

Edgar Filing: AMERIVEST PROPERTIES INC - Form 8-K

AMERIVEST PROPERTIES INC  
Form 8-K  
November 27, 2002

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): November 12, 2002

AmeriVest Properties Inc.  
-----

(Exact name of small business issuer as specified in its charter)

|   |                       |   |
|---|-----------------------|---|
| Maryland<br>-----   | 1-14462<br>-----      | 84-1240264<br>-----                     |
| (State or other jurisdiction of<br>incorporation or organization) | (Commission File No.) | (I.R.S. Employer<br>Identification No.) |

1780 South Bellaire Street Suite 515, Denver, Colorado 80222  
-----

(Address of principal executive offices)

(303) 297-1800  
-----

(Registrant's telephone number)

Item 2. Acquisition or Disposition of Assets

Purchase of Denver Office Building. On November 12, 2002, we completed the acquisition of the Centerra office building (the "Property"). The Property is located in Denver, Colorado and contains approximately 186,000 rentable square feet and is located on 1.15 acres of land. The aggregate purchase price for the Property was \$18,658,300, which was paid with \$13,057,660 from the proceeds of a loan from Fleet National Bank (the "Fleet Loan") and the balance paid in cash from a portion of the proceeds of our May 2002 public offering.

The Property was purchased from WHMAB Real Estate L.P. (the "Seller"), an unrelated party. The purchase price of the Property was determined through negotiations between the Seller and us.

The Fleet Loan represents the initial draw on a \$30,000,000 revolving credit facility from Fleet National Bank. The Fleet Loan bears interest at LIBOR plus 275 basis points, due in monthly installments of interest only, with the principal balance and accrued interest due on November 12, 2005. This loan may be prepaid at any time without penalty and is secured by a mortgage on the property.

## Edgar Filing: AMERIVEST PROPERTIES INC - Form 8-K

For a more complete description of this transaction, please see the Agreement of Purchase and Sale between us and the Seller dated August 12, 2002 (the "Purchase Agreement"), a copy of which is attached hereto as Exhibit 2.1, and our press release dated November 12, 2002, a copy of which is attached to this Form 8-K as Exhibit 99.1.

The schedules and exhibits to the Purchase Agreement, a listing of which are included therein, have not been filed herewith. The schedules and exhibits will be furnished supplementally to the Securities and Exchange Commission upon request.

Item 7. Financial Statements And Exhibits.

(a) Financial Statements of Real Estate Properties Acquired:

The financial statements required by this Item will be filed pursuant to an amendment to this Form 8-K.

(b) Unaudited Pro Forma Financial Information:

The pro forma financial information required by this Item will be filed pursuant to an amendment to this Form 8-K.

(c) Exhibits

| Exhibit Number | Exhibit Title  |
|----------------|--|
| -----          | -----  |
| 2.1            | Agreement of Purchase and Sale between AmeriVest Properties Inc. and WHMAB Real Estate L.P. dated August 12, 2002 (Centerra) |
| 99.1           | Press Release dated November 12, 2002  |

### 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 thereunto duly authorized.

AMERIVEST PROPERTIES INC.

November 27, 2002

By: /s/ D. Scott Ikenberry  
-----  
D. Scott Ikenberry  
Chief Financial Officer