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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) May 9, 2005 (May 9, 2005)

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Arbor Realty Trust, Inc.

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(Exact name of registrant as specified in its charter)

Maryland	001-32136	20-0057959
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(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification No.)

333 Earle Ovington Boulevard, Suite 900 Uniondale, New York 11553

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(Address of principal executive offices) (Zip Code)

(516) 832-8002

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(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:

- ☐ 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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Arbor Realty Trust, Inc.  
Current Report on Form 8-K

ITEM 2.02 RESULTS OF OPERATIONS AND FINANCIAL CONDITION.

On May 9, 2005, Arbor Realty Trust, Inc. issued a press release announcing  
its earnings for the three months ended May 9, 2005, a copy of which is attached  
hereto as Exhibit 99.1.

ITEM 9.01 FINANCIAL STATEMENTS AND EXHIBITS.

(c) Exhibits

Exhibit Number	Description
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99.1	Press Release, dated May 9, 2005.

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.

Dated: May 9, 2005

ARBOR REALTY TRUST, INC.

By: /s/ Frederick C. Herbst

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Name: Frederick C. Herbst

Title: Chief Financial Officer

EXHIBIT INDEX

Exhibit Number

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99.1

Press Release, dated May 9, 2005.

## Arbor Realty Trust Reports First Quarter 2005 Results

## First Quarter Highlights:

- Net income increased 213% to \$9.7 million from 1Q04
- Earnings per share of \$0.58 basic and diluted
- New loan/investment originations of \$244 million
- Increased quarterly dividend to \$0.55 per share, up 17% from 4Q04

UNIONDALE, N.Y., May 9 /PRNewswire-FirstCall/ -- Arbor Realty Trust, Inc. (NYSE: ABR), a real estate investment trust focused on the business of investing in real estate related bridge and mezzanine loans, preferred and direct equity investments, mortgage-related securities and other real estate related assets, today announced financial results for the quarter ended March 31, 2005. Arbor reported net income for the quarter of \$9.7 million, or \$0.58 per basic and diluted common share, compared to net income for the quarter ended March 31, 2004 of \$3.1 million, or \$0.38 per basic and diluted common share.

"We are very pleased to report another quarter of record earnings," said Ivan Kaufman, Chairman and Chief Executive Officer of Arbor. "Arbor's financial results for the first quarter reflect the progress we have made in all facets of our business. While our portfolio continues to grow and we have made some very effective investments, we are particularly pleased with the progress we made this quarter in diversifying and stabilizing our financing sources. We believe these improvements will serve us well in the future. Our success this quarter reflects solid execution of our business plan and management's unwavering commitment to enhancing shareholder value."

During the quarter, Arbor originated eleven loans and investments totaling \$244 million. "We have experienced the highest volume of new loans this quarter, surpassing all previous quarters in our operating history," said Mr. Kaufman. "Our production sources and pipeline are strong, but we are aware the market is becoming increasingly competitive."

Total revenues for the quarter ended March 31, 2005 were \$23.5 million, an increase of 187% from the first quarter of 2004.

At March 31, 2005, the net balance in the loan and investment portfolio was \$871 million. The average balance of the loan and investment portfolio during the first quarter was \$826 million and the average yield on these assets for the quarter was 11.07%.

Arbor's investments in mortgage-related securities had a weighted average balance in the first quarter of \$44.7 million and an average yield of 2.36%. These assets were financed by borrowings with a weighted average balance in the quarter of \$42.8 million and an average cost of 2.73%.

Interest expense for the quarter was \$8.3 million, an increase of 217% from the first quarter of 2004. This increase reflects increased average borrowings during the quarter as well as increased interest rates. The average balance of debt financing on the loan and investment portfolio during the quarter was \$581 million and the average cost of these borrowings was 5.54%.

For the quarter, Arbor's manager, Arbor Commercial Mortgage, LLC, earned \$1.0 million of incentive compensation, representing 25% of the amount by which earnings for the four most recent quarters exceeded a 9.5% return on equity, as described in the management agreement with Arbor's manager. Arbor Commercial Mortgage intends to exercise its option to receive the entire amount of its incentive compensation in shares of Arbor's common stock.

