

**ORPHEUM PROPERTY, INC.**

For the Nine Months ended **December 31, 2014**

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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 12/31/14

Total shares outstanding: 364,627,285 as of 12/31/14

Exact title and class of securities outstanding: Preferred

Par or stated value: \$5.00

Total shares authorized: 1,000,000 as of 12/31/14

Total shares outstanding: 40,000 as of 12/31/14

#### **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 6 of the Notes to the Financial Statements for a detailed listing.

### **5) Financial Statements**

Following this section on General Disclosure Information are the Balance Sheets as December 31, 2014 and March 31, 2014, the Statements of Operation and Statements of Cash Flows for the nine months ended March 31, 2014, and the Notes to the Financial Statements for that period.

## **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. In April, 2013, the Company purchased that assets of Rare Cuts, LLC and operates a high quality meat retail operation. During September, 2014, the Company began management of a 128 bed hotel in Hattiesburg, Mississippi, and closed escrow on the purchase of the property in January, 2015.
- B. Date and State of Incorporation: February 14, 2003 in Delaware
- C. Primary and secondary SIC codes: 2095, 1311, 7011, & 6551
- 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. The retail meat store is located in New Orleans, LA, serving mostly that area, but also nationwide sales are obtained via the internet.

## **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.

The retail meat store, as well as, the official corporate office is located at 5924 Magazine Street, New Orleans, LA, 70115.

The hotel is located in Hattiesburg, MS, off of I-59, about 1 mile from the University of Southern Mississippi.

## **6) Officers Directors, and Control Persons**

- A. Names of Officers Directors and Control Persons:

Jeffrey B. Montalbano, 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

## **7) 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

| <b>ASSETS</b>                                                            |                             |                             |
|--------------------------------------------------------------------------|-----------------------------|-----------------------------|
|                                                                          | <b>December 31,</b>         | <b>March 31,</b>            |
|                                                                          | <b>2014</b>                 | <b>2014</b>                 |
|                                                                          | (Unaudited)                 | (Unaudited)                 |
| <b>Current Assets</b>                                                    |                             |                             |
| Cash in Bank                                                             | \$ 23,871                   | \$ 52,583                   |
| Accounts Receivable, net of doubtful accounts<br>of \$ 25,000 and \$ -0- | 68,625                      | 49,554                      |
| Inventory                                                                | 25,275                      | 24,581                      |
| Other receivables                                                        | <u>33,878</u>               | <u>12,716</u>               |
| Total Current Assets                                                     | <u>151,649</u>              | <u>139,434</u>              |
| <b>Fixed Assets</b>                                                      |                             |                             |
| Unimproved properties                                                    | 4,350,995                   | 4,350,995                   |
| Improved properties                                                      | -                           | -                           |
| Equipment                                                                | 153,240                     | 153,098                     |
| Vehicles                                                                 | 22,237                      | 22,237                      |
| Leasehold improvements                                                   | 5,827                       | 2,827                       |
| Less: Accumulated Depreciation                                           | <u>(37,668)</u>             | <u>(37,668)</u>             |
| Total Fixed Assets                                                       | <u>4,494,631</u>            | <u>4,491,489</u>            |
| <b>Other Assets</b>                                                      |                             |                             |
| Deposits                                                                 | 15,631                      | 15,631                      |
| Goodwill                                                                 | 2,633,692                   | 2,633,692                   |
| Investment - TECO                                                        | 118,700                     | -                           |
| Investment - Baja Coastal                                                | <u>6,368,141</u>            | <u>6,368,141</u>            |
| Total Other Assets                                                       | <u>9,136,164</u>            | <u>9,017,464</u>            |
| <b>TOTAL ASSETS</b>                                                      | <u><u>\$ 13,782,444</u></u> | <u><u>\$ 13,648,387</u></u> |

