

Pebblebrook Hotel Trust
Form 8-K
October 14, 2010

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 13, 2010

PEBBLEBROOK HOTEL TRUST

(Exact name of registrant as specified in its charter)

Maryland

001-34571

27-1055421

(State or other jurisdiction
of incorporation)

(Commission
File Number)

(I.R.S. Employer
Identification No.)

2 Bethesda Metro Center, Suite 1530,
Bethesda, Maryland

20814

(Address of principal executive offices)

(Zip Code)

Registrant's telephone number, including area code:

(240) 507-1300

Not Applicable

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))

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Item 1.01 Entry into a Material Definitive Agreement.

On October 13, 2010, a subsidiary of Pebblebrook Hotel Trust (the "Company") entered into an agreement to acquire an upscale, full-service hotel in the Los Angeles, California metropolitan region for \$102.8 million from an unaffiliated third party. The Company expects to fund the purchase price with proceeds from the Company's previous equity offerings. The closing is expected to occur within 60 days, however, because the acquisition is subject to customary closing requirements and conditions, the Company can give no assurance that the transaction will be consummated during that time period, or at all.

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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.

PEBBLEBROOK HOTEL TRUST

October 14, 2010

By: /s/ Raymond D. Martz

*Name: Raymond D. Martz
Title: Executive Vice President, Chief Financial Officer,
Treasurer and Secretary*

(1) D Common Stock 11,256.3523 (3) I By ESOP/401k-fbo Kathy Thompson

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Securities (Instr. 3 and 4)	Amount or Number of Shares
Option (Right to Buy)	\$ 11.3989					10/20/1999 04/20/2009	Common Stock	6,72
Option (Right to Buy)	\$ 10					07/07/2000 01/07/2010	Common Stock	7,35
Option (Right to Buy)	\$ 9.8238					06/21/2001 12/21/2010	Common Stock	9,45
Option (Right to Buy)	\$ 16					06/27/2001 12/27/2011	Common Stock	8,40
	\$ 18.619					06/17/2003 12/17/2012		7,14

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Option (Right to Buy)								Common Stock	
Option (Right to Buy)	\$ 20.1714					06/16/2004	12/16/2013	Common Stock	9,76
Option (Right to Buy)	\$ 22.8095					06/14/2005	06/14/2014	Common Stock	9,34
Option (Right to Buy)	\$ 24.0667					07/17/2006	11/07/2016	Common Stock	14,70
Option (Right to Buy)	\$ 26.83					08/20/2007	02/20/2017	Common Stock	9,50
Stock Appreciation Right	\$ 23.37	02/19/2008		A	6,000	08/19/2008	02/19/2018	Common Stock	6,00

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
THOMPSON KATHY C 6804 FAIRWAY VIEW CT. PROSPECT, KY 40059	X		Executive Vice President	

Signatures

//Kathy C.
Thompson

02/21/2008

**Signature of
Reporting Person

Date

Explanation of Responses:

* If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

(1) Includes 49.90512 shares acquired on 1/2/08 through dividend reinvestment plan

(2) Restricted stock award

(3) Includes 2007 annual employer contribution

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure.

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