

ORPHEUM PROPERTY, INC.

For the year ended **March 31, 2013**

TIN: 33-0619256

General Disclosure Information

1) Name of the Issuer and its predecessor

Orpheum Property, Inc. (Pacific Land & Coffee Company prior to December 10, 2010)

2) Address of the Issuer's principal executive offices

1170 West Causeway Approach, Suite B
Mandeville, LA 70471

Tel: 985-612-7998

Email: Jeffrey B. Montalbano, Chairman, CEO & CFO - jeffmontalbano@bellsouth.net

3) Security Information

Trading Symbol: PLFF

Exact title and class of securities outstanding: Common

CUSIP: 687311100

Par or stated value: \$0.001

Total shares authorized: 500,000,000 as of 03/31/13

Total shares outstanding: 263,785,061 as of 03/31/13

Exact title and class of securities outstanding: Preferred

Par or stated value: \$5.00

Total shares authorized: 1,000,000 as of 03/31/13

Total shares outstanding: 40,000 as of 03/31/13

Transfer Agent

OTC Stock Transfer, Inc.
6364 South Highland Drive, Ste. 201
Salt Lake City, UT 84121

Is the Transfer Agent registered under the Exchange Act? Yes x No ____

The certificates of preferred stock and the resulting converted common stock bear Rule 144 restrictive legends.

List any restrictions on the transfer of security: NONE

Describe any trading suspension orders issued by the SEC in the past 12 months: NONE

List any stock split, stock dividend recapitalization, merger, acquisition, spin off, or reorganization either currently anticipated or that occurred within the past 12 months: NONE

4) Issuance History

Please refer to Note 9 of the Notes to the Financial Statements for a detailed listing.

5) Financial Statements

Following this section on General Information are the Balance Sheets as of March 31, 2013 and 2012, the Statements of Operation and Statements of Cash Flows for the years ended March 31, 2013 and 2012, and the Notes to the Financial Statements for those periods. The Statements at March 31, 2012, and for the year then ended were audited by the CPA firm LaPorte. They provided an unqualified opinion on those statements.

6) Description of Issuer's Business, Products and Services

- A. Business Operations: The Company has numerous holdings of real estate, but in the final month of this fiscal year began a campaign to acquire operating businesses. In March, 2013, the Company acquired Coscina Brothers Coffee LLC, which roasts and wholesales specialty coffee, as well as pancake and waffle products.
- B. Date and State of Incorporation: February 14, 2003 in Delaware
- C. Primary and secondary SIC codes: 2095, 1311, 7011 & 6552
- D. Fiscal Year End Date: March 31
- E. Primary Products and their markets: The coffee, pancake and waffle mixes are primarily distributed throughout Hawaii, but has developed markets in most of the Far East countries.

7) Facilities

The coffee operation is based in a warehouse in the Sand Island area of Honolulu, Hawaii. It consists of 5,000 square feet which houses our offices, roasting and packaging equipment and storage areas.

Corporate offices at March 31, 2013, were at 201 St. Charles Ave., #2500, New Orleans, LA 70170. As of the date of this report, our principal corporate office is maintained at 1170 West Causeway Approach, Suite B, Mandeville, LA. 70471

8) Officers Directors, and Control Persons

- A. Names of Officers Directors and Control Persons:

Jeffrey B. Montalbano, Board Chairman, CEO, CFO -

Frank J. D'Amico, Jr., Director

Shawn W. Rogers, Corporate Secretary, Director -

- B. Legal/Disciplinary History

1. A conviction in a criminal proceeding or named a defendant in a pending criminal proceeding (excluding traffic violations and other minor offenses): NONE
2. The entry of an order, judgment, or decree, not subsequently reversed, suspended or vacated, by a court of competent jurisdiction that permanently or temporarily enjoined, barred suspended or

otherwise limited such person's involvement in any type of business, securities, commodities, or banking activity: NONE

3. A finding or judgment by a court of competent jurisdiction (in a civil action), the Securities and Exchange Commission, the Commodity Futures Trading Commission, or a state securities regulator of a violation of federal or state security or commodity law, which finding or judgment has not been reversed, suspended, or vacated: NONE
 4. The entry of an order by a self-regulatory organization that permanently or temporarily barred, suspended or otherwise limited such person's involvement in any type of business or securities activities: NONE
- C. Beneficial Ownership of Shareholders: Beneficial Owners with 10% or more of ownership, either directly or indirectly, as of the date of December 31, 2014:

NOLA Commercial Finance is beneficial owner of 11.98% of the common stock

9) Issuer Certification

I, Jeffrey B. Montalbano, certify that:

- 1) I have reviewed the Disclosure statement of Orpheum Property, Inc.;
- 2) Based on my knowledge, this disclosure statement does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this disclosure statement; and
- 3) Based on my knowledge, the financial statements, and other financial information included or incorporated by reference in this disclosure statement, fairly present in all material respects the financial condition, results of operations and cash flows of the issuer as of, and for, the periods presented in this disclosure statement.

April 23, 2015

/s/ Jeffrey B. Montalbano
Chairman, CEO, and CFO

ORPHEUM PROPERTY, INC.
BALANCE SHEETS

	ASSETS	
	March 31,	March 31,
	2013	2012
	<u>(Unaudited)</u>	<u>(Audited)</u>
Current Assets		
Cash in Bank	\$ 28,412	\$ 274
Accounts Receivable, net of doubtful accounts of \$ 25,000 and \$ -0-	56,298	-
Inventory	19,268	-
Other receivables	<u>224</u>	<u>-</u>
Total Current Assets	<u>104,202</u>	<u>274</u>
Fixed Assets		
Unimproved properties	7,350,995	7,350,995
Improved properties	7,975,159	7,969,559
Equipment	111,700	-
Vehicles	22,237	-
Leasehold improvements	2,827	-
Less: Accumulated Depreciation	<u>(6,105)</u>	<u>-</u>
Total Fixed Assets	<u>15,456,813</u>	<u>15,320,554</u>
Other Assets		
Deposits	5,577	-
Goodwill	1,823,972	-
Investment - Baja Coastal	6,368,141	-
Investment - Contracts	<u>-</u>	<u>555,502</u>
Total Other Assets	<u>8,197,690</u>	<u>555,502</u>
TOTAL ASSETS	<u>\$ 23,758,705</u>	<u>\$ 15,876,330</u>

