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land that is leased on a long-term basis to a solar farm in Salisbury, Massachusetts. HBP waived the step-up in interest rate that was due to occur on July 1, 2013, resulting in a 5.0% interest rate during the entire term of the bridge loan. There were no origination, prepayment or exit fees paid to HBP in connection with the bridge loan.

The new term loan was made by a Northeastern regional bank with a loan amount of \$750,000. The 10-year term loan carries a 5.0% interest rate and amortizes based on a twenty year amortization schedule. Power REIT provided a parent guarantee to secure the term loan. The balance of the HBP bridge loan was refinanced with available cash.

A copy of a press release is attached as Exhibit 99.1.

SECTION 9 FINANCIAL STATEMENTS AND EXHIBITS

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

Exhibit

No.	Description
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99.1	Press Release issued by Power REIT on July 8, 2013
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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.

Date: July 8, 2013

POWER REIT

By: /s/ David H. Lesser
Name: David H. Lesser
Title: CEO and Chairman