

CRT PROPERTIES INC  
Form 8-K  
August 31, 2004

---

---

**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 26, 2004

**CRT Properties, Inc.**

---

(Exact name of registrant as specified in its charter)

<b>Florida</b>	<b>1-9997</b>	<b>59-2898045</b>
(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification No.)
<b>225 NE Mizner Blvd., Suite 200, Boca Raton, FL</b>		<b>33432</b>

(Address of principal executive offices) (Zip Code)  
Registrant's telephone number, including area code (561) 395-9666

---

**Koger Equity, Inc.**

(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:

- 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))
- 
-

**Item 7.01 Regulation FD Disclosure.**

CRT Properties, Inc. announced the declaration of a dividend of \$0.53125 per share of the Company's 8 1/2% Series A Cumulative Redeemable Preferred Stock, as more particularly described in its News Release, dated August 26, 2004, a copy of which is attached hereto as Exhibit 99 and by this reference made a part hereof.

For more information on CRT Properties, Inc., contact the company at (800) 850-2037 or visit its web site at [www.crtproperties.com](http://www.crtproperties.com).

**Item 9.01 Financial Statements and Exhibits.**

**(c) Exhibits**

<b>Exhibit Number</b>	<b>Description of Exhibit</b>
99	CRT Properties, Inc. News Release, dated August 26, 2004.

**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.

**CRT Properties, Inc.**

---

(Registrant)

Date: August 31, 2004

/s/ Steven A. Abney  
Steven A. Abney  
Vice President, Finance and Chief  
Accounting Officer (Principal Financial  
Officer)

3

---

**EXHIBIT INDEX**

The following designated exhibits are filed herewith:

<b>Exhibit Number</b>	<b>Description of Exhibit</b>
99	CRT Properties, Inc. News Release, dated August 26, 2004.