The accompanying notes are an integral part of the financial statements

LIABILITIES & STOCKHOLDERS' EQUITY

	March 31, 2013 (Unaudited)	March 31, 2012 (Audited)
Current Liabilities		
Accounts Payable	\$ 256,787	\$ 63,198
Accrued Interest	1,000,717	649,930
Accrued expenses	35,289	-
Credit line	14,156	-
Due to related party	281,301	-
Other notes & advances	51,509	-
Current portion of long term debt	3,600	-
Total Current Liabilities	<u>1,643,359</u>	<u>713,128</u>
Long Term Liabilities		
Demand Note - Orpheum - Note 4	2,698,360	2,698,360
Vehicle loan - net of current portion	7,636	-
Total Long Term Liabilities	<u>2,705,996</u>	<u>2,698,360</u>
 TOTAL LIABILITIES	 <u>4,349,355</u>	 <u>3,411,488</u>
Stockholders' Equity		
Preferred Stock - 1,000,000 shares authorized; Par value of \$5.00, Non-convertible, Non-Dividend producing; 40,000 & -0- shares outstanding at March 31, 2013 and March 31, 2012, respectively	200,000	200,000
Common Stock - 500,000,000 shares authorized; Par value of \$.001 per share; 263,785,061 and 178,183,728 shares issued and outstanding at March 31, 2013 and March 31, 2012, respectively	263,785	178,184
Stock to be issued	2,000	1,752,000
Capital in excess of par value	26,002,842	15,045,042
Retained Earnings	<u>(7,059,277)</u>	<u>(4,710,384)</u>
Total Stockholders' Equity	<u>19,409,350</u>	<u>12,464,842</u>
TOTAL LIABILITIES & STOCKHOLDERS' EQUITY	<u>\$ 23,758,705</u>	<u>\$ 15,876,330</u>

The accompanying notes are an integral part of the financial statement

ORPHEUM PROPERTY, INC.
Statements of Operation
For the Years Ended March 31, 2013 and 2012

	For the Year Ended March 31,	
	2013	2012
Revenues		
Sales	\$ <u>57,761</u>	\$ <u>-</u>
Total Revenues	<u>57,761</u>	<u>-</u>
Cost of Sales	<u>14,513</u>	<u>-</u>
Total Gross Profit	<u>43,248</u>	<u>-</u>
General & Administrative Expense	<u>1,994,750</u>	<u>1,080,987</u>
Net Gain (Loss) from Operations	<u>(1,951,502)</u>	<u>(1,080,987)</u>
Other Income (Expense)		
Other revenues	-	4,000
Impairment of Assets	(45,000)	-
Interest expense	<u>(352,391)</u>	<u>(350,787)</u>
Total Other Income (Expense)	<u>(397,391)</u>	<u>(346,787)</u>
Net (Loss)	\$ <u><u>(2,348,893)</u></u>	\$ <u><u>(1,427,774)</u></u>
Basic and Diluted Income (Loss) Per Share		
Continuing Operations	<u>(0.01)</u>	<u>(0.02)</u>
Net Income (Loss) Per Share	\$ <u><u>(0.01)</u></u>	\$ <u><u>(0.02)</u></u>

The accompanying notes are an integral part of these financial statements

ORPHEUM PROPERTY, INC.
STATEMENTS OF CASH FLOWS
For the Years Ended March 31, 2013 and 2012

	For the Year Ended March 31,	
	2013	2012
Cash Flows from Operating Activities		
Net Loss	\$ (2,348,893)	\$ (1,427,774)
Adjustments to reconcile net loss to net used by operating activities		
Stock issued for payment of fees	702,607	840,750
(Increase) Decrease in Prepaid Expenses	-	5,000
Increase (Decrease) in Accounts Payable	191,218	31,331
Increase (Decrease) in Accrued interest	350,787	350,787
Increase (Decrease) in Due to Related Party	301,301	-
Net Cash Provided (Used) by Operations	(802,980)	(199,906)
Cash Flows from Investing Activities		
Improvements to Orpheum Theater	(5,600)	(118,126)
Escrow refunds, net of fees paid	-	15,583
Cash investments to Baja Coastal	-	(10,000)
Net Cash Provided (Used) by Investing Activities	(5,600)	(112,543)
Cash Flows from Financing Activities		
Proceeds from the sale of stock/contributed cash	836,718	321,996
Payment on OKC payable	-	(10,000)
Net Cash Provided (Used) by Financing Activities	836,718	311,996
Net Increase (Decrease) in Cash	28,138	(453)
Beginning Cash Balance	274	727
Ending Cash Balance	\$ 28,412	\$ 274

The accompanying notes are an integral part of the financial statements

	For the Year Ended March 31,	
	2013	2012
Supplemental Discosure of Cash Flow Information		
Cash paid during the year for interest	-	-
Cash paid during the year for income taxes	-	-
Business Acquisitions		
Fair value of assets acquired	240,479	-
Issuance of debt/assumption of liabilities	(63,093)	-
Stock Issued at acquisition	(26,667)	-
Capital in Excess of Par	(1,973,333)	-
Asset Acquisitions		
Property - Acquisition cost	3,211,601	6,979,078
Contracts	(555,502)	555,502
Prepaid tax credit consulting costs	(944,498)	944,498
Issuance of debt/assumption of liabilities	(1,200,000)	(14,878)
Stock Issued at acquisition	(20,000)	(43,743)
Capital in Excess of Par	(1,980,000)	(6,730,457)
Stock to be issued	-	(1,690,000)
Capitalized real estate commissions paid via issuance of common stock	-	997,500

Orpheum Property, Inc.

