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UNITED DOMINION REALTY TRUST INC  
Form 8-K  
January 22, 2002

SECURITIES AND EXCHANGE COMMISSION  
Washington, DC 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 18, 2002  
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UNITED DOMINION REALTY TRUST, INC.  
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(Exact name of registrant as specified in its charter)

Virginia  
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(State or other jurisdiction of  
incorporation of organization)

1-10524  
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(Commission File Number)

400 East Cary Street, Richmond, Virginia 23219  
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(Address of principal executive offices - zip code)

(804) 780-2691  
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Registrant's telephone number, including area code

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ITEM 5. OTHER EVENTS

On January 18, 2002, United Dominion Realty Trust, Inc. ("United Dominion"), the registrant, issued a Press Release announcing the tax status of its 2001 reportable distributions to shareholders. The following is a summary of United Dominion Realty Trust, Inc.'s Press Release:

UNITED DOMINION REALTY TRUST  
TAX STATUS OF 2001 REPORTABLE DISTRIBUTIONS

Richmond, Va. (JANUARY 18, 2002) United Dominion Realty Trust, Inc., (NYSE: UDR)

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reported today the tax status of its 2001 reportable distributions made to shareholders. The classifications of the distributions are as follows:

| Payment Date                      | Distribution Per Share | Ordinary Income | Long-term Gain*<br>(10 or 20% Rate) | -----Portion Designated As-----<br>Unrecaptured Section 1250 Gain |
|-----------------------------------|------------------------|-----------------|-------------------------------------|---|
| <b>Common Shares:</b>             |                        |                 |                                     |   |
| 01/30/2001                        | \$ .2675               | 68.81%          | 10.31%                              | 6.33%   |
| 04/30/2001                        | \$ .2700               | 68.81%          | 10.31%                              | 6.33%   |
| 07/31/2001                        | \$ .2700               | 68.81%          | 10.31%                              | 6.33%   |
| 10/31/2001                        | \$ .2700               | 68.81%          | 10.31%                              | 6.33%   |
| <b>Total:</b>                     | <b>\$ 1.0775</b>       |                 |                                     |   |
| <b>Preferred Shares Series A:</b> |                        |                 |                                     |   |
| 01/15/2001                        | \$ .5781               | 83.36%          | 10.31%                              | 6.33%   |
| 04/16/2001                        | \$ .5781               | 83.36%          | 10.31%                              | 6.33%   |
| 06/15/2001                        | \$ .4752               | 83.36%          | 10.31%                              | 6.33%   |
| <b>Total:</b>                     | <b>\$ 1.6314</b>       |                 |                                     |   |
| <b>Preferred Shares Series B:</b> |                        |                 |                                     |   |
| 02/28/2001                        | \$ .5375               | 83.36%          | 10.31%                              | 6.33%   |
| 05/31/2001                        | \$ .5375               | 83.36%          | 10.31%                              | 6.33%   |
| 08/31/2001                        | \$ .5375               | 83.36%          | 10.31%                              | 6.33%   |
| 11/30/2001                        | \$ .5375               | 83.36%          | 10.31%                              | 6.33%   |
| <b>Total:</b>                     | <b>\$2.1500</b>        |                 |                                     |   |

\* 50.00% of the long-term gain is qualified five-year gain.

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Registered shareholders of United Dominion's common or preferred stock at anytime during the year will receive an Internal Revenue Service Form 1099-DIV from ChaseMellon Shareholder Services, LLC, the Company's dividend paying agent. The form will report the gross dividends paid and the portions that are designated as ordinary income, long-term gains, unrecaptured section 1250 gains, and return of capital. If shares were held in "street name" during 2001, the IRS form will be provided by a bank, brokerage firm, or nominee.

State taxation of REIT distributions vary, and may not be the same as federal taxation. Because federal and state tax laws affect individuals differently, the Company cannot advise shareholders on how distributions should be reported on their tax returns.

United Dominion is one of the country's largest multifamily real estate investment trusts, owning and operating apartment communities nationwide. The Company currently owns approximately 76,000 apartment homes and is the developer of approximately 800 homes under construction. United Dominion's common stock is

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traded on the New York Stock Exchange under the symbol UDR. Additional information about United Dominion may be found on its web site at [www.udrt.com](http://www.udrt.com).

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Signatures

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

UNITED DOMINION REALTY TRUST, INC.

Date: January 22, 2002

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/s/ Christopher D. Genry

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Christopher D. Genry  
Executive Vice President and  
Chief Financial Officer

Date: January 22, 2002

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/s/ Scott A. Shanaberger

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Scott A. Shanaberger  
Vice President and  
Chief Accounting Officer

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