
**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): **August 8, 2011**

BRT REALTY TRUST

(Exact name of Registrant as specified in charter)

Massachusetts
(State or other
jurisdiction of
incorporation)

001-07172
(Commission file No.)

13-2755856
(IRS Employer
I.D. No.)

60 Cutter Mill Road, Suite 303, Great Neck, New York 11021
(Address of principal executive offices) (Zip code)

Registrant's telephone number, including area code: **516-466-3100**

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))
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Item 2.02 Results of Operations and Financial Condition.

On August 8, 2011, we issued a press release announcing our results of operations for the three and nine months ended June 30, 2011. The press release is attached as Exhibit 99.1 to this Current Report on Form 8-K.

This information and the exhibit attached hereto are being furnished pursuant to Item 2.02 of Form 8-K and are not to be considered “filed” under the Securities Exchange Act of 1934, as amended (the “Exchange Act”), and shall not be incorporated by reference into any previous or future filing by the registrant under the Securities Act of 1933, as amended, or the Exchange Act, except as shall be expressly set forth by specific reference in such filing.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits.

99.1 Press release dated August 8, 2011.

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.

BRT REALTY TRUST

Date: August 8, 2011

By: /s/ David W. Kalish
David W. Kalish
Senior Vice President and
Chief Financial Officer

**BRT REALTY TRUST REPORTS
THIRD QUARTER RESULTS**

Great Neck, New York — August 8, 2011 — BRT REALTY TRUST (NYSE:BRT), a real estate investment trust engaged in the business of originating and holding for investment senior mortgage loans secured by commercial and multi-family real estate in the United States, today announced operating results for the three months ended June 30, 2011.

Third Quarter Highlights:

- Total revenues increased 128% to \$5.34 million from the corresponding quarter in fiscal 2010.
- \$23.6 million of mortgage loans were originated during the quarter compared to \$4.2 million in the corresponding quarter in fiscal 2010.
- Net income attributable to common shareholders was \$3.17 million, or \$0.23 per share, compared to a net loss of \$2.97 million, or \$0.21 per share, for the corresponding quarter in fiscal 2010.

Operating Results:

Total revenues for the three months ended June 30, 2011 were approximately \$5.34 million, an increase of 128% from the corresponding quarter in the prior year. The increase is attributable to increased interest on real estate loans of \$2.17 million, increased loan fee income of \$642,000, and the increase in recovery of previously provided allowance of \$637,000, increases of 367%, 1,338% and 175%, respectively. During the current quarter, the Trust originated approximately \$23.6 million in loans compared to \$4.2 million in the corresponding quarter in the prior year.

Total expenses decreased by approximately \$2.86 million, or 45%, in the quarter ended June 30, 2011 compared to the quarter ended June 30, 2010, due primarily to a \$2.63 million impairment charge in the prior year period and to a lesser extent, a \$277,000 decrease in interest on borrowed funds.

Net income attributable to common shareholders was \$3.17 million, or \$.23 per share, in the current quarter compared to a net loss of \$2.97 million, or \$0.21 per share, in the corresponding quarter of the prior year.

Reference to Form 10-Q:

Interested parties are urged to review the Form 10-Q filed with the Securities and Exchange Commission for the quarter ended June 30, 2011 for further details. The Form 10-Q can also be linked through the “Investor Relations” section of BRT’s website.

About BRT Realty Trust:

BRT Realty Trust is a business trust organized in Massachusetts. BRT’s primary business is to originate and hold for investment senior mortgage loans secured by commercial and multi-family real estate property in the United States. It also originates loans to persons purchasing their own or third party mortgage debt at a discount.

For additional financial and descriptive information on BRT, its operations and its portfolio, please refer to its website at: www.BRTRealty.com.