Notes to Condensed Financial Statements

March 31, 2013

Note Organization and Summary of Significant Accounting Policies

1

Organization

Orpheum Property, Inc. (the “Company”) was organized under the laws of the State of Delaware on February 14, 2003 as Back Channel Investments, Inc. The Company has elected a fiscal year end of March 31st. The Company was originally organized for the purpose of the research and development of tropical plantation plants, to own and sell real and personal property and to sell products. Currently, the Company is involved in the development and renovation of commercial property.

On May 20, 2003, the Company combined with Back Channel Investments, Inc., in a reverse merger pursuant to an Agreement and Plan of Reorganization. Back Channel acquired all the outstanding shares of common stock of the Company in exchange for 7,000,000 shares of Back Channel’s common stock. The surviving entity was the Company. Upon completion of the reverse merger, the combined Company was re-capitalized to have 10,000,000 shares outstanding. No change in net book value or goodwill was recognized. Subsequently, in August, 2007, these shares were reduced to 3,333,332 shares through a reverse stock split. The pre-merger financial statements of Orpheum Property, Inc. are now the historical financial statements of the Company.

Seeking to redirect its activities, on June 28, 2010, the Company acquired 129 University Place, LLC, whose sole asset was the Orpheum Theater with the intention of restoring the historic commercial property. The transaction involved the issuance of 42,260 shares of a new class of Preferred Stock (B) with a par value of \$2.00 per share and convertible into 2,000 shares of common stock for each share of preferred. The purchase price of the property was \$6,172,360 with the Company assuming an existing liability on the property of \$2,698,360 and an obligation to issue Company stock valued at \$3,474,000.

Basis of Presentation

The accompanying unaudited financial statements of the Company have been prepared in accordance with accounting principles generally accepted in the United States of America and the rules of the Security and Exchange Commission (“SEC”), and should be read in conjunction with the audited financial statements and notes thereto contained in the Company’s Annual Report filed with the SEC on Form 10K (for the annual period ended March 31, 2012). In the opinion of management all adjustments (which include normal recurring adjustments) necessary to present fairly the financial position and the results of operations and cash flows presented have been reflected herein.

Certain information and footnote disclosures normally included in financial statements prepared in accordance with generally accepted accounting principles have been condensed or omitted. It is suggested that these condensed financial statements be read in conjunction with the financial statements and notes thereto included in the Company’s March 31, 2012 audited financial statements.

Income Taxes

The Company applies the provisions of FASB ASC Topic 740, *Income Taxes*. Topic 740 requires an asset and liability approach for financial accounting and reporting for income taxes, and the recognition of deferred tax assets and liabilities for the temporary differences between the financial reporting basis and tax basis of the Company’s assets and liabilities at enacted tax rates expected to be in effect when such amounts are realized or settled. Due to a loss from inception, the Company has no tax liability. Deferred income tax assets and liabilities are reflected at currently enacted income tax rates applicable to the period in which the deferred tax assets and liabilities are

expected to be realized or settled. As changes in tax laws or rates are enacted, deferred tax assets and liabilities are adjusted through the provision for income taxes.

Use of Estimates in Preparation of Financial Statements

The preparation of financial statements in conformity with Accounting Principles Generally Accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Basic Loss per Common Share

The Company computes basic loss per common share in accordance with FASB ASC Topic 260-10, *Earnings Per Share*. Net loss is divided by the weighted-average number of common shares outstanding during the period. Diluted earnings per share is computed using weighted average number of common shares plus dilutive common shares equivalents outstanding during the period using the treasury stock method. Because the Company incurred losses for the years ended March 31, 2013 and 2012, the effect of any equivalent shares for each period would be excluded from the loss per share computation since the impact would be antidilutive. There were no common stock equivalents outstanding as March 31, 2013 and 2012.

Revenue Recognition

Revenues of the Company are recognized as earned in accordance with the nature of the income as it occurs. Anticipated revenues in future periods is expected from sales at the coffee company, operating income from commercial properties invested into, and gains from the sale of properties that may be purchased. Revenues will not be recognized until such time as the service has been completed or escrows have closed.

Property and Equipment

Property and equipment are stated at cost. Depreciation is provided using the straight-line method over the useful lives of the related assets. Expenditures for maintenance and repairs are charged to expenses as incurred.

Impairment of Long-lived Assets

Long-lived tangible assets, including property, plant and equipment, and finite-lived intangible assets are reviewed for impairment whenever events or changes in circumstances indicate that the book value of the asset or asset groups may not be recoverable. The Company evaluates, regularly, whether events and circumstances have occurred that indicate possible impairment and relies on a number of factors, including operating results, business plans, economic projections, and anticipated future cash flows. The Company uses an estimate of the future undiscounted net cash flows of the related asset or asset group over the remaining life in measuring whether the assets are recoverable. Measurement of the amount of impairment, if any, is based upon the difference between the asset's carrying value and estimated fair value.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Company considers all highly liquid investments purchased with a maturity of three months or less to be cash equivalents.

Recently Issued Accounting Standards

In June 2009, the FASB changed the accounting guidance for the consolidation of variable interest entities. The current quantitative-based risks and rewards calculation for determining which enterprise is the primary beneficiary of the variable interest entity will be replaced with an approach focused on identifying which enterprise has the power to direct the activities of a variable interest entity and the obligation to absorb losses of the entity or the right to receive benefits from the entity. The new guidance became effective for the Company on April 1, 2010 with no impact on its financial statements.

In June 2009, the FASB changed the accounting guidance for transfers of financial assets. The new guidance increases the information that a reporting entity provides in its financial reports about a transfer of financial assets; the effects of a transfer on its statement of financial condition, financial performance and cash flows; and a continuing interest in transferred financial assets. In addition, the guidance amends various concepts associated with the accounting for transfers and servicing of financial assets and extinguishments of liabilities including removing

the concept of qualified special purpose entities. This new guidance was adopted by the Company on April 1, 2010 with no impact on its financial statements.