The accompanying notes are an integral part of the financial statements

## LIABILITIES & STOCKHOLDERS' EQUITY

|                                                                                                                                                                                                          | December 31,<br>2014<br>(Unaudited) | March 31,<br>2014<br>(Unaudited) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------|
| Current Liabilities                                                                                                                                                                                      |                                     |                                  |
| Accounts Payable                                                                                                                                                                                         | \$ 425,390                          | \$ 325,172                       |
| Accrued expenses                                                                                                                                                                                         | 97,493                              | 69,981                           |
| Credit line                                                                                                                                                                                              | 40,798                              | 37,896                           |
| Due to related party                                                                                                                                                                                     | -                                   | 94,367                           |
| Other notes & advances                                                                                                                                                                                   | 12,178                              | 28,186                           |
| Current portion of long term debt                                                                                                                                                                        | 120,383                             | 3,600                            |
| Total Current Liabilities                                                                                                                                                                                | <u>696,242</u>                      | <u>559,202</u>                   |
| Long Term Liabilities                                                                                                                                                                                    |                                     |                                  |
| Demand Note - Orpheum - Note 4                                                                                                                                                                           | 212,937                             | -                                |
| Vehicle loan - net of current portion                                                                                                                                                                    | -                                   | 1,124                            |
| Total Long Term Liabilities                                                                                                                                                                              | <u>212,937</u>                      | <u>1,124</u>                     |
| <br>TOTAL LIABILITIES                                                                                                                                                                                    | <br><u>909,179</u>                  | <br><u>560,326</u>               |
| Stockholders' Equity                                                                                                                                                                                     |                                     |                                  |
| Preferred Stock - 1,000,000 shares authorized;<br>Par value of \$5.00, Non-convertible, Non-Dividend<br>producing; 40,000 & -0- shares outstanding at<br>March 31, 2014 and March 31, 2013, respectively | <br><br><br><br>200,000             | <br><br><br><br>200,000          |
| Common Stock - 500,000,000 shares authorized;<br>Par value of \$.001 per share; 364,627,285 and<br>267,747,761 shares issued and outstanding at<br>March 31, 2014 and March 31, 2013, respectively       | <br><br><br><br>364,627             | <br><br><br><br>267,748          |
| Stock to be issued                                                                                                                                                                                       | 9,500                               | 9,500                            |
| Stock to be cancelled                                                                                                                                                                                    | (35,000)                            | (35,000)                         |
| Capital in excess of par value                                                                                                                                                                           | 30,592,896                          | 28,320,979                       |
| Retained Earnings                                                                                                                                                                                        | (18,258,758)                        | (15,675,166)                     |
| Total Stockholders' Equity                                                                                                                                                                               | <u>12,873,265</u>                   | <u>13,088,061</u>                |
| TOTAL LIABILITIES & STOCKHOLDERS'<br>EQUITY                                                                                                                                                              | <u><u>\$ 13,782,444</u></u>         | <u><u>\$ 13,648,387</u></u>      |

The accompanying notes are an integral part of the financial statement

**ORPHEUM PROPERTY, INC.**  
**Statements of Operation**  
**For the Nine Months Ended December 31, 2014**

|                                               |    |                        |
|-----------------------------------------------|----|------------------------|
| Revenues                                      |    |                        |
| Sales                                         | \$ | 976,990                |
| Management revenues                           |    | <u>214,298</u>         |
| <br>Total Revenues                            | \$ | <br>1,191,288          |
| <br>Cost of Sales                             |    | <br><u>484,413</u>     |
| <br>Total Gross Profit                        |    | <br>706,875            |
| <br>General & Administrative Expense          |    | <br><u>3,276,184</u>   |
| <br>Net Gain (Loss) from Operations           |    | <br><u>(2,569,309)</u> |
| <br>Other Income (Expense)                    |    |                        |
| Interest expense                              |    | <u>(14,283)</u>        |
| <br>Total Other Income (Expense)              |    | <br><u>(14,283)</u>    |
| <br>Net (Loss)                                | \$ | <br><u>(2,583,592)</u> |
| <br>Basic and Diluted Income (Loss) Per Share |    |                        |
| Continuing Operations                         |    | <u>(0.0082)</u>        |
| <br>Net Income (Loss) Per Share               | \$ | <br><u>(0.0082)</u>    |

The accompanying notes are an integral part of these financial statements

**ORPHEUM PROPERTY, INC.**

**STATEMENTS OF CASH FLOWS**  
**For the Nine Months Ended December 31, 2014**

|                                                                          |    |                  |
|--------------------------------------------------------------------------|----|------------------|
| <u>Cash Flows from Operating Activities</u>                              |    |                  |
| Net Loss                                                                 | \$ | (2,583,592)      |
| Adjustments to reconcile net loss to<br>net used by operating activities |    |                  |
| Stock issued for payment of fees                                         |    | 2,361,296        |
| (Increase) Decrease in Accounts Receivable                               |    | (19,071)         |
| (Increase) Decrease in Inventory                                         |    | (694)            |
| (Increase) Decrease in Other Assets                                      |    | (21,162)         |
| Increase (Decrease) in Accounts Payable                                  |    | 100,218          |
| Increase (Decrease) in Accrued expenses                                  |    | 27,512           |
| Increase (Decrease) in Due to Related Party                              |    | (94,367)         |
| Increase (Decrease) in Other notes and advances                          |    | <u>(16,008)</u>  |
| Net Cash Provided (Used) by Operations                                   | \$ | <u>(245,868)</u> |
| <u>Cash Flows from Investing Activities</u>                              |    |                  |
| Purchase of new equipment                                                |    | (3,142)          |
| Investment in TECO0                                                      |    | <u>(118,700)</u> |
| Net Cash Provided (Used) by Investing Activities                         |    | <u>(121,842)</u> |
| <u>Cash Flows from Financing Activities</u>                              |    |                  |
| Proceeds from TCA - net                                                  |    | 325,000          |
| Proceeds from Receivable borrowing - net                                 |    | <u>13,998</u>    |
| Net Cash Provided (Used) by Financing Activities                         |    | <u>338,998</u>   |

The accompanying notes are an integral part of the financial statements

|                                 |           |             |
|---------------------------------|-----------|-------------|
| Net Increase (Decrease) in Cash | (28,712)  |             |
| Beginning Cash Balance          | 52,583    |             |
|                                 |           | <hr/>       |
| Ending Cash Balance             | \$ 23,871 | <hr/> <hr/> |

**For the Nine  
Months Ended  
December 31, 2014**

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Supplemental Discosure of Cash Flow Information

|                                            |        |
|--------------------------------------------|--------|
| Cash paid during the year for interest     | 14,283 |
| Cash paid during the year for income taxes | -      |

## **Orpheum Property, Inc.**

### **Notes to Condensed Financial Statements**

**December 31, 2014**

#### **Note1 Organization and Summary of Significant Accounting Policies**

##### **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 31<sup>st</sup>. 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. In June, 2013, the company settled with debenture holders and the property was returned to their ownership.

