

SECURITIES AND EXCHANGE COMMISSION

FORM 8-K

Current report filing

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FILER

BRAUVIN INCOME PROPERTIES LP 6

CIK: **793066** | IRS No.: **361276801** | State of Incorporation: **DE** | Fiscal Year End: **1231**
Type: **8-K** | Act: **34** | File No.: **000-16857** | Film No.: **95535905**
SIC: **6500** Real estate

Mailing Address
*150 S WACKER DR
SUITE 3200
CHICAGO IL 60606*

Business Address
*150 S WACKER DR STE 3200
CHICAGO IL 60606
3124430922*

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) April 6, 1995

Brauvn Income Properties L.P. 6
(Exact name of registrant as specified in its charter)

Delaware	0-16857	36-1276801
(State or other	(Commission	(IRS Employer
jurisdiction of	File Number)	Identification
incorporation)		Number)

150 South Wacker Drive, Suite 3200, Chicago, Illinois 60606
(Address of principal executive offices) (Zip Code)

Registrant's telephone number, including area code (312) 443-0922

Not Applicable
(Former name or former address, if changed since last report)

BRAUVIN INCOME PROPERTIES L.P. 6
(a Delaware limited partnership)

ITEM 5. OTHER ITEMS

On April 6, 1995, Brauvn Income Properties L.P. 6 (the "Partnership") obtained a first mortgage loan in the amount of \$6,100,000 (the "First Mortgage Loan") secured by Shoppes on the Parkway ("Shoppes"), located in Hilton Head, South Carolina, from Morgan Stanley Mortgage Capital, Inc. The First Mortgage Loan bears interest at the rate of 9.55% per annum, amortizes over a 25-year period, requires monthly payments of principal and interest of approximately \$53,500 and matures on April 6, 2002, with the Partnership being responsible for a final payment of the remaining principal balance of the First Mortgage Loan plus all

accrued and unpaid interest at such time. A portion of the proceeds of the First Mortgage Loan, approximately \$4,675,000, were used to retire an existing mortgage secured by Shoppes from Crown Life Insurance Company. The Partnership will utilize a portion of the remaining proceeds from the First Mortgage Loan to fund a distribution to its limited partners and for Partnership related working capital purposes.

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.

BRAUVIN INCOME PROPERTIES L.P. 6

By: Brauvin 6, Inc.
Corporate General Partner

By: /s/ Jerome J. Brault
President and Chief Executive
Officer

Dated: April 25, 1995