In January 2010, the FASB issued ASU 2010-06, "*Fair Value Measurements and Disclosures*" (Topic 820) that requires new disclosures related to fair value measurements and clarifies existing disclosure requirements about the level of disaggregation, inputs and valuation techniques. Specifically, reporting entities now must disclose separately the amounts of significant transfers in and out of Level 1 and Level 2 fair value measurements and describe the reasons for the transfers. In addition, in the reconciliation for Level 3 fair value measurements, a reporting entity needs to use judgment in determining the appropriate classes of assets and liabilities for disclosure of fair value measurement, considering the level of disaggregated information required by other applicable U.S. GAAP guidance and should also provide disclosures about the valuation techniques and inputs used to measure fair value for each class of assets and liabilities. The guidance was effective for financial statements issued for periods ending after December 15, 2009, except for disclosures about purchases, sales, issuances and settlements in reconciliation for Level 3 fair value measurements, which was effective for fiscal years beginning after December 15, 2010. The adoption of this guidance affects only the disclosure requirements and had no impact on the Company's statements of operations and condition.

In December 2010, the FASB issued authoritative guidance that modified Step 1 of the goodwill impairment test for reporting units with zero or negative carrying amounts. For those reporting units, an entity is required to perform Step 2 of the goodwill impairment test if it is more likely than not that a goodwill impairment exists. In determining whether it is more likely than not that a goodwill impairment exists, an entity should consider whether there are any adverse qualitative factors indicating that an impairment may exist such as if an event occurs or circumstances change that would more likely than not reduce the fair value of a reporting unit below its carrying amount. This new authoritative guidance was effective April 1, 2011 and did not have any impact on the Company's financial statements.

In April 2011, the FASB issued ASU 2011-02, which amends the guidance for evaluating whether the restructuring of a receivable by a creditor is a troubled debt restructuring (TDR). In evaluating whether a restructuring constitutes a TDR both for purposes of recording an impairment loss and for disclosure purposes, a creditor must separately conclude that both of the following exist: (a) the restructuring constitutes a concession; and (b) the debtor is experiencing financial difficulties. For public companies, the new guidance is effective for interim and annual periods beginning on or after June 15, 2011, and applies retrospectively to restructurings occurring on or after the beginning of the annual period of adoption. However, an entity should apply prospectively changes in the method used to calculate impairment. At the same time a public entity adopts ASU 2011-02, it is required to disclose the activity based information that was previously deferred by ASU No. 2011-01. The adoption of this ASU is not expected to have a material impact on Company's financial statements.

In May 2011, the FASB issued ASU 2011-04, "*Amendments to Achieve Common Fair Value Measurement and Disclosure Requirements in U.S. GAAP and IFRSs*". The ASU contains guidance on the application of the highest and best use and valuation premise concepts, the measurement of fair values of instruments classified in shareholders' equity, the measurement of fair values of financial instruments that are managed within a portfolio, and the application of premiums and discounts in a fair value measurement. It also requires additional disclosures about fair value measurements, including information about the unobservable inputs used in fair value measurements within Level 3 of the fair value hierarchy, the sensitivity of recurring fair value measurements within Level 3 to changes in unobservable inputs and the interrelationships between those inputs, and the categorization by level of the fair value hierarchy for items that are not measured at fair value but for which the fair value is required to be disclosed. These amendments are to be applied prospectively for interim and annual periods beginning after December 15, 2011. The adoption of this guidance is not expected to have a significant effect on the Company's financial statements.

In June 2011, the FASB issued ASU 2011-05, "*Presentation of Comprehensive Income*". The ASU increases the prominence of other comprehensive income in financial statements by requiring comprehensive income to be reported in either a single statement or in two consecutive statements which report both net income and other comprehensive income. It eliminates the option to report other comprehensive income and its components in the statement of changes in equity. The ASU is effective for periods beginning after December 15, 2011 and requires retrospective application. The ASU does not change the components of other comprehensive income, the timing of

items reclassified to net income, or the net income basis for income per share calculations. As this ASU is disclosure related only, the adoption of this ASU will not impact reported financial position or results of operations.

In September 2011, the FASB amended guidance pertaining to goodwill impairment testing. The amendments permit an entity to first assess qualitative factors to determine whether it is more likely than not that the fair value of a reporting unit is less than its carrying amount as a basis for determining whether it is necessary to perform the two-step goodwill impairment test. An entity is not required to calculate the fair value of a reporting unit unless the entity determines that it is more likely than not that its fair value is less than its carrying amount. The guidance is effective January 1, 2012 with no significant impact expected on the Company's financial statements.

In December 2011, the FASB issued guidance which relates to deconsolidation events. Under this amendment, when a parent (reporting entity) ceases to have a controlling financial interest in a subsidiary that is in substance real estate as a result of the default on the subsidiary's nonrecourse debt, the reporting entity should apply the guidance in Subtopic 360-20, *Property, Plant and Equipment - Real Estate Sales*, to determine whether it should derecognize the in substance real estate. This guidance is effective for the fiscal year ending December 31, 2013 and is not expected to have a significant impact on the Company's financial statements.

Also, in December 2011, The FASB issued authoritative guidance to provide enhanced disclosures in the financial statements about offsetting and netting arrangements. The new guidance requires entities to disclose both gross information and net information about both instruments and transactions eligible for offset in the statement of financial position and instruments and transactions subject to an agreement similar to a master netting agreement. This guidance was issued to facilitate comparison between financial statements prepared on a U.S. GAAP and IFRS reporting. The new guidance will be effective January 1, 2013 and is not expected to have a significant impact on the Company's financial statements.

Note 2 Going Concern

The Company has limited operating capital with limited revenue from operations. Realization of a major portion of the assets is dependent upon the Company's ability to meet its future financing requirements, and the success of future operations. These factors raise substantial doubt about the Company's ability to continue as a going concern. The financial statements do not include any adjustment that might result from the outcome of this uncertainty.

