

HARTMAN COMMERCIAL PROPERTIES REIT  
Form 8-K  
March 07, 2007

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**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): March 7, 2007**

**Hartman Commercial Properties REIT**  
(Exact Name of Registrant as Specified in Its Charter)

<b>Maryland</b> (State or other jurisdiction of incorporation or organization)	<b>000-50256</b> (Commission File Number)	<b>76-0594970</b> (I.R.S. Employer Identification No.)
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**1450 West Sam Houston Parkway North, Suite 111**  
**Houston, Texas 77043**  
(Address of principal executive offices)  
(Zip Code)

**(713) 827-9595**  
(Registrant's telephone number, including area code)

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

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- ..  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))



**Item 7.01 Regulation FD Disclosure.**

On March 7, 2007 Hartman Commercial Properties REIT (“HCP REIT”) issued a press release announcing that it closed on refinancing its Windsor Park Centre, San Antonio, a retail property that it has owned since December 2003. HCP REIT replaced a \$5.1 million loan at an annual interest rate of 8.34% with a \$10 million loan at a 6.04% annual interest rate, maturing March 1, 2014. The refinancing reduces the debt service (cash outflow) by \$243,000 annually, and makes available \$4.7 million to the Company for new value added acquisitions and improvements to existing properties.

A copy of this press release is furnished herewith as Exhibit 99.1 to the Current Report on Form 8-K and is incorporated herein by reference.

**Item 9.01 Financial Statements and Exhibits.**

**(d) Exhibits.**

99.1 Press Release, dated March 7, 2007

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**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 hereunto duly authorized.

**Hartman Commercial Properties REIT**

Date: March 7, 2007

By:           /s/ James C. Mastandrea          

Name: James C. Mastandrea

Title: Interim Chief Executive Officer