

SECURITIES AND EXCHANGE COMMISSION

FORM 10-Q/A

Quarterly report pursuant to sections 13 or 15(d) [amend]

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FILER

JMB MORTGAGE PARTNERS LTD IV

CIK: **790550** | IRS No.: **363426138** | State of Incorporation: **IL** | Fiscal Year End: **1231**
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SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 10Q/A

AMENDMENT NO. 1

Filed pursuant to Section 12, 13, or 15(d) of the
Securities Exchange Act of 1934

JMB MORTGAGE PARTNERS, LTD. - IV

(Exact name of registrant as specified in its charter)

IRS Employer Identification

Commission File No. 0-16599

No. 36-3426138

The undersigned registrant hereby amends the following sections of its Report for the quarter ended June 30, 1996 on Form 10-Q as set forth in the pages attached hereto:

ITEM 1. FINANCIAL STATEMENTS

Pages 3 to 11

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.

JMB MORTGAGE PARTNERS, LTD. - IV

By: JMB Realty Corporation
(Corporate General Partner)

By: GAILEN J. HULL
Gailen J. Hull, Senior Vice President

Dated: August 26, 1996

<TABLE>

PART I. FINANCIAL INFORMATION

ITEM 1. FINANCIAL STATEMENTS

JMB MORTGAGE PARTNERS, LTD. - IV
(A LIMITED PARTNERSHIP)
BALANCE SHEETS

JUNE 30, 1996 AND DECEMBER 31, 1995

(UNAUDITED)

ASSETS

<CAPTION>

	JUNE 30, 1996	DECEMBER 31, 1995
	-----	-----
<S>	<C>	<C>
Current assets:		
Cash and cash equivalents	\$ 10,558,301	5,205,597
Interest and other receivables	122,426	115,957
	-----	-----
Total current assets	10,680,727	5,321,554
	-----	-----
Mortgage notes receivable	22,069,970	22,069,970
Deferred interest receivable (net of allowance for loan loss of \$436,021 in 1996 and 1995)	1,218,156	1,039,161
Investment in unconsolidated ventures, at equity	3,907,640	8,199,483
Deferred costs in connection with mortgage investments	204,745	219,914
	-----	-----
	\$ 38,081,238	36,850,082
	=====	=====

JMB MORTGAGE PARTNERS, LTD. - IV
(A LIMITED PARTNERSHIP)

BALANCE SHEETS - CONTINUED

LIABILITIES AND PARTNERS' CAPITAL ACCOUNTS

	JUNE 30, 1996	DECEMBER 31, 1995
	-----	-----
Current liabilities:		
Accounts payable	\$ 202,830	180,435
Due to affiliates.	260,233	256,935
Other liabilities.	15,202	14,971
	-----	-----
Total current liabilities.	478,265	452,341
	-----	-----
Commitments and contingencies		
Partners' capital accounts:		
General partners:		
Capital contributions.	1,000	1,000
Cumulative net earnings (losses)	1,774,511	1,630,142
Cumulative cash distributions.	(1,720,389)	(1,585,752)
	-----	-----
	55,122	45,390
	-----	-----
Limited partners (43,276.25 interests):		
Capital contributions, net of offering costs	37,619,348	37,619,348
Cumulative net earnings (losses)	20,698,861	18,310,364
Cumulative cash distributions.	(20,770,358)	(19,577,361)
	-----	-----
	37,547,851	36,352,351
	-----	-----
Total partners' capital accounts	37,602,973	36,397,741
	-----	-----
	\$ 38,081,238	36,850,082
	=====	=====

<FN>

See accompanying notes to financial statements.

</TABLE>

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JMB MORTGAGE PARTNERS, LTD. - IV
(A LIMITED PARTNERSHIP)

STATEMENTS OF OPERATIONS

THREE AND SIX MONTHS ENDED JUNE 30, 1996 AND 1995

(UNAUDITED)

<CAPTION>

	THREE MONTHS ENDED JUNE 30		SIX MONTHS ENDED JUNE 30	
	1996	1995	1996	1995
<S>	<C>	<C>	<C>	<C>
Income:				
Interest income.	\$ 659,928	668,850	1,385,512	1,290,768
Expenses:				
Mortgage investment servicing fees . . .	14,023	13,870	27,741	27,588
Professional services.	16,074	19,432	39,346	44,432
Amortization of deferred expenses. . . .	9,111	9,111	18,057	18,057
General and administrative	60,720	50,166	136,058	88,092
	99,928	92,579	221,202	178,169
Operating earnings (loss).	560,000	576,271	1,164,310	1,112,599
Partnership's share of operations (loss) of unconsolidated ventures. . . .	195,768	145,656	395,337	329,173
Net operating earnings (loss).	755,768	721,927	1,559,647	1,441,772
Gain on sale of property by unconsolidated venture	973,219	--	973,219	--
Net earnings (loss).	\$ 1,728,987	721,927	2,532,866	1,441,772

JMB MORTGAGE PARTNERS, LTD. - IV
(A LIMITED PARTNERSHIP)