The Company is developing its operations from renovated theater property and from purchase/development of other commercial properties. The Company is planning on obtaining additional funds through equity financing. Should the Company fail to acquire these funds, expanding operations will be limited. Management has agreed to advance additional funds to cover the Company's current operations. If the Company is unsuccessful in these efforts and cannot attain sufficient cash flows to permit profitable operations or if it cannot obtain a source of funding or investment, it may substantially curtail or terminate its operations. On March 19, 2013, the Company acquired Coscina Brothers Coffee Company, LLC, with operations in Honolulu, Hawaii. Revenues reflected in this statement included revenue and costs associated with that operation.

Note 3 Investment in Unimproved Properties

On June 10, 2011, the Company purchased undeveloped property in Arkansas for \$19,200 by issuing 80,000 shares of common stock.

On July 26, 2011, the Company issued 14,596,153 shares of common stock for the purchase of two undeveloped land parcels appraised at \$3,795,000 located in California and Nevada.

On November 14, 2011, the Company issued 1,066,667 shares of common stock for the purchase of ten (10) undeveloped land parcels in Hot Springs, Arkansas. Total purchase price, including closing costs was \$164,878.

On December 13, 2011, the Company purchased approximately 22.5 acres of undeveloped land in Oklahoma for a total of \$3,000,000. Payment consisted of a cash payment of \$10,000 towards an outstanding mortgage paid in January 2012, and issuance of 29,900,000 shares of common stock.

Note 4 Investment in Improved Properties

On June 28, 2010, the Company acquired 129 University Place, LLC, whose sole asset was the Orpheum Theater. The property is being held pending the completion of renovation activity.

The carrying value at March 31, 2013 and March 31, 2012 consists of the following:

	<u>March 31,</u> <u>2013</u>	<u>March 31,</u> <u>2012</u>
Orpheum Theater		
Acquisition Costs	\$ 6,172,360	\$6,172,360
Renovation Costs	248,300	242,701
Real Estate Commission	610,000	610,000
Prepaid Development Fees	944,498	944,498
Total Orpheum Theater	7,975,158	7,969,559
Total Improved Properties	<u>\$ 7,975,158</u>	<u>\$7,969,559</u>

Note 5 Business Purchases

On March 19, 2013, the Company acquired a 100% interest in Coscina Brothers Coffee, LLC with the issuance of 26,666,667 shares of common stock valued at \$0.10 per share. Coscina Brothers Coffee, LLC roasts and wholesales specialty coffee, pancake and waffle mixes throughout the state of Hawaii and many Asian countries in the Far East. The sellers were Rampant Leon Financial Corporation, a related company partially owned by our Chairman of the Board Andrew Reid and our Chief Financial Officer, Tyrus C. Young. As part of the purchase arrangement the Company assumed a promissory note in the amount of \$31,507 due from the purchase of Coscina Brothers Coffee, LLC from its original owner.

On March 26, 2013, the Company acquired a 100% interest in NOLA Body Care, LLC with the issuance of 450,000 shares of common stock valued at \$0.10 per share. NOLA Body Care, LLC manufactured a limited number of soaps and body lotions in the New Orleans area. Due to a lack of personnel that remained with the operation, we closed the operation and impaired the assets at March 31, 2013, recognizing no revenues during the brief period of operations.

Note 6 Investment in Contracts

On February 21, 2012, the Company acquired two tax credit consulting contracts from Morris Kahn & Associates, owned by our CEO, Morris Kahn. These contracts entitle the Company to collect fees totaling \$960,000 over a period of 20 years. The Present Value, calculated based on the expected dates of receipt, indicates that at March 31, 2012, the contracts had a value of \$555,502 based on a 6.4% rate of return.

Effective March 31, 2013, the Company's employment contract with Morris Kahn ended. As part of the severance arrangement with Mr. Kahn, the consulting contracts were cancelled and are not reflected in the Balance Sheet at March 31, 2013.

Note 7 Demand Note

The mortgage on the Orpheum property which bears an interest rate of 13% per annum accrued monthly based on a 360 day per year calculation. The principal is due on demand. The principal balance at March 31, 2013 and March 31, 2012, was \$2,698,360. Accrued interest as of March 31, 2013, totaled \$825,323.

The demand note consists of debentures that are held by numerous individuals. In February 2011, some of the debenture holders filed a lawsuit against the owners of the Orpheum Theater prior to its transfer to 129 University Place and against 129 University Place, LLC, demanding either payment or release of the property. Terms of the agreement require that we participate in an arbitration process first. We are currently working with legal counsel, lending sources, and the debenture holders through arbitration to provide for a quick settlement of their claims and satisfaction of their complaint.

Subsequent to the Balance Sheet date, all parties came to an agreement to transfer the Orpheum Theater to the debenture holders in return for cancelling the Demand Note and all accrued interest on the note. A cash settlement of \$150,000, based on the eventual sale by the debenture holders, was paid in early 2014.

Note 8 Preferred Stock

On June 6, 2011, the Company issued 40,000 shares of its Preferred Stock as compensation to a consultant that was owed \$200,000.

Note 9 Common Stock

On July 8, 2011, the Company issued 11,045,250 shares of stock to consultants and recipients of common stock in January 2011, as an anti-dilution measure after increasing authorized shares of common stock from 50 million shares to 500 million effective April 13, 2011.

Also on July 8, 2011, the Company issued 38,250,000 shares of stock as an anti-dilution measure to the companies that had converted their shares of preferred stock in January 2011.

On July 21, 2011, the Company issued 450,000 shares to consultants and recipients of common stock in March 2011, also as an anti-dilution measure.

On July 26, 2011, the Company issued 14,596,153 shares of stock to purchase properties in California and Nevada for the appraised value of \$3,795,000.

On August 3, 2011, the Company issued 3,185,595 shares to a company that had purchased shares in 2010, again as an anti-dilution measure.

On August 16, 2011, the Company issued 800,000 shares to an investor in the Orpheum Theater prior to the Company's purchase of the property. The issuance reduced the amount in Stock To Be Issued by \$125,000.

On September 21, 2011, the Company issued 80,000 shares as payment for the June 6, 2011, acquisition of the property in Arkansas valued at \$19,200.

