
Section 1: 8-K (8-K)

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION**
Washington, DC 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 29, 2018

Strategic Realty Trust, Inc.

(Exact name of Registrant specified in its Charter)

Maryland
(State or other jurisdiction of
incorporation or organization)

000-54376
(Commission File Number)

90-0413866
(IRS Employer
Identification No.)

66 Bovet Road, Suite 100
San Mateo, California, 94402
(Address of Principal Executive Offices, including Zip Code)

Registrant's telephone number, including area code: (650) 343-9300

(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))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 1.01. Entry into Material Definitive Agreement.

On October 29, 2018, Sunset & Gardner Investors, LLC, a joint venture in which a subsidiary of Strategic Realty Trust, Inc. (the “Company”) is a member (the “Joint Venture”) refinanced its current financing encumbering its property located in Los Angeles, California, with a new loan from Lone Oak Fund LLC (the “Lender”). The new loan has a principal balance of \$8,700,000, and bears a fixed interest rate of 6.90% per annum, payable monthly. The new loan is scheduled to mature on October 31, 2019, and is secured by a first Deed of Trust on the property. The Joint Venture used working capital funds to repay the \$1,000,000 difference between the new loan and the prior maturing loan.

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.

STRATEGIC REALTY TRUST, INC.

Dated: November 2, 2018

By: /s/ Andrew Batinovich
Andrew Batinovich
Chief Executive Officer

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