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MAYS J W INC  
Form 8-K  
June 10, 2010

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 June 9, 2010 Commission File Number 1-3647  
-----  
(Date of earliest event reported)

J.W. Mays, Inc.

-----  
(Exact name of registrant as specified in its charter)

New York

11-1059070

-----  
(State or other jurisdiction  
of incorporation)

-----  
(I.R.S. Employer  
Identification No.)

9 Bond Street, Brooklyn, New York

11201-5805

-----  
(Address of principal executive offices)

-----  
(Zip Code)

(Registrant's telephone number, including area code) 718-624-7400  
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This Report Contains 4 Pages.

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Item 2.02 Results of Operations and Financial Condition.

J. W. Mays, Inc. issued a press release on June 9, 2010, reporting its financial results for the three and nine months ended April 30, 2010. The press release reported revenues for the three and nine month periods ended April 30, 2010, and net income for the three and nine month periods ended April 30, 2010, and provided a comparison for revenues and net income to the three and nine month periods ended April 30, 2009.

A copy of the press release is attached to this Form 8-K as Exhibit 99(i).

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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.

J. W. MAYS, INC.

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(Registrant)

Dated: June 10, 2010

By: Mark Greenblatt

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Mark Greenblatt  
Vice President  
Principal Financial Officer

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Press Release

Exhibit 99(i)

J. W. MAYS, INC.  
REPORTS ON OPERATIONS  
FOR THE THREE AND NINE MONTHS ENDED APRIL 30, 2010

J. W. Mays, Inc. today reported its financial results for the three and nine months ended April 30, 2010.

Revenues from Continuing Operations for the three months ended April 30, 2010 were \$3,763,617 compared to revenues of \$3,504,866, in the comparable 2009 three month period, while revenues from Continuing Operations for the current nine months were \$11,141,691 compared to revenues of \$10,815,636 in the comparable 2009 nine months.

Net income from Continuing Operations for the three months ended April 30, 2010, was \$61,454, or \$.03 per share, compared to net income of \$317,669, or \$.16 per share, in the comparable 2009 three month period.

Net income from Continuing Operations for the nine months ended April 30, 2010, was \$500,791, or \$.25 per share, compared to net income of \$598,579, or \$.30 per share, in the comparable 2009 nine month period.

Net loss from discontinued operations for the three months ended April 30, 2010, was (\$15,026), or (\$.01) per share, compared to net income of \$25,982,

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or \$.01 per share, in the comparable 2009 three month period.

Net loss from discontinued operations for the nine months ended April 30, 2010 was (\$37,260), or (\$.02) per share, compared to net income of \$66,006, or \$.03 per share, in the comparable 2009 nine month period.

Net income for the three months ended April 30, 2010, was \$46,428, or \$.02 per share, compared to net income of \$343,651, or \$.17 per share, in the comparable 2009 three month period.

Net income for the nine months ended April 30, 2010 was \$463,531, or \$.23 per share, compared to net income of \$664,585, or \$.33 per share, in the comparable 2009 nine month period.

\* \* \*

Dated: June 10, 2010

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