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UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934

Date of Report (Date of earliest event reported)
April 18, 2005 (April 18, 2005)

Arbor Realty Trust, Inc.

(Exact name of registrant as specified in its charter)

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

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

(Address of principal executive offices) (Zip Code)

(516) 832-8002

(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to
simultaneously satisfy the filing obligation of the registrant under any of the
following provisions:

- ☐ Written communications pursuant to Rule 425 under the Securities
Act (17 CFR 230.425)
- ☐ Soliciting material pursuant to Rule 14a-12 under the Exchange
Act (17 CFR 240.14a-12)
- ☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the
Exchange Act (17 CFR 240.14d-2(b))
- ☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the
Exchange Act (17 CFR 240.13e-4(c))
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Arbor Realty Trust, Inc.
Current Report on Form 8-K

ITEM 8.01 OTHER EVENTS.

On April 18, 2005, Arbor Realty Trust, Inc. (the "Company") issued a press
release announcing that its Board of Directors has declared a quarterly cash
dividend of \$0.55 per share of common stock for the quarter ended March 31, 2005
which is payable on May 15, 2005 to common shareholders of record on April 30,
2005. The Company also provided an update on its investment and financing
activity since January 2005 in that press release. A copy of the press release
is attached hereto as Exhibit 99.1.

ITEM 9.01 FINANCIAL STATEMENTS AND EXHIBITS.

(c) Exhibits

Exhibit Number

99.1 Press Release, dated April 18, 2005.

SIGNATURE

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

Dated: April 18, 2005

ARBOR REALTY TRUST, INC..

By: /s/ Frederick C. Herbst

Name: Frederick C. Herbst

Title: Chief Financial Officer

EXHIBIT INDEX

Exhibit Number

99.1 Press Release, dated April 18, 2005.

ARBOR REALTY TRUST ANNOUNCES 17% INCREASE IN QUARTERLY CASH DIVIDEND

- COMPANY PROVIDES BUSINESS UPDATE -

UNIONDALE, N.Y., April 18 /PRNewswire-FirstCall/ -- Arbor Realty Trust, Inc. (NYSE: ABR), a real estate investment trust focused on the business of investing in real estate related bridge and mezzanine loans, preferred and direct equity investments, mortgage-related securities and other real estate related assets, announced today that its Board of Directors has declared a quarterly cash dividend of \$0.55 per share of common stock for the quarter ended March 31, 2005. The dividend is payable on May 15, 2005 to common shareholders of record on April 30, 2005.

Ivan Kaufman, Chairman and Chief Executive Officer, commented, "Delivering shareholder value is a priority to Arbor and we are pleased to announce an increase to our quarterly cash dividend for the third consecutive quarter."

Portfolio Activity

Arbor's loan originations for the first quarter of 2005 totaled approximately \$244 million. Mr. Kaufman stated, "In an increasingly competitive market, we had our highest quarterly origination volume ever. The current capital markets environment has resulted in accelerated prepayments of loans in our portfolio; despite that, we experienced 4% growth in our portfolio during the first quarter."

During the first quarter of 2005, approximately \$211 million of loans were paid off. Of this amount, \$110 million were loans on condominium conversion projects that were completed ahead of schedule, \$56 million were loans refinanced elsewhere, and \$45 million were loans refinanced within Arbor's portfolio.

Financing Activity

Arbor issued an aggregate of approximately \$77 million of trust-preferred securities in three tranches in March and April of 2005, as part of a pooled issuance. These securities have a weighted average life of approximately 29 years and bear a weighted average interest rate of LIBOR plus 340 basis points. Mr. Kaufman commented, "At this time, we believe issuing these securities is preferable to issuing equity as a means to support the growth of our portfolio and preserve and enhance shareholder value. Together with the CDO we closed in January 2005, we have diversified our financing structure. We will consider additional CDO and trust preferred security issuances in the future."

New Investment

In April 2005, participating in the acquisition by an investor group of a real estate property in New York City known as the Toy Building, Arbor made a \$10 million equity investment, which represents a 20% ownership interest. It is intended that the Toy Building, with over one million square feet, will be converted from an office property into condominium units. Mr. Kaufman stated, "We believe this project represents one of the best real estate opportunities

available in New York City today. We are actively involved in structuring the debt-financing package for this project and also plan to participate as a lender. This is a unique opportunity for Arbor, and we are excited about our participation."

About Arbor Realty Trust, Inc.

Arbor Realty Trust, Inc. is a real estate investment trust, which invests in a diversified portfolio of multi-family and commercial real estate related bridge and mezzanine loans, preferred and direct equity investments, mortgage related securities and other real estate related assets. Arbor commenced operations in July 2003 and conducts substantially all of its operations through its operating partnership, Arbor Realty Limited Partnership. Arbor is externally managed and advised by Arbor Commercial Mortgage, LLC, a national commercial real estate finance company operating through 15 offices in the US that specializes in debt and equity financing for multi-family and commercial real estate.

Safe Harbor Statement

Certain items in this press release may constitute forward-looking statements within the meaning of the "safe harbor" provisions of the Private Securities Litigation Reform Act of 1995. These statements are based on

management's current expectations and beliefs and are subject to a number of trends and uncertainties that could cause actual results to differ materially from those described in the forward-looking statements. Arbor can give no assurance that its expectations will be attained. Factors that could cause actual results to differ materially from Arbor's expectations include, but are not limited to, continued ability to source new investments, changes in interest rates and/or credit spreads, changes in the real estate markets, and other risks detailed from time to time in the Arbor's periodic and other reports filed with the SEC. Such forward-looking statements speak only as of the date of this press release. Arbor expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward- looking statements contained herein to reflect any change in Arbor's expectations with regard thereto or change in events, conditions, or circumstances on which any such statement is based.

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SOURCE Arbor Realty Trust, Inc.

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(ABR)