain (2a) | Unrecap Sec 1250 Gain (2b) | Return of Capital (3) | Section 199A Dividends (5) |
|--------------|------------------------------|---------------------------------|-----------------------------------|----------------------------|-----------------------|----------------------------|
| 3/15/2019    | \$ 0.170000                  | \$ 0.077930                     | \$ 0.000000                       | \$ 0.000000                | \$ 0.092070           | \$ 0.077930                |
| 6/17/2019    | \$ 0.170000                  | \$ 0.077930                     | \$ 0.000000                       | \$ 0.000000                | \$ 0.092070           | \$ 0.077930                |
| 9/16/2019    | \$ 0.170000                  | \$ 0.077930                     | \$ 0.000000                       | \$ 0.000000                | \$ 0.092070           | \$ 0.077930                |
| 12/16/2019   | \$ 0.170000                  | \$ 0.077930                     | \$ 0.000000                       | \$ 0.000000                | \$ 0.092070           | \$ 0.077930                |
| <b>TOTAL</b> | <b>\$ 0.680000</b>           | <b>\$ 0.311720</b>              | <b>\$ 0.000000</b>                | <b>\$ 0.000000</b>         | <b>\$ 0.368280</b>    | <b>\$ 0.311720</b>         |

Shown as a Percentage (%)

| Payment Date | Distributions Paid Per Share | Non-Qualifying Ord. Income (1a) | Total Long-Term Capital Gain (2a) | Unrecap Sec 1250 Gain (2b) | Return of Capital (3) | Section 199A Dividends (5) |
|--------------|------------------------------|---------------------------------|-----------------------------------|----------------------------|-----------------------|----------------------------|
| 3/15/2019    | \$ 0.170000                  | 45.841109%                      | 0.000000%                         | 0.000000%                  | 54.158891%            | 45.841109%                 |
| 6/17/2019    | \$ 0.170000                  | 45.841109%                      | 0.000000%                         | 0.000000%                  | 54.158891%            | 45.841109%                 |
| 9/16/2019    | \$ 0.170000                  | 45.841109%                      | 0.000000%                         | 0.000000%                  | 54.158891%            | 45.841109%                 |
| 12/16/2019   | \$ 0.170000                  | 45.841109%                      | 0.000000%                         | 0.000000%                  | 54.158891%            | 45.841109%                 |
| <b>TOTAL</b> | <b>\$ 0.680000</b>           | <b>45.841109%</b>               | <b>0.000000%</b>                  | <b>0.000000%</b>           | <b>54.158891%</b>     | <b>45.841109%</b>          |

#### 6.125% Series C Cumulative Redeemable Preferred - CUSIP 609720404

Shown as Dollars (\$)

| Payment Date | Distributions Paid Per Share | Non-Qualifying Ord. Income (1a) | Total Long-Term Capital Gain (2a) | Unrecap Sec 1250 Gain (2b) | Return of Capital (3) | Section 199A Dividends (5) |
|--------------|------------------------------|---------------------------------|-----------------------------------|----------------------------|-----------------------|----------------------------|
| 3/15/2019    | \$ 0.382813                  | \$ 0.382813                     | \$ 0.000000                       | \$ 0.000000                | \$ 0.000000           | \$ 0.382813                |
| 6/17/2019    | \$ 0.382813                  | \$ 0.382813                     | \$ 0.000000                       | \$ 0.000000                | \$ 0.000000           | \$ 0.382813                |
| 9/16/2019    | \$ 0.382813                  | \$ 0.382813                     | \$ 0.000000                       | \$ 0.000000                | \$ 0.000000           | \$ 0.382813                |

|                   |                    |                    |                    |                    |                    |                    |
|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| <b>12/16/2019</b> | <b>\$ 0.382813</b> | <b>\$ 0.382813</b> | <b>\$ 0.000000</b> | <b>\$ 0.000000</b> | <b>\$ 0.000000</b> | <b>\$ 0.382813</b> |
| <b>TOTAL</b>      | <b>\$ 1.531252</b> | <b>\$ 1.531252</b> | <b>\$ 0.000000</b> | <b>\$ 0.000000</b> | <b>\$ 0.000000</b> | <b>\$ 1.531252</b> |

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Shown as a Percentage (%)

| Payment Date | Distributions Paid Per Share | Non-Qualifying Ord. Income (1a) | Total Long-Term Capital Gain (2a) | Unrecap Sec 1250 Gain (2b) | Return of Capital (3) | Section 199A Dividends (5) |
|--------------|------------------------------|---------------------------------|-----------------------------------|----------------------------|-----------------------|----------------------------|
| 3/15/2019    | \$ 0.382813                  | 100.000000%                     | 0.000000%                         | 0.000000%                  | 0.000000%             | 100.000000%                |
| 6/17/2019    | \$ 0.382813                  | 100.000000%                     | 0.000000%                         | 0.000000%                  | 0.000000%             | 100.000000%                |
| 9/16/2019    | \$ 0.382813                  | 100.000000%                     | 0.000000%                         | 0.000000%                  | 0.000000%             | 100.000000%                |
| 12/16/2019   | \$ 0.382813                  | 100.000000%                     | 0.000000%                         | 0.000000%                  | 0.000000%             | 100.000000%                |
| <b>TOTAL</b> | <b>\$ 1.531252</b>           | <b>100.000000%</b>              | <b>0.000000%</b>                  | <b>0.000000%</b>           | <b>0.000000%</b>      | <b>100.000000%</b>         |

**NOTE:** Unrecaptured Section 1250 Gain (Box 2b) is a subset of, and is included in, the Total Capital Gain Distributions reported in Box 2a. Section 199A Dividends (Box 5) is a subset of, and is included in, the Total Ordinary Dividends reported in Box 1a.

**DIVIDEND REINVESTMENT PLAN DISCOUNTS - Common – CUSIP 609720107**

| Payment Date | Fair Market Value | Discount Price | Discount on D/R |
|--------------|-------------------|----------------|-----------------|
| 1/15/2019    | \$ 12.77          | \$ 12.15       | \$ 0.62         |
| 2/15/2019    | \$ 13.69          | \$ 13.01       | \$ 0.68         |
| 3/15/2019    | \$ 13.25          | \$ 12.60       | \$ 0.65         |
| 4/15/2019    | \$ 13.43          | \$ 12.84       | \$ 0.59         |
| 5/15/2019    | \$ 13.95          | \$ 13.37       | \$ 0.58         |
| 6/17/2019    | \$ 13.82          | \$ 13.15       | \$ 0.67         |
| 7/15/2019    | \$ 13.75          | \$ 13.15       | \$ 0.60         |
| 8/15/2019    | \$ 13.10          | \$ 12.60       | \$ 0.50         |
| 9/16/2019    | \$ 14.42          | \$ 13.70       | \$ 0.72         |
| 10/15/2019   | \$ 14.46          | \$ 13.74       | \$ 0.72         |
| 11/15/2019   | \$ 14.76          | \$ 14.03       | \$ 0.73         |
| 12/16/2019   | \$ 14.81          | \$ 14.19       | \$ 0.62         |

Shareholders are encouraged to consult with their tax advisors as to the specific tax treatment of the distributions they received from the Company.

Monmouth Real Estate Investment Corporation, founded in 1968, is one of the oldest public equity REITs in the world. The Company specializes in single tenant, net-leased industrial properties, subject to long-term leases, primarily to investment grade tenants. Monmouth Real Estate is a fully integrated and self-managed real estate company, whose property portfolio consists of 115 properties containing a total of approximately 22.9 million rentable square feet, geographically diversified across 30 states. In addition, the Company owns a portfolio of REIT securities.

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