STATEMENTS OF OPERATIONS - CONTINUED

	THREE MONTHS ENDED JUNE 30		SIX MONTHS ENDED JUNE 30	
	1996	1995	1996	1995
Net earnings (loss) per limited partnership interest:				
Net operating earnings (loss)	\$ 14.54	15.18	32.93	30.43
Gain on sale of property by unconsolidated venture . .	22.26	--	22.26	--
	\$ 36.80	15.18	55.19	30.43
Cash distributions per limited partnership interest	\$ 27.00	13.50	27.00	27.00

<FN> See accompanying notes to financial statements.
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</TABLE>

<TABLE>

JMB MORTGAGE PARTNERS, LTD. - IV
(A LIMITED PARTNERSHIP)

STATEMENTS OF CASH FLOWS

SIX MONTHS ENDED JUNE 30, 1996 AND 1995

(UNAUDITED)

<CAPTION>

1996 1995

<u><S></u>	<u><C></u>	<u><C></u>
Cash flows from operating activities:		
Net earnings (loss)	\$. 2,532,866	1,441,772
Items not requiring cash or cash equivalents:		
Amortization of deferred expenses	18,057	18,057
Partnership's share of operations of unconsolidated ventures, net of distributions	806,087	1,764,389
Gain on sale of property by unconsolidated venture	(973,219)	--
Changes in:		
Interest and other receivables	(6,469)	(46,532)
Deferred interest receivable	(178,995)	(167,975)
Accounts payable	22,395	36,408
Due to affiliates	3,298	(38,809)
Other liabilities	230	(40,468)
	-----	-----
Net cash provided by (used in) operating activities	2,224,250	2,966,842
	-----	-----
Cash flows from investing activities:		
Net sales and maturities (purchases) of short-term investments	--	(4,433,106)
Distributions from unconsolidated ventures, including cash proceeds from sale of property	4,458,976	--
Payment of deferred expenses	(2,888)	(2,317)
	-----	-----
Net cash provided by (used in) investing activities	4,456,088	(4,435,423)
	-----	-----
Cash flows from financing activities:		
Distributions to limited partners	(1,192,997)	(1,168,464)
Distributions to general partners	(134,637)	(125,020)
	-----	-----
Net cash provided by (used in) financing activities	(1,327,634)	(1,293,484)
	-----	-----
Net increase (decrease) in cash and cash equivalents	5,352,704	(2,762,065)
Cash and cash equivalents, beginning of year	5,205,597	4,337,357
	-----	-----
Cash and cash equivalents, end of period	\$. 10,558,301	1,575,292
	=====	=====

JMB MORTGAGE PARTNERS, LTD. - IV
(A LIMITED PARTNERSHIP)

STATEMENTS OF CASH FLOWS - CONTINUED

	<u>1996</u>	<u>1995</u>
	-----	-----
Supplemental disclosure of cash flow information:		
Cash paid for mortgage and other interest	\$. --	--
	=====	=====
Non-cash investing and financing activities	\$. --	--
	=====	=====

<FN>
See accompanying notes to financial statements.
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</TABLE>

JMB MORTGAGE PARTNERS, LTD. - IV
(A LIMITED PARTNERSHIP)

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1996 AND 1995

(UNAUDITED)

GENERAL

Readers of this quarterly report should refer to the Partnership's audited financial statements for the fiscal year ended December 31, 1995 which are included in the Partnership's 1995 Annual Report, as certain footnote disclosures which would substantially duplicate those contained in such audited financial statements have been omitted from this report.

The preparation of financial statements in accordance with GAAP requires the Partnership to make estimates and assumptions that affect the reported or disclosed amount of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results may differ from such estimates.

Statement of Financial Accounting Standards No. 121 was adopted by the Partnership on January 1, 1996.

TRANSACTIONS WITH AFFILIATES

The Partnership, pursuant to the Partnership Agreement, is permitted to engage in various transactions involving the Corporate General Partner and its affiliates including the reimbursement for salaries and salary-related expenses of its employees, certain of its officers, and other direct expenses relating to the administration of the Partnership and the operation of the Partnership's investments. Fees, commissions and other expenses required to be paid by the Partnership to the General Partners and their affiliates as of June 30, 1996 and for the three months ended June 30, 1996 and 1995 were as follows:

	1996	1995	Unpaid at June 30, 1996
	-----	-----	-----
Property management and leasing fees	\$ 9,230	17,667	--
Mortgage investment servicing fees	27,740	27,588	13,832
Reimbursement (at cost) for out-of-pocket expenses and salaries and salary- related expenses	32,838	31,104	24,370
	-----	-----	-----
	\$68,808	76,359	38,202
	=====	=====	=====

The General Partners have deferred payment of approximately \$442,000 of their distributions of prior net cash flow from the Partnership at June 30, 1996 in accordance with the subordination requirements of the Partnership Agreement. All amounts deferred or currently payable do not bear interest.