On October 4, 2011, the Company issued 25,531,915 shares as a down payment for a 50% share in a commercial property in Baja, Mexico. The purchase was concluded on January 14, 2012, at which time an additional 16,662,690 shares were issued.

On November 5, 2011, the Company issued 805,000 shares to a consultant for services rendered and to be rendered per a service contract.

On November 9, 2011, the Company issued 1,066,667 shares to purchase ten vacant residential lots in Hot Springs, Arkansas. The purchase price and closing costs totaled \$164,878.

On December 14, 2011, the Company issued 4,450,000 shares to three of the parties owed stock pursuant to the purchase of the Orpheum Theater. This reduced the Stock To Be Issued by \$1,075,000.

On December 19, 2011, the Company issued 10,547,969 shares to the remaining parties owed stock pursuant to the purchase of the Orpheum Theater. This represented the balance of all amounts due to Orpheum Theater investors who were due stock due to that purchase.

On January 18, 2012, the Company issued 700,000 shares of common stock to an investor for \$50,000 cash.

On January 19, 2012, the Company issued 14,134,615 shares of common stock as payment of commissions to a related company owned in part by the Company's Chairman, Andrew Reid, as compensation for commissions earned on several of the Company's asset purchases.

On January 23, 2012, the Company issued 416,538 shares of common stock to its Corporate Secretary as payment for services rendered during the 2012 fiscal year.

On January 27, 2012, the Company issued 1,000,000 shares of common stock as recognition to a newly appointed member of its Board of Directors.

On March 5, 2012, the Company issued 28,000,000 shares of common stock that had been set aside to complete the purchase of the Oklahoma property.

On April 12, 2012, the Company issued 15,000,000 shares of common stock to our CEO, Morris Kahn, as payment for certain contracts purchased from Morris Kahn & Associates and for the prepaid commission on the tax credits related to the Orpheum Theater.

Also, on April 12, 2012, the Company issued 20,000,000 shares of common stock to our CEO, Morris Kahn, as agreed upon with the purchase of commercial real estate.

On April 19, 2012, the Company issued 166,667 shares of common stock as payment for services rendered to the Company.

On July 19, 2012, the Company issued 368,000 shares of common stock to five individuals who had rendered consulting and planning services on behalf of the Company.

On September 28, 2012, the Company issued 200,000 shares of common stock as payment for services rendered to the Company.

Also, on September 28, 2012, the Company issued 2,000,000 shares of stock related to the purchase of the unimproved property located in Oklahoma. Previously, the Company had recorded 1,900,000 shares in Stock To Be Issued, with the difference being recorded as a late fee.

Effective January 1, 2013, the Company issued 5,885,061 shares of common stock to various consultants for services performed on behalf of the company during 2012.

On March 19, 2013 the Company issued 26,666,667 shares of common stock for the purchase of Coscina Brothers Coffee, LLC.

On March 26, 2013 the Company issued 450,000 shares of common stock for the purchase of NOLA Body Care, LLC.

Note 10 Stock To Be Issued

At March 31, 2013 and March 31, 2012, the Company had the following commitments to issue Common Stock:

As part of the purchase of the Oklahoma unimproved property, the Company had an obligation to issue 1,900,000 shares of common stock valued at \$190,000, as of March 31, 2012. These shares were issued on September 28, 2012.

Shares valued at \$120,000 and \$60,000, are due to our former CEO, Morris Kahn, as of March 31, 2013 and March 31, 2012, respectively, as payment due for services per his consulting contract for his services as the Company's CEO. These shares were offset against shares previously issued to Morris Kahn at the time of his contract termination.

For the purchase of certain tax-credit consulting contracts as well as for the prepayment of tax-credit consulting services associated with the Orpheum Theatre from Morris Kahn & Associates, the Company had an obligation to issue 15,000,000 shares of stock valued \$1,500,000, as of March 31, 2012. These shares were issued in April, 2012.

Shares valued at \$2,000 are due to a cash investor at March 31, 2013, and March 31, 2012.

Note11 Related Party Transactions

On February 21, 2012, the Company purchased two tax credit consulting contracts from its CEO's company, Morris Kahn & Associates. These contracts were recorded at their estimated fair value of \$555,502. Cash inflows associated with the contracts are expected to begin in late 2012, and continue through 2032. In addition, the Company prepaid the estimated tax credit consulting fees pertaining to the contract it had with Morris Kahn & Associates for the Orpheum Theatre project. In exchange, Mr. Kahn agreed to accept 15,000,000 shares of the Company's common stock valued at approximately \$1.5 million.

On April 12, 2012, the Company issued 20,000,000 shares to its CEO, Morris Kahn to purchase a commercial property. As of the date of this report, there has been a delay in obtaining the required loan agreed to per the contract, however, Morris Kahn has authorized the Company to use the building in the interim.

As part of the severance arrangement when Mr. Kahn's contract expired both the above arrangements were cancelled and most of the stock was to be returned to the Company.

For the year ended March 31, 2013, and for the year ended March 31, 2012, the Company's majority shareholder has advanced a total of \$301,301 and \$229,996, respectively, to the Company for renovation costs to the Orpheum Theater, the 1031 St. Phillips commercial property and for operating costs.

Note12 Significant Concentration of Credit Risk

The Company has a significant concentration of activities currently in commercial real estate primarily in the City of New Orleans. Any natural disasters or acts of vandalism or terrorism could prove detrimental to the holdings of the Company. During and subsequent to the year ended March 31, 2013, the Company has begun to diversify its geographic locations to other areas of the country.

Note13 Subsequent Events

In accordance with FASB ASC Topic 855, Subsequent Events, the Company evaluates events and transactions that occur after the balance sheet date for potential recognition in the financial statements. The effects of all subsequent events that provide additional evidence of conditions that existed at the balance sheet date are recognized in the financial statements as of March 31, 2013. In preparing these financial statements, the Company evaluated the events and transactions that occurred through the date these financial statements were issued.

