Chesapeake Lodging Trust Form 8-K October 04, 2011

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): October 3, 2011

CHESAPEAKE LODGING TRUST

(Exact name of registrant as specified in its charter)

Maryland (State or other jurisdiction

001-34572 (Commission 27-0372343 (IRS Employer

of incorporation) File Number) Identification No.)

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1997 Annapolis Exchange Parkway, Suite 410

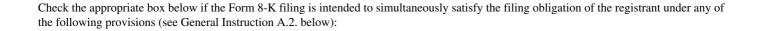
Annapolis, MD
(Address of principal executive offices)

Registrant s telephone number, including area code: (410) 972-4140

(Zip Code)

Not Applicable

(Former name or former address, if changed since last report.)



- " 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))

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Item 2.01. Completion of Acquisition or Disposition of Assets.

On October 3, 2011, Chesapeake Lodging Trust (the Trust) acquired the 613-room Denver Marriott City Center from WTCC City Center Investors V, L.L.C. for a purchase price of \$119.0 million, plus customary pro-rated amounts and closing costs. The Trust funded the acquisition with available cash and a borrowing under its revolving credit facility. The Trust assumed the existing management agreement under which Marriott International, Inc. will continue to operate the hotel. A copy of the Trust spress release announcing this transaction is filed as Exhibit 99.1 to this report and incorporated herein by reference.

Item 9.01. Financial Statements and Exhibits.

(a) and (b) Financial statements of businesses acquired and pro forma financial information.

The financial statements and pro forma financial information required by Items 9.01(a) and 9.01(b) are currently being prepared. The Trust will file the required financial statements and pro forma financial information under the cover of Form 8-K/A as soon as practicable, but in no event later than December 19, 2011.

(d) Exhibits.

Incorporated by reference to the Exhibit Index filed herewith and incorporated herein by reference.

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SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: October 4, 2011 CHESAPEAKE LODGING TRUST

By: /s/ Graham J. Wootten Graham J. Wootten Senior Vice President and Chief Accounting Officer

Exhibit Index

Exhibit

Number Exhibit Description

99.1 Press release issued October 3, 2011