

Edgar Filing: GOVERNMENT PROPERTIES TRUST INC - Form 8-K

GOVERNMENT PROPERTIES TRUST INC  
Form 8-K  
September 15, 2004

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) September 15, 2004

GOVERNMENT PROPERTIES TRUST, INC.

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(Exact name of registrant as specified in its charter)

Maryland

1-31962

20-0611663

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(State or other jurisdiction  
of incorporation)

(Commission  
File Number)

(IRS Employer  
Identification No.)

10250 Regency Circle, Suite 100, Omaha, Nebraska

68114

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(Address of principal executive offices)

(Zip Code)

Registrant's telephone number, including area code

(402) 391-0010

None

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(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. ACQUISITION OF ASSETS

On September 10, 2004, Government Properties Trust, Inc. (GPT) completed  
its previously announced acquisition of the Veterans Administration Outpatient  
Clinic (VAOPC) in Baton Rouge, LA for approximately \$5.9 million. The purchase  
price was determined through arms-length negotiations between GPT and William J.  
Brant, Jr. and Associates, an unrelated party. GPT funded the purchase price  
with cash on hand.

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The Baton Rouge property, completed in June 2004, is fully leased by the federal government under a modified gross lease. The property is occupied by the VAOPC and totals over 30,000 leasable square feet. The current lease for the building expires in June 2019.

### ITEM 9.01. FINANCIAL STATEMENTS AND EXHIBITS

(a) Financial statements of business acquired.

The Baton Rouge property began operations in June 2004 and therefore financial statements required pursuant to Rule 3-14 of Regulation S-X are not applicable.

(b) Pro forma financial information

The Baton Rouge property began operations in June 2004 and therefore pro forma financial information pursuant to Article 11 of Regulation S-X is not applicable.

(c) Exhibits

2.1 Purchase and Sale Agreement by and between William J. Brant, Jr. and Associates and Government Properties Trust, Inc.

### 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.

GOVERNMENT PROPERTIES TRUST, INC.

Date: September 15, 2004

By: /s/ Nancy D. Olson

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Nancy D. Olson  
Chief Financial Officer and Treasurer

### EXHIBIT INDEX

EXHIBIT NUMBER	DESCRIPTION
2.1	Purchase and Sale Agreement by and between William J. Brant, Jr. and Associates and Government Properties Trust, Inc.