Forward Looking Statements:

Certain information contained herein is forward looking within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, including statements regarding lending activities and other positive business activities. BRT intends such forward looking statements to be covered by the safe harbor provisions for forward looking statements contained in the Private Securities Litigation Reform Act of 1995 and includes this statement for purposes of complying with these safe harbor provisions. Forward-looking statements, which are based on certain assumptions and describe our future plans, strategies and expectations, are generally identifiable by use of the words “may,” “will,” “believe,” “expect,” “intend,” “anticipate,” “estimate,” “project,” or similar expressions or variations thereof. Forward looking statements, including our loan origination activities, involve known and unknown risks, uncertainties and other factors, which, in some cases, are beyond BRT’s control and could materially affect actual results, performance or achievements. Investors are cautioned not to place undue reliance on any forward-looking statements and to carefully review the section entitled “Item 1A. Risk Factors” in BRT’s Annual Report on Form 10-K for the year ended September 30, 2010.

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BRT REALTY TRUST AND SUBSIDIARIES
CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS
(Dollars in thousands, except per share data)

	Three months ended June 30,		Nine months ended June 30,	
	2011	2010	2011	2010
Revenues:				
Interest and fees on loans	\$ 3,518	\$ 984	\$ 6,938	\$ 2,943
Rental revenue from real estate properties	763	871	2,576	2,610
Recovery of previously provided allowance	1,002	365	3,568	365
Other revenues	61	125	411	335
Total revenues	<u>5,344</u>	<u>2,345</u>	<u>13,493</u>	<u>6,253</u>
Expenses:				
Interest - borrowed funds	452	729	1,651	2,167
Provision for loan loss	—	—	—	3,165
Impairment charges	—	2,625	—	2,625
General and administrative expenses	1,585	1,565	4,645	4,581
Operating expenses on real estate properties	889	918	2,655	2,587
Other expenses	582	530	1,773	1,449
Total expenses	<u>3,508</u>	<u>6,367</u>	<u>10,724</u>	<u>16,574</u>
Total revenues less total expenses	1,836	(4,022)	2,769	(10,321)
Equity in earnings of unconsolidated ventures	60	33	195	143
Gain on sale of available-for-sale securities	176	—	1,190	1,586
Loss on extinguishment of debt	—	—	(2,138)	—
Income (loss) from continuing operations	<u>2,072</u>	<u>(3,989)</u>	<u>2,016</u>	<u>(8,592)</u>
Discontinued operations:				
Loss from operations	—	(54)	—	(596)
Impairment Charges	—	—	—	(745)
Gain on sale of real estate assets	645	643	1,342	1,918
Discontinued operations	<u>645</u>	<u>589</u>	<u>1,342</u>	<u>577</u>
Net income (loss)	2,717	(3,400)	3,358	(8,015)
Less net loss attributable to noncontrolling interest	455	429	1,153	1,166
Net income (loss) attributable to common shareholders	<u>\$ 3,172</u>	<u>\$ (2,971)</u>	<u>\$ 4,511</u>	<u>\$ (6,849)</u>
Basic and diluted per share amounts attributable to common shareholders:				
Income (loss) from continuing operations	\$ 0.18	\$ (0.25)	\$ 0.22	\$ (0.54)
Discontinued operations	\$ 0.05	\$ 0.04	\$ 0.10	\$ 0.04
Basic and diluted earnings(loss) per share	<u>\$ 0.23</u>	<u>\$ (0.21)</u>	<u>\$ 0.32</u>	<u>\$ (0.50)</u>
Amounts attributable to BRT Realty Trust:				
Income(loss) from continuing operations	\$ 2,527	\$ (3,560)	\$ 3,169	\$ (7,426)
Discontinued operations	645	589	1,342	577
Net income (loss)	<u>\$ 3,172</u>	<u>\$ (2,971)</u>	<u>\$ 4,511</u>	<u>\$ (6,849)</u>
Weighted average number of common shares outstanding:				
Basic and diluted	<u>14,070,774</u>	<u>14,106,816</u>	<u>14,031,861</u>	<u>13,800,708</u>