

DIVIDEND CAPITAL TRUST INC  
Form 8-K  
February 04, 2005

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## 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): **February 2, 2005**

### DIVIDEND CAPITAL TRUST INC.

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

**Maryland**  
(State or other jurisdiction of  
incorporation or organization)

**000-50724**  
(Commission  
File No.)  
**518 17<sup>th</sup> Street, Suite 1700**  
**Denver, CO 80202**

**82-0538520**  
(I.R.S. Employer  
Identification No.)

(Address of principal executive offices)

**(303) 228-2200**  
(Registrant's telephone number)

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 (see General Instruction A.2. below):

- 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 or Disposition of Assets

*Purchase of Technicolor II Distribution Facility.* Pursuant to the Form 8-K we filed on December 29, 2004, with regards to the entry into a material definitive agreement, on February 2, 2005, we acquired a fee interest in one bulk distribution facility comprising 806,000 square feet that is 100% occupied and is located in Memphis, Tennessee. The total estimated cost of this building was \$30.7 million (which includes an acquisition fee of \$302,000 that is payable to Dividend Capital Advisors LLC, our advisor), which was paid from net proceeds from our public offering and debt proceeds.

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Technicolor II was acquired from the following unaffiliated third parties: Malone Road 850 CP, LLC, Malone Road 850 JR, LLC, Malone Road 850 DM, LLC and Panattoni Holdings, Inc. The purchase price was determined through negotiations between the sellers and our advisor. The total cost of this acquisition may increase by additional costs which have not yet been finally determined. We expect any additional costs to be immaterial.

### Item 9.01 Financial Statements and Exhibits

To be filed by amendment. Pursuant to Item 9.01 of Form 8-K, the registrant hereby undertakes to file financial statements filed in response to this item on an amendment to the Current Report on Form 8-K within 75 days from the date of acquisition.

### 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.

DIVIDEND CAPITAL TRUST INC.

February 4, 2005

By: /s/ EVAN H. ZUCKER

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Evan H. Zucker  
Chief Executive Officer

QuickLinks

[Item 2.01 Acquisition or Disposition of Assets](#)

[Item 9.01 Financial Statements and Exhibits](#)

[SIGNATURES](#)