

SECURITIES AND EXCHANGE COMMISSION

FORM 8-K

Current report filing

Filing Date: **1996-12-30** | Period of Report: **1996-12-12**  
SEC Accession No. **0000912057-96-030516**

([HTML Version](#) on [secdatabase.com](#))

FILER

**U S RESTAURANT PROPERTIES MASTER L P**

CIK: **785994** | IRS No.: **411541631** | State of Incorpor.: **DE** | Fiscal Year End: **1231**  
Type: **8-K** | Act: **34** | File No.: **001-09079** | Film No.: **96688358**  
SIC: **6512** Operators of nonresidential buildings

Mailing Address  
5310 HARVEST HILL ROAD  
SUITE 270 LB 168  
DALLAS TX 75230

Business Address  
5310 HARVEST HILL ROAD  
SUITE 270 - LB 168  
DALLAS TX 75230  
6123308763

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 12, 1996

U.S. RESTAURANT PROPERTIES MASTER L.P.  
(EXACT NAME OF REGISTRANT AS SPECIFIED IN ITS CHARTER)

DELAWARE  
(STATE OF OTHER JURISDICTION OF  
INCORPORATION OR ORGANIZATION)

41-1541631  
(I.R.S. EMPLOYER  
IDENTIFICATION NO.)

1-9079  
(COMMISSION FILE NUMBER)

5310 Harvest Hill Rd.  
Suite 270, LB 168  
Dallas, Texas 75230  
(ADDRESS OF PRINCIPAL EXECUTIVE OFFICES, INCLUDING ZIP CODE)

972-387-1487  
(REGISTRANT'S TELEPHONE NUMBER, INCLUDING AREA CODE)

ITEM 2. ACQUISITION OR DISPOSITION OF ASSETS

On December 12, 1996, U.S. Restaurant Properties Master L.P. (the "Registrant") acquired 30 parcels of land on which Grandy's restaurants are located. The 30 Grandy's restaurants are located in Texas, Oklahoma, and New Mexico. The acquisition was done pursuant to one purchase and sales agreement. The purchase price equaled \$12,500,000 in cash and other capitalized costs equaled approximately \$200,000. The selling entity was Grandy's, Inc., a California Corporation. Grandy's, Inc. is an operator of Grandy's restaurants. Funds for the acquisition were drawn on a bank line of credit.

On December 26, 1996, the Registrant acquired six Chili's restaurant properties located in Arkansas, Idaho, Nebraska, New Mexico, Utah, and Wyoming. The acquisition was done pursuant to an Agreement Regarding Partial Assignment and Assumption of Rights and obligations under Real Estate Purchase Agreement. The selling entities were Snowstate Restaurant Corporation, a Texas Corporation, and Franklin Restaurant Corporation, an Idaho Corporation. The purchase price equaled \$9,000,000 in cash and other capitalized costs equaled approximately \$200,000. Funds for the acquisition were drawn on the Registrant's bank line of credit.

The Sellers are not affiliated with the Company, any director or officer of the

Company or any associate of any such director or officer.

The purchase prices, which were negotiated with the Sellers, were determined through internal analysis by the Company of historical cash flows and fair market values of the acquired Properties.

ITEM 7. FINANCIAL STATEMENTS, PROFORMA FINANCIAL INFORMATION AND EXHIBITS

a. FINANCIAL STATEMENTS

Financial Statements for the Properties acquired and noted in Item 2 are not available at this time and will be filed as soon as possible, but not later than 60 days from the date of this Form 8-K.

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 thereunto duly authorized.

Date: December 30, 1996

U.S. RESTAURANT PROPERTIES MASTER L.P.

By: U.S. RESTAURANT PROPERTIES, INC.  
its Managing General Partner

By: /s/ Robert J. Stetson

-----  
Robert J. Stetson  
President, Chief Executive Officer