

SECURITIES AND EXCHANGE COMMISSION

FORM NT 10-K

Notice under Rule 12b25 of inability to timely file all or part of a Form 10-K, 10-KSB, or 10KT

Filing Date: **1996-12-30** | Period of Report: **1996-09-30**
SEC Accession No. **0000745933-96-000006**

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FILER

PAINE WEBBER INCOME PROPERTIES SIX LTD PARTNERSHIP

CIK: **745933** | IRS No.: **042829686** | State of Incorpor.: **DE** | Fiscal Year End: **0930**
Type: **NT 10-K** | Act: **34** | File No.: **000-13129** | Film No.: **96687401**
SIC: **6500** Real estate

Business Address
265 FRANKLIN ST 15TH FL
BOSTON MA 02110
6174398118

UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, DC 20549

FORM 12B-25

NOTIFICATION OF LATE FILING

SEC FILE NUMBER: 0-13129

FORM 10K

FOR PERIOD ENDED: September 30, 1996

PAINE WEBBER INCOME PROPERTIES SIX LIMITED PARTNERSHIP
(Exact name of registrant as specified in its charter)

265 Franklin Street, Boston, Massachusetts 02110
(Address of principal executive offices) (Zip Code)

Registrant's telephone number, including area code (617) 439-8118

PART II - RULES 12B-25(b) AND (c)

If the subject report could not be filed without unreasonable effort or expense and the registrant seeks relief pursuant to Rule 12b-25(b), the following should be completed. (Check box if appropriate)

_____ (a) The reasons described in reasonable detail in Part III of this form could not be eliminated without unreasonable effort or expense;

X (b) The subject annual report, semi-annual report, transition report on Form 10-K, Form 20-F, 11-K, Form N-SAR, or portion thereof, will be filed on or before the fifteenth calendar day following the prescribed due date; or the subject quarterly report of transition report on Form 10-Q, or portion thereof will be filed on or before the fifth calendar day following the prescribed due date; and

_____ (c) The accountant's statement or other exhibit required by Rule 12b-25(c) has been attached if applicable.

PART III - NARRATIVE

State below in reasonable detail the reasons why the Form 10-K, 11-K, 10-Q,

N-SAR, or the transition report or portion thereof, could not be filed within the prescribed time period.

The Annual Report on Form 10-K of PaineWebber Income Properties Six Limited Partnership (the "Registrant") will not be completed by December 30, 1996, the last day for a timely filing of such Annual Report for the period ended September 30, 1996.

Additional time is required in order to enable the Registrant to file a complete and accurate report. The Form 10-K will be filed on or before January 14, 1997, in accordance with Rule 12b-25(b).

PART IV - OTHER INFORMATION

(1) Name and telephone number of person to contact in regard to this notification:

Thomas W. Boland (617) 439-8138

(2) Have all other periodic reports under Section 13 or 15(e) of the Securities Exchange Act of 1934 or Section 30 of the Investment Company Act of 1940 during the preceding 12 months (or for such shorter) period that the registrant was required to file such reports) been filed? If answer is no, identify report(s).

X Yes _____ No

(3) Is it anticipated that any significant change in results of operations from the corresponding period for the last fiscal year will be reflected by the earnings statements to be included in the subject report or portion thereof?

_____ Yes X No

If so, attach an explanation of the anticipated change, both narratively and quantitatively, and, if appropriate, state the reasons why a reasonable estimate of the results cannot be made.

PAINE WEBBER INCOME PROPERTIES SIX LIMITED PARTNERSHIP
(Name of registrant as specified in its charter)

has caused this notification to be signed on its behalf by the undersigned hereunto duly authorized.

Date: December 26, 1996

By: /s/ Timothy J. Medlock

Timothy J. Medlock, Vice
President and Treasurer