

**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 12, 2019

BRT APARTMENTS CORP.

(Exact name of Registrant as specified in charter)

<u>Maryland</u>	<u>001-07172</u>	<u>13-2755856</u>
(State or other jurisdiction of incorporation)	(Commission file No.)	(IRS Employer I.D. No.)

<u>60 Cutter Mill Road, Suite 303, Great Neck, New York</u>	<u>11021</u>
(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))

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

<u>Title of each class</u>	<u>Trading Symbol(s)</u>	<u>Name of each exchange on which registered</u>
Common Stock	BRT	NYSE

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 8.01 Other Events

Dividend Increase

As described in the press release filed herewith as Exhibit 99.1 and incorporated herein by reference, on September 12, 2019, our board of directors approved a 10% increase in our dividend.

Stock Buyback Program

On September 12, 2019, our board of directors adopted, effective for two years beginning October 1, 2019, a stock buyback plan, which authorizes us to repurchase up to \$5 million of common stock. To date, pursuant to our current stock buyback plan which commenced October 1, 2017 and expires September 30, 2019, we repurchased approximately \$207,000 of our common stock.

Hurricane Dorian

Hurricane Dorian did not have a material adverse impact on our properties.

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

<u>Exhibit No.</u>	<u>Title of Exhibit</u>
99.1	Press release dated September 12, 2019
101	Cover Page Interactive Data File - the instance document does not appear in the Interactive Data File because its XBRL tags are embedded within the Inline XBRL document.
104	Cover Page Interactive Data File - the cover page XBRL tags are embedded within the Inline XBRL document

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 APARTMENTS CORP.

September 12, 2019
Great Neck, New York

By: /s/ George Zweier
George Zweier, Vice President
and Chief Financial Officer

BRT APARTMENTS CORP. RAISES QUARTERLY DIVIDEND 10%

Great Neck, New York – September 12, 2019 – BRT Apartments Corp. (NYSE:BRT) announced that its Board of Directors declared a quarterly dividend on the Company's common stock of \$0.22, representing an increase of \$0.02 per share, or 10% over the prior dividend payment. The dividend is payable October 10, 2019 to stockholders of record on September 25, 2019.

BRT owns interests in two development properties currently in lease-up with an aggregate 744 units located in Nashville, Tennessee and Columbia, South Carolina. These properties are expected to provide incremental cash flow as they continue to progress to stabilization. The strength of the overall portfolio and the incremental cash flow contribution from these properties support the decision to increase the dividend.

Forward Looking Information:

Certain information contained herein, including the anticipated income to be generated from the two properties mentioned above, 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. 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," "apparent," "experiencing" or similar expressions or variations thereof. Forward looking statements, including statements with respect to the income expected to be generated from the two properties mentioned above, 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. Factors that may adversely impact the operations of these two properties or the cash flow generated therefrom include longer than anticipated lead times to achieve property stabilization, higher than anticipated rent concessions, lower than anticipated rental rates, higher than anticipated operating expenses (including higher than anticipated real estate taxes) and the sale of these properties. Investors are cautioned not to place undue reliance on any forward-looking statements and, in addition to considering the factors mentioned in the preceding sentence, to carefully review and consider the disclosures in the sections entitled "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" in our Annual Report on Form 10-K filed on December 10, 2018 and in the Quarterly Reports on Form 10-Q and Current Reports on Form 8-K filed thereafter.

About BRT Apartments Corp:

BRT is a real estate investment trust that directly, or through joint ventures, owns and operates multi-family properties. Additional financial and descriptive information on BRT, its operations and its portfolio, is available at BRT's website at: <http://brtapartments.com>. Interested parties are encouraged to review BRT's Form 10-K filed December 10, 2018 and other reports filed thereafter with the Securities and Exchange Commission for additional information.

Contact: Investor Relations

BRT APARTMENTS CORP.

60 Cutter Mill Road

Suite 303

Great Neck, New York 11021

Telephone (516) 466-3100

Telecopier (516) 466-3132

<http://brtapartments.com>