

**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): May 29, 2019

**IMH Financial Corporation**

(Exact Name of Registrant as Specified in Its Charter)

Delaware

(State or Other Jurisdiction of Incorporation)

000-52611  
(Commission File Number)

23-1537126  
(IRS Employer Identification No.)

7001 N. Scottsdale Rd., Suite # 2050  
Scottsdale, Arizona  
(Address of Principal Executive Offices)

85253  
(Zip Code)

480-840-8400  
(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 (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))

## **Section 2 – Financial Information**

### **Item 2.01 Completion of Acquisition or Disposition of Assets**

On May 29, 2019 (the "Foreclosure Date"), IMH Financial Corporation, through various subsidiaries ("the Company"), acquired, through foreclosure, all of the membership interests of Hertz Broadway Tower, LLC ("Hertz Owner"). Those membership interests were pledged as collateral for a mezzanine loan held by the Company that had a carrying value of \$8.2 million as of the Foreclosure Date. Hertz Owner owns and operates a commercial office building known as Broadway Tower, located in St. Louis, Missouri. Hertz Owner is also the obligor under a first lien mortgage of \$13.2 million that is secured by Broadway Tower.

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 hereunto duly authorized.

Dated: September 19, 2019

IMH FINANCIAL CORPORATION

By: /s/ Lawrence D. Bain

Lawrence D. Bain  
Chief Executive Officer