RIVERPOINT CENTER

The Silo Electronic store (12,100 sq. ft.) at Riverpoint Center vacated its space in the third quarter 1995 and subsequently filed for bankruptcy. The borrower is pursuing its legal remedies regarding the remaining amounts due. The borrowers leased the space to the Old Navy Clothing Co., for five years with rent commencing July 1996. The borrower had notified the Lenders that it was experiencing financial difficulties and had approached the Lenders regarding a loan modification. During July 1996, the Lenders and borrowers reached an agreement in principle to defer payment of a portion of the scheduled debt service payments from September 15, 1995 to July 15, 1996. In conjunction with the modification agreement in principle, the scheduled maturity date of the loan would be accelerated to December 31, 1997. Finally, the Lenders have agreed to accept at certain dates through June 30, 1997 repayment of the loan at specified amounts. Repayment of the loan per such agreement would yield the Lenders, when paid, an amount less than what would otherwise be due per the original terms of the mortgage loan. However, there can be no assurance that such

agreement will be finalized under these terms or any others. As of the date of this report, certain escrow and real estate tax payments are delinquent; however, the borrower is current in its full monthly debt service payments. The Partnership is recognizing interest income only as collected.

Subsequent to the end of the quarter, the borrower notified the Lenders that a tenant which operates a dry cleaning plant at the site has leaked a chemical associated with the dry cleaning process that can cause environmental problems if not handled properly. The borrower is currently performing tests to assess the extent of the contamination. At this time it is not possible to reasonably estimate what the cost of any required remediation. The Lenders do not currently expect that the value of the borrower's property has been materially impaired; however, there can be no assurance that the contamination will not have a material impact on the value of the Lender's security until more information becomes available.

FRANKLIN FARM VILLAGE CENTER

A tenant, which has a ground lease with the borrower, informed the borrower and the appropriate state agencies that gasoline was discharged into the ground. The Lenders were then informed by the borrower. The Lenders have been informed that the tenant, which operates a gasoline station at the site, is cooperating fully with all government agencies in order to rectify this problem in a expeditious manner and that no nearby underground water supplies were affected nor does it appear likely that any will be affected in the future. The tenant (an affiliate of a national gasoline marketer) appears to have the financial resources to fully pay for the clean up at the property. At this time it is indeterminable what the cost of the clean up will be. The Lenders do not currently expect that the value of the borrower's property has been materially affected. However, there can be no assurances that the gasoline leak, as reported, will not have a material impact on the value of the Lenders' security in the future.

During July 1996, the Lenders executed an agreement with the borrower regarding an early repayment of the mortgage loan. Such agreement allows the borrower to repay the loan at a predetermined amount prior to October 8, 1996. If the loan is repaid pursuant to such agreement, the Lenders will receive an amount less than what would otherwise be due under the terms of the original mortgage loan. There can be no assurance that such loan will be prepaid. However, effective July 1996, the Partnership is recognizing income only as collected. As of the date of the report, no amounts currently due from the borrower of this loan are in arrears.

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CALIBRE POINT APARTMENTS

Calibre Pointe Associates entered into a purchase agreement in April 1996 with an independent third party to sell the property. The sale price of the apartments was \$14,450,000, paid in cash at closing on May 30, 1996.

Calibre Pointe Associates will recognize a gain of approximately \$2,578,000 for financial reporting purposes in 1996, of which approximately \$973,000 will be allocable to the Partnership. Calibre Pointe Associates expects to recognize a gain of approximately \$2,200,000 for Federal income tax purposes in 1996 of which approximately \$830,000 will be allocable to the

Partnership.

The property was classified as held for sale or disposition as of January 1, 1996 and therefore has not been subject to continued depreciation. The accompanying financial statements include approximately \$228,000 and \$188,000 of operations of such property for the six months ended June 30, 1996 and 1995 (reflected as a component of the Partnership's share of operations (loss) of unconsolidated ventures). The property had a net carrying value of approximately \$11,580,000 at December 31, 1995.

NORTH RIVERS MARKET SHOPPING CENTER

Occupancy of North Rivers Market Shopping Center in North Charleston, South Carolina was 83% at June 30, 1996. Phar Mor, a major tenant at the center filed for protection under Chapter 11 of the bankruptcy code. The Phar Mor store at the center has continued to operate since its bankruptcy filing and has been current on all rent payments due subsequent to filing. The manager is aggressively attempting to lease the vacant space in the center. However, the competitiveness of the market given the Naval facility closings in the nearby area is expected to make it difficult to lease space in the center, thereby extending the period of time it will take to complete the lease-up of the center and resulting in a decrease in cash flow from operations over the near term.

SELECTED FINANCIAL INFORMATION

Pursuant to the requirements of the Securities and Exchange Commission, the following is a summary of historical income statement information for the Riverpoint Center and Franklin Farm Village Centers for the six months ended June 30, 1996 and 1995. Such properties secure the participating first mortgage investments made by the Partnership.

	1996	1995
	-----	-----
Total revenues	\$2,895,497	3,227,369
	=====	=====
Net income (loss)	\$ 155,474	121,572
	=====	=====

ADJUSTMENTS

In the opinion of the Corporate General Partner, all adjustments (consisting solely of normal recurring adjustments) necessary for a fair presentation have been made to the accompanying figures as of June 30, 1996 and for the three and six months ended June 30, 1996 and 1995.