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## Section 1: 8-K

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# UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

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## FORM 8-K

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CURRENT REPORT  
Pursuant to Section 13 or 15(d) of The Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): December 19, 2018

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### UMH Properties, Inc.

(Exact name of registrant as specified in its charter)

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**Maryland**  
(State or other jurisdiction  
of incorporation)

**001-12690**  
(Commission  
File Number)

**22-1890929**  
(IRS Employer  
Identification No.)

**Juniper Business Plaza, 3499 Route 9 North, Suite 3-C, Freehold, NJ**  
(Address of principal executive offices)

**07728**  
(Zip Code)

**Registrant's telephone number, including area code: (732) 577-9997**

**Not Applicable**  
(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter). Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

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**Item 7.01 Regulation FD Disclosure.**

On December 19, 2018, the Company issued a press release announcing the acquisition of two communities located in Ohio.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits.

[99 Press Release dated December 19, 2018](#)

**SIGNATURE**

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

**UMH Properties, Inc.**

Date: December 19, 2018

By: /s/ Anna T. Chew

Name: Anna T. Chew

Title: Vice President and  
Chief Financial Officer

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## Section 2: EX-99

**UMH PROPERTIES, INC.**  
Juniper Business Plaza  
3499 Route 9 North, Suite 3-C  
Freehold, NJ 07728  
(732) 577-9997  
Fax: (732) 577-9980

**FOR IMMEDIATE RELEASE**

**December 19, 2018**  
**Contact: Nelli Madden**  
**732-577-9997**

### **UMH PROPERTIES COMPLETES ACQUISITION OF TWO OHIO COMMUNITIES**

**FREEHOLD, NJ**, December 19, 2018..... UMH Properties, Inc. (NYSE: UMH) announced that it closed on the acquisition of two communities located in Ohio for a total purchase price of approximately \$12.1 million. These communities contain 324 developed homesites of which approximately 79% are occupied. One community also has entitlements to develop 84 additional homesites. These communities are situated on approximately 88 acres.

Samuel A. Landy, President and Chief Executive Officer, commented, “We are pleased to announce another acquisition in the Ohio market. These communities are located in Perrysburg, which is a suburb of Toledo, and expand our footprint into another major market in Ohio. The communities have favorable demographics with significant upside potential. They are also in good condition and should not require the same amount of turnaround work as some of our previous acquisitions. This will allow us to immediately focus on filling sites and improving community operations.”

UMH Properties, Inc., which was organized in 1968, is a public equity REIT that owns and operates 118 manufactured home communities with approximately 21,500 developed homesites. These communities are located in New Jersey, New York, Ohio, Pennsylvania, Tennessee, Indiana, Maryland and Michigan. In addition, the Company owns a portfolio of REIT securities.

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*A NYSE Company: Symbol - UMH*



*since 1968*

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