## Financing Activity

Mr. Kaufman commented, "We have made significant progress in diversifying our financing sources since the beginning of the year. With the addition of a \$305 million CDO debt facility, a new \$50 million secured financing facility and the issuance of \$27 million of long-term junior subordinated notes, we believe we are well positioned to finance future growth of the portfolio." As of March 31, 2005, Arbor's financing facilities for the loan and investment portfolio

totaled approximately \$950 million and borrowings outstanding under such facilities were \$664 million.

In April, Arbor issued an additional \$51 million of long-term junior subordinated notes, further enhancing its financing sources. Mr. Kaufman commented, "We believe these long term subordinated notes is a preferable alternative to raising additional equity at this time, thereby helping us achieve our objective of preserving and enhancing shareholder value. We believe the borrowing capacity within our financing facilities is adequate to support continued growth in the portfolio and enhance shareholder returns."

#### Portfolio Activity

During the first quarter of 2005, we originated eleven new loans and investment commitments totaling \$244 million. Of the new loans and investments, six were mezzanine loans totaling \$128 million, two were bridge loans totaling \$60 million, two were junior participating interests totaling \$50 million and one was a preferred equity investment of \$6 million.

During the quarter, approximately \$211 million of loans paid off. Of this amount, \$110 million were loans on condominium conversion projects that were completed, \$56 million were loans on properties that were either sold or refinanced outside of Arbor, and \$45 million were loans refinanced within Arbor's portfolio.

At March 31, 2005, the loan and investment portfolio unpaid principal balance was \$875 million with a weighted average current interest pay rate of 8.82%. At the same date, advances on financing facilities pertaining to the loan and investment portfolio totaled \$664 million, with a weighted average current interest rate of 5.10%.

The loan and investment portfolio continues to perform according to terms and there have been no defaults. Arbor continues to seek loans and investments that will generate superior risk-adjusted returns with a long-term objective of capital preservation and earnings stability in varying interest rate and credit cycles.

#### Dividend

As previously disclosed, a dividend of \$0.55 per share for the quarter ended March 31, 2005 will be paid on May 15, 2005 to shareholders of record on April 30, 2005.

#### Annual Meeting

Arbor Realty Trust's 2005 Annual Meeting will be held on Wednesday, May 25, 2005 at 1:00 pm EDT. The meeting will be held at the Teleconference Center on the lower level of 333 Earle Ovington Blvd., Uniondale, New York.

#### Earnings Conference Call

Management will host a conference call today at 10:00 a.m. EDT. A live webcast of the conference call will be available online at <http://www.arborrealtytrust.com>. Web participants are encouraged to go to Arbor's Web site at least 15 minutes prior to the start of the call to register, download and install any necessary audio software. Listening to the webcast requires speakers and RealPlayer(TM) software, downloadable without charge at <http://www.real.com>. Those without Web access should access the call telephonically at least ten minutes prior to the conference call. The dial-in numbers are (800) 329-9097 for domestic callers and (617) 614-4929 for international callers. The participant passcode for both is 64410076.

After the live webcast, the call will remain available on Arbor's Web site, <http://www.arborrealtytrust.com> through June 9, 2005. In addition, a telephonic replay of the call will be available until May 16, 2005. The replay dial-in number is (888) 286-8010 for domestic callers and (617) 801-6888. Please use passcode: 81524132.

#### About Arbor Realty Trust, Inc.

Arbor Realty Trust, Inc. is a real estate investment trust which invests in a diversified portfolio of multi-family and commercial real estate related bridge and mezzanine loans, preferred equity investments, mortgage related

securities and other real estate related assets. Arbor commenced operations in July 2003 and conducts substantially all of its operations through its operating partnership, Arbor Realty Limited Partnership and its subsidiaries. Arbor is externally managed and advised by Arbor Commercial Mortgage, LLC, a national commercial real estate finance company operating through 15 offices in the US that specializes in debt and equity financing for multi-family and commercial real estate.