Having established a foundation of several real estate properties, the Company again redirected their focus on investing in established business operations. In March, 2013, the Company reacquired Coscina Brothers Coffee, LLC, whose operations include wholesale coffee, pancake and waffle sales. Its operations include Hawaii, the U.S. mainland, and several Far East countries. In April, 2013, the Company also invested in Rare Cuts Gourmet Foods, LLC, a purveyor of prime meat products.

##### **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, 2014 and 2013, 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, 2014 and 2013.

**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, and on April 19, 2013, the Company acquired the assets of Rare Cuts, LLC with operations in New Orleans, LA. Revenues reflected in this statement included revenue and costs associated with those operations. In September, 2014, the Company assumed management operations of a hotel in Hattiesburg, MS, which the Company closed escrow on in early 2015.

### **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.

### **Note 4 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.

On April 19, 2013, the Company acquired the assets of Rare Cuts, LLC, and placed them into a 100% Company owned subsidiary named Rare Cuts Gourmet Foods, LLC. Rare Cuts Gourmet Foods, LLC, retails gourmet food products, primarily prime meat products. They also offer private fine dining experiences for groups of 6 to 30 persons. The sale of the location of the retail store by a developer necessitated the moving of operations in September, 2014.

### **Note 5 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 6 Common Stock**

On April 22, 2014, the Company issued 55,000,000 shares of common stock to various consultants for services performed on behalf of the Company.

Also on April 22, 2014, the Company issued 10,000,000 shares of common stock to its prior CEO for services performed on behalf of the Company.

On June 10, 2014, the Company issued 11,879,524 shares of common stock to a lender as repayment of principal and accrued interest for a loan advanced.

On June 20, 2014, the Company issued 15,000,000 shares of common stock as partial collateral for a loan advanced by the lender.

On July 15, 2014, the Company issued 3,000,000 shares of common stock to a consultant for services performed on behalf of the company.

On October 2, 2014, the Company issued 2,000,000 shares of common stock to a consultant for services performed on behalf of the company.

**Note 7 Stock To Be Issued**

At December 31, 2014, the Company had the following commitments to issue Common Stock:

Shares valued at \$2,000 are due to a cash investor at December 31, 2014..

On April 1, 2013, the Company chose not to renew the consulting contract with its former CEO, Morris Kahn. As part of the severance arrangement, he was offered 7,500,000 shares of Company stock. As of the report date, these shares had not been issued.

**Note 8 Stock To Be Cancelled**

As part of the severance agreement with our former CEO, the Company returned the tax consulting contracts that had been sold to the Company for stock, as well as, return of ownership of the French Quarter Park building. Per the agreement, Mr. Kahn returned 35,000,000 shares of common stock. As of the report date, these shares have not been cancelled by the transfer agent.

**Note 8 Related Party Transactions**

As described in Note 6, the Company issued 10,000,000 shares of its common stock to the Company's prior CEO/CFO.

As of December 31, 2014, the Company had repaid all outstanding advances by a related party owned by several of the Company's shareholders.

**Note13 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 nine months ended March 31, 2014, the Company has continued to diversify its geographic locations to other areas of the country.

**Note14 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, 2014. In preparing these financial statements, the Company evaluated the events and transactions that occurred through the date these financial statements were issued.

Effective January 30, 2015, the Company acquired a 128 room hotel located in Hattiesburg, Mississippi. The Company had begun management services to the operation in September, 2014. This hotel is operating as the MAGNUSON Hotel of Hattiesburg.

## **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.

On April 19, 2013, the Company acquired the assets of Rare Cuts, LLC. The company offers high quality meat products.

In September, 2014, the Company began providing management services to a hotel in Hattiesburg, MS, which was purchased in January, 2015. It is operating as the MAGNUSON Hotel of Hattiesburg.

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 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.

#### **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 a net loss of \$2,583,592 for the nine months ended December 31, 2014, which included \$2,361,296 of consulting fees paid with stock. We are uncertain as to the certainty of positive net income in the immediate future. Net cash used by operations ended December 31, 2014 was \$245,868. These conditions create an uncertainty as to our ability to continue as a going concern.

## **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 December 31, 2014. 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**

None

### **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

**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.

Date: April 23, 2015

**ORPHEUM PROPERTY, INC.**

Jeffrey B. Montalbano

By: /s/ Jeffrey B. Montalbano

Chairman, Chief Executive Officer

Chief Financial Officer