Effective March 31, 2013, the consulting contracts with Morris Kahn ended and, by mutual agreement, were not renewed. This resulted in termination of the tax consulting credits and the investment in the French Quarter property being reversed.

Effective April 1, 2013, the Company acquired the assets of NOLA Body Care, a local manufacturer of beauty lotions.

Effective April 19, 2013, the Company acquired the assets of Rare Cuts, LLC, a purveyor of gourmet meat products based in New Orleans, Louisiana.

Effective May 3, 2013 our Chief Financial Officer and Director, Tyrus Young, also assumed the role of Chief Executive Officer.

Effective January 30, 2015, the Company acquired a 125 room hotel located in Hattiesburg, Mississippi. The Company had begun management services to the operation in September, 2014.

ITEM 2 MANAGEMENT'S DISCUSSION AND ANALYSIS OF RESULTS OF OPERATIONS AND FINANCIAL CONDITION

Forward looking information

Information included in this report includes forward looking statements, which can be identified by the use of forward-looking terminology such as may, will, expect, anticipate, believe, estimate, or continue, or the negative thereof or other variations thereon or comparable terminology. The disclaimers in this report constitute cautionary statements identifying important factors, including risks and uncertainties, relating to the forward-looking statements that could cause actual results to differ materially from those reflected in the forward-looking statements.

Our future operating results are subject to many factors, including:

- Our ability to raise finance to renovate the Orpheum Theater and pay the monthly mortgage interest due on the property
- Our ability to restore the Orpheum Theater and successfully reopen it as an entertainment venue
- Our ability to identify, close and finance other suitable property acquisitions
- Our ability to identify and manage suitable contactors and specialist advisers to assist in the development of our property portfolio
- The general economic climate as well as that specific to the New Orleans region
- Fluctuation in the prices of commercial real estate in New Orleans
- Other risks currently unknown but which could arise in the future

In some cases, you can identify forward-looking statements by terminology such as "may," "should," "could," "predict," "potential," "continue," "expect," "anticipate," "future," "intend," "plan," "believe," "estimate" and similar expressions (or the negative of such expressions). Any or all of our forward looking statements in this report and in any other public statements we make may turn out to be wrong. They can be affected by inaccurate assumptions we might make or by known or unknown risks and uncertainties. Consequently, no forward looking statement can be guaranteed. In addition, we undertake no responsibility to update any forward-looking statement to reflect events or circumstances which occur after the date of this report.

Change in Business Emphasis

On June 28, 2010, we acquired 129 University Place LLC, which owns the Orpheum Theater located in the New Orleans central business district. The purchase price was 42,260 shares of Series B Preferred Stock. The Series B Preferred Stock was convertible into 84,520,000 (pre-split) shares of common stock. We obtained 100% ownership and voting interest in 129 University Place LLC, and the Orpheum Theater is the sole asset of 129 University Place LLC. The Orpheum Theater is listed in the National Register of Historic Places. The Company intends to refurbish this historic venue to repair damage caused by Hurricane Katrina.

129 University Place LLC had recently purchased the Orpheum Theatre with the assumption of a mortgage lien of \$2,698,360 on that same property and a commitment to provide stock valued at \$3,474,000 to the prior owners. The stock to be issued was to be from a publicly traded company, which is now identified as Orpheum Property, Inc. The Company has included this asset in its books at its cost basis of \$6,172,360. The Company plans to renovate the Orpheum Theater.

On June 30, 2010, the Company developed a strategic plan to dispose of its existing loss generating coffee subsidiaries, Coscina Brothers Coffee, LLC and Integrated Coffee Technologies Inc., and focus on building a quality portfolio of property assets. The plan is to hold these property assets for development and investment purposes with a view to them becoming income producing assets. Opportunities to sell these assets will be considered as well. The Orpheum Theater was the first property acquisition in line with this strategy. A number of other property acquisitions are currently being reviewed by the Directors for their suitability in accordance with this strategy.

On June 30, 2010, the Company sold Coscina Brothers Coffee, LLC and Integrated Coffee Technologies Inc. to entities controlled by former officers and directors of the Company. In accordance with ASC 205-20, the Company has classified all results from operations of its former coffee business into discontinued operations line items within the Company's statements of operations and statements of cash flow.

On October 22, 2010, the Company changed its name from Pacific Land & Coffee Corporation.

On March 19, 2013, the Company reacquired a much improved Coscina Brothers Coffee, LLC operation. This was a change in Company direction to focus on operating entities that generate revenues on an on-going basis.

While the Company's balance sheet has been considerably improved as a result of the strategic decisions referred to above, the Company still has limited working capital and no certain means of access to additional capital. Our activities to date have been limited to the acquisition of the Coscina Brothers Coffee, and subsequent business operations, development of a business plan which includes acquisition of business operations, as well as seeking additional capital.

Recent Land Acquisitions

On July 26, 2011, the Company acquired 42.9 acres of vacant land in Tehachapi, California. The purchase price for this property was \$795,000, which was paid in shares of Orpheum common stock. On the same day, the Company acquired 5.48 acres of vacant land in Pampa, Nevada. The purchase price for the land was \$3,000,000, which was paid in shares of Orpheum common stock. The acquisition of the vacant land has expanded the Company's business focus to real estate development as well as the refurbishing of the Orpheum Theater.

On October 27, 2011, the Company acquired commercial property in Oklahoma City, Oklahoma, valued at \$3,000,000. Per the agreement, the Company obligated itself to make the January, 2012, payment under an existing mortgage and agreed to issue 29,900,000 shares of common stock for the balance of \$2,990,000. As of this report date, 28,000,000 shares have been issued. The remaining 1,900,000 shares are reflected in the Stock To Be Issued account.

On November 9, 2011, the Company purchased ten (10) vacant residential lots located in Hot Springs, Arkansas. The purchase price and closing costs of \$164,878 were paid through an issuance of common stock.