#### Safe Harbor Statement

Certain items in this press release may constitute forward-looking statements within the meaning of the "safe harbor" provisions of the Private Securities Litigation Reform Act of 1995. These statements are based on management's current expectations and beliefs and are subject to a number of trends and uncertainties that could cause actual results to differ materially from those described in the forward-looking statements. Arbor can give no assurance that its expectations will be attained. Factors that could cause actual results to differ materially from Arbor's expectations include, but are not limited to, continued ability to source new investments, changes in interest rates and/or credit spreads, changes in the real estate markets, and other risks detailed in the Arbor's Annual Report on Form 10-K for the year ended December 31, 2004 and its other reports filed with the SEC. Such forward-looking statements speak only as of the date of this press release. Arbor expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statements contained herein to reflect any change in Arbor's expectations with regard thereto or change in events, conditions, or circumstances on which any such statement is based.

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#### Arbor Realty Trust, Inc. and Subsidiaries

#### Consolidated Statements of Operations (unaudited)

	Quarter Ended March 31,	
	2005	2004
<b>Revenues:</b>		
Interest income	\$ 23,121,158	\$ 8,163,391
Other income	387,798	21,104
Total revenues	23,508,956	8,184,495
<b>Expenses:</b>		
Interest expense	8,326,153	2,623,893
Employee compensation and benefits	1,154,209	613,306
Stock based compensation	92,027	114,201
Selling and administrative	845,879	244,311
Management fee - incentive	1,021,132	-
Management fee - base	609,186	293,118
Total expenses	12,048,586	3,888,829
Income before minority interest and income from equity affiliates	11,460,370	4,295,666

Income from equity affiliates	446,997	-
Income before minority interest	11,907,367	4,295,666
Income allocated to minority interest	2,201,726	1,191,339
Net income	\$ 9,705,641	\$ 3,104,327
Basic earnings per common share	\$ 0.58	\$ 0.38
Diluted earnings per common share	\$ 0.58	\$ 0.38

Arbor Realty Trust, Inc. and Subsidiaries

Consolidated Balance Sheets

	March 31, 2005 ----- (unaudited)	December 31, 2004 ----- (audited)
Assets:		
Cash	\$ 29,271,330	\$ 6,401,701
Restricted Cash	72,873,350	-
Loans and investments, net	863,307,608	831,783,364
Related party loans, net	7,749,538	7,749,538
Available-for-sale securities, at fair value	43,351,909	46,582,592
Investment in equity affiliates	13,549,920	5,254,733
Other assets	23,852,458	14,523,249
Total assets	\$ 1,053,956,113	\$ 912,295,177
Liabilities and stockholder's equity:		
Repurchase agreements	\$ 290,073,891	\$ 409,109,372
Collateralized debt obligations	305,319,000	-
Notes payable	109,941,000	165,771,447
Due to related party	7,374,360	158,503
Due to borrowers	5,184,110	8,587,070
Other liabilities	5,797,868	5,665,881
Total liabilities	723,690,229	589,292,273
Minority interest	60,782,133	60,249,731
Commitments and contingencies	-	-
Stockholder's equity:		
Preferred stock, \$0.01 par value: 100,000,000 shares authorized; 3,776,069 shares issued and outstanding	37,761	37,761
Common stock, \$0.01 par value: 500,000,000 shares authorized; 16,741,122 and 16,467,218 shares issued and outstanding, respectively	167,411	164,672
Additional paid-in capital	258,997,497	254,427,982
Retained earnings	10,761,064	8,813,138
Deferred compensation	(164,673)	(160,780)
Accumulated other comprehensive loss	(315,309)	(529,600)
Total stockholder's equity	269,483,751	262,753,173
Total liabilities and stockholder's equity	\$ 1,053,956,113	\$ 912,295,177

SOURCE Arbor Realty Trust, Inc.

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05/09/2005

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