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AMREIT
Form 8-K
December 20, 2004

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): December 20, 2004

AMREIT

(Exact name of Registrant as specified in its Charter)

Texas	0-28378	76-0410050
(State or other jurisdiction of incorporation or organization)	(Commission file number)	(I.R.S. Employer Identification Number)

8 Greenway Plaza, Suite 1000, Houston, Texas 77046
(Address of principal executive offices) (Zip Code)

Registrant's telephone number, including area code: (713) 850-1400

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:

- 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))

Item 1.01. Entry into a Material Definitive Agreement

On December 20, 2004, all contingencies in AmREIT's contract to acquire a grocery-anchored shopping center consisting of 198,443 square-feet located on approximately 23 acres were satisfied, and the agreement became enforceable against AmREIT. The property, which is expected to be acquired on December 23, 2004, is being purchased for \$38.8 million and is located in the greater Dallas/Fort Worth, Texas area. The property will be acquired through the assumption of \$13.4 million of long term fixed rate debt with the remainder of the purchase price to be paid in cash. The weighted average remaining lease term for the project is eight years. The shopping center is 100 percent occupied. The annual net operating income contribution to AmREIT is expected to be approximately \$2.64 million.

SIGNATURE

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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.

Date: December 20, 2004

AMREIT

By: /s/ Chad C. Braun

Chad C. Braun
Executive Vice President and
Chief Financial Officer