

Edgar Filing: AMREIT - Form 8-K

AMREIT  
Form 8-K  
December 28, 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 27, 2004

AMREIT  
(Exact name of Registrant as specified in its Charter)

Texas  
(State or other jurisdiction of  
incorporation or organization)

0-28378  
(Commission file number)

76-0410050  
(I.R.S. Employer Identific  
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 2.01 Completion of Acquisition or Disposition of Assets

On December 27, 2004, AmREIT acquired MacArthur Park Shopping Center, a Kroger anchored shopping center consisting of 198,443 square feet located on approximately 23 acres for \$38 million. The property, which was acquired from

Edgar Filing: AMREIT - Form 8-K

Regency Centers, is located in Dallas, Texas at the northwest intersection of I-635 and MacArthur Boulevard in the heart of Las Colinas, an affluent residential and business community that is home to Fortune 500 companies such as ExxonMobil, Citigroup, and Sabre. The purchase price consists of the assumption of \$13.41 million in long term fixed rate debt with the remainder to be paid in cash. The debt bears interest at 6.17% per annum and matures in December 2008. The weighted average remaining lease term for the project is eight years. The Kroger lease is for 20-years, containing approximately 63,000 square feet, expiring in November 2020. The shopping center is 100 percent occupied. The 2005 net operating income contribution to AmREIT is expected to be approximately \$2.8 million in 2005.

Following is a list of MacArthur Park Shopping Center's current tenants:

TENANT	SQUARE FOOTAGE	LEASE TERM	EXPIRATION	RENTAL INCREASE
Bogart Golf Texas	2,100	3 years	September 2005	No
Gap	10,000	5 years	October 2005	No
Claire's	1,400	5 years	November 2005	Yes
Coldwell Banker	4,512	5 years	November 2005	No
Commonwealth Land				
Title Insurance	2,271	5 years	November 2005	Yes
Great Clips	1,400	5 years	November 2005	Yes
L'Amor Nails	1,050	5 years	November 2005	Yes
Baja Fresh	2,650	5 years	December 2005	No
MacArthur Park				
Family Dentist	1,742	5 years	December 2005	Yes
Gold 'N Carats				
Jewelers	2,100	5 years	December 2005	Yes
Royal Chopstick	2,378	5 years	December 2005	Yes
Tip Top Cleaners	1,627	1 year	January 2006	Yes
Hallmark	6,500	65 months	February 2006	No
Bath & Body Works	2,556	64 months	February 2006	No
Jane's Taylor	987	5 years	February 2006	Yes
Pro Image Salon	1,400	63 months	March 2006	Yes
Marble Slab Creamery	1,400	5 years	April 2006	Yes
AT&T Wireless	2,326	5 years	July 2006	Yes
Tasty Donut	1,395	5 years	August 2006	Yes
Ascot Tuxedos	1,200	53 months	January 2007	No
Harmonix Hair &				
Skin Clinic	1,500	5 years	January 2007	Yes
EB Games	1,052	5 years	April 2008	No
Barnes & Noble	22,453	123 months	January 2011	Yes
Linens 'n Things	35,000	124 months	January 2011	No
Aaron Brothers	6,333	124 months	February 2011	Yes
Corner Bakery	3,000	10 years	April 2011	Yes

TENANT                      SQUARE FOOTAGE                      LEASE TERM                      EXPIRATION                      RENTAL INCREASE

Edgar Filing: AMREIT - Form 8-K

---

Pho Que Huong Noodle & Grill	2,258	10 years	June 2011	Yes
Masala A Casual Indian Diner	2,254	10 years	July 2011	Yes
Texadelphia	2,616	10 years	October 2011	Yes
Tin Star	2,818	10 years	October 2012	Yes
Payless Shoe Source	2,567	10 years	November 2012	Yes
Thai Enterprises	2,225	10 years	November 2012	Yes
Kroger	63,373	20 years	November 2020	No

On December 28, 2004 the Company issued a press release announcing, among other things, this acquisition. A copy of that press release is filed as Exhibit 99.1 to this report on Form 8-K.

Item 2.06 Material Impairments

On December 22, 2004, the Company began marketing its Just For Feet project located in Baton Rouge, Louisiana. The Company will record an impairment charge to earnings of approximately \$1.3 million in the fourth quarter to reflect the anticipated loss to be incurred upon sale of the property, following the bankruptcy of its sole tenant. After a thorough remarketing of the property during the past 120 days, the Company could not replace the previously existing value and determined to sell the asset and redeploy the remaining value into more productive investments.

As previously announced, the Company intends to sell an additional \$10-15 million of non-core assets and has begun the marketing process on these properties. Based on management's evaluation of these properties, the local markets and the remaining lease term, management does not anticipate any future impairment issues on these properties.

Item 9.01 Financial Statements and Exhibits

See Exhibits:

Exhibit 99.1	December 28, 2004 Press release announcing MacArthur Park property acquisition.
--------------	---

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.

Date: December 28, 2004

AMREIT

By: /s/ Chad C. Braun

-----  
Chad C. Braun  
Executive Vice President and  
Chief Financial Officer

Index to Exhibits

99.1 December 28, 2004 Press release announcing MacArthur Park property acquisition.