On April 12, 2012, the Company acquired commercial property owned by its' CEO, Morris Kahn. The purchase contract called for a purchase price of \$3,200,000, to be paid with 20,000,000 shares of common stock and the acceptance of a \$1,200,000 mortgage. As of March 31, 2013, the title to this property had not been transferred to the Company due to delays in transferring the mortgage, however, the Company does have use of the property pending resolution of the title issues and financing options are being vigorously pursued. (See Subsequent Events)

Critical Accounting Policies

Our discussion and analysis of results of operations and financial condition are based upon our financial statements, which have been prepared in accordance with accounting principles generally accepted in the United States of America. The preparation of these financial statements requires us to make estimates and judgments that affect the reported amounts of assets, liabilities, revenues and expenses, and related disclosure of contingent assets and liabilities. We evaluate our estimates on an ongoing basis, including those related to provisions for uncollectible accounts receivable, inventories, valuation of intangible assets and contingencies and litigation. We base our estimates on historical experience and on various other assumptions that are believed to be reasonable under the circumstances, the results of which form the basis for making judgments about the carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates under different assumptions or conditions. The accounting policies that we follow conform to accounting principles generally accepted in the United States, and have been consistently applied in the preparation of the financial statements.

Off-Balance Sheet Arrangements

We have no off balance sheet arrangements.

Revenue Recognition

The Company recognizes revenues in accordance with the Securities and Exchange Commission, Staff Accounting Bulletin (SAB) number 104, *Revenue Recognition*. SAB 104 clarifies application of U.S. generally accepted accounting principles to revenue transactions.

RESULTS OF OPERATIONS

We incurred net losses of \$2,328,893 and \$1,427,773 for the years ended March 31, 2013 and 2012, respectively. We do not anticipate having positive net income in the immediate future. Net cash used by operations ended March 31, 2013 and 2012, were \$802,980 and \$199,906, respectively. These conditions create an uncertainty as to our ability to continue as a going concern.

Results of Operations for the year ended March 31, 2013 compared to the year ended March 31, 2012

Revenue

Revenue from wholesale and rental operations were \$57,761 for the year ended March 31, 2013, compared to \$-0- for the year ended March 31, 2012. This is a reflection of the leasing of space in the 1031 Phillips St. commercial property and 11 days of wholesale coffee sales beginning in the year ended March 31, 2013.

General & Administrative Expenses

General and Administrative Expenses increased in the year ended March 31, 2013, as compared to the year ended March 31, 2012 from \$1,080,987 to \$1,994,750. The majority of the increase was due to consulting expenses of \$1,113,683 paid during the year ended March 31, 2013 versus \$85,950 paid during the year ended March 31, 2012.

Loss from Operations

The increase in our operating loss for the year ended March 31, 2013, as compared to the year ended March 31, 2012 from \$1,431,773 to \$2,383,893, is due to the increase in general and administrative expenses described above.

Interest Expense

We incurred interest expense of \$352,391 and \$356,905 during the year ended March 31, 2013 and March 31, 2012, respectively.

Net Income (Loss)

We recognized a net loss from continuing operations of \$2,328,893 and \$1,427,773 for the years ended March 31, 2013, and March 31, 2012, respectively. The changes in net loss are primarily attributable to the changes in operating loss described above.

LIQUIDITY AND CAPITAL RESOURCES

The Company funds its expenditures from loans or cash contributions from a related party that controls a significant portion of the stock of the Company. The Company will be seeking outside funding for some projects while attracting investors to purchase equity interests in order to maintain operations for the foreseeable future.

ITEM 3. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK.

As a "smaller reporting company" as defined by Item 10 of Regulation S-K, the Company is not required to provide information required by this Item.

ITEM 4. CONTROLS AND PROCEDURES.

The Company's principal executive officer and its principal financial officer, carried out an evaluation of the Company's disclosure controls and procedures (as defined in Exchange Act Rules 13a-14(c) and 15d-14 (c) as of March 31, 2013. As a result of this evaluation, they concluded that our disclosure controls and procedures were not effective. Specifically, our disclosure controls and procedures were not effective to enable us to accurately record, process, summarize and report certain information required to be include in the Company's periodic SEC filings within the required time periods, and to accumulate and communicate to our management, including the Chief Executive Officer and Chief Financial Officer, to allow timely decisions regarding required disclosure.

Our management, including our chief executive officer and chief financial officer, does not expect that our disclosure controls and procedures or our internal controls will prevent all error and all fraud. A control system, no matter how well conceived and operated, can provide only reasonable, not absolute, assurance that the objectives of the control system are met. Further, the design of a control system must reflect the fact that there are resource constraints and the benefits of controls must be considered relative to their costs. Due to the inherent limitations in all control systems, no evaluation of controls can provide absolute assurance that all control issues and instances of fraud, if any, within the Company have been detected.

Changes in internal controls.

There were no significant changes in the Company's internal controls or in other factors that could significantly affect the Company's internal controls subsequent to the date of their evaluation.

PART II. OTHER INFORMATION

ITEM 1. LEGAL PROCEEDINGS

In connection with the Company's acquisition of the Orpheum Theatre, the Company has a demand note which consists of debentures that are held by various individuals. In February 2011, some of the debenture holders filed a lawsuit against the owners of the Orpheum Theater prior to its transfer to 129 University Place and against 129 University Place, LLC demanding either payment of the debentures or release of the property. Terms of the agreement require that we participate in an arbitration process first. Subsequent to the Balance Sheet date, a settlement was reached as discussed in the notes above.

ITEM 1A. RISK FACTORS

Not applicable

ITEM 2. UNREGISTERED SALES OF EQUITY SECURITIES AND USE OF PROCEEDS

None

ITEM 3. DEFAULTS UPON SENIOR SECURITIES

None

ITEM 4. MINE SAFETY DISCLOSURES

Not Applicable

ITEM 5. OTHER INFORMATION

None

18

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 thereunto duly authorized.

ORPHEUM PROPERTY, INC.

Date: April 23, 2015

By: /s/ Jeffrey B. Montalbano

Jeffrey B. Montalbano
Chief Executive Officer
Chief Financial Officer