

UNIVERSAL TECHNICAL INSTITUTE INC

Form 8-K

September 24, 2004

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**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) September 20, 2004

**UNIVERSAL TECHNICAL INSTITUTE, INC.**

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(Exact name of registrant as specified in its charter)

**Delaware**

**1-31923**

**86-0226984**

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(State or other jurisdiction  
of incorporation)

(Commission  
File Number)

(IRS Employer  
Identification No.)

20410 North 19th Avenue, Suite 200, Phoenix, Arizona

85027

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(Address of principal executive offices)

(Zip Code)

Registrant's telephone number, including area code: (623) 445-9500

None

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

- o Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - o Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - o Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - o 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 September 20, 2004, Universal Technical Institute, Inc. (the Company), a Delaware corporation, entered into a definitive agreement with CFRI/CQ Norwood Upland, L.L.C., a Delaware limited liability company, to purchase a property in the Boston suburb of Norwood, Massachusetts for \$12.4 million dollars. The purchase is expected to close in the Company's second quarter of fiscal 2005, subject to customary terms and conditions including satisfactory results of the Company's due diligence. The Company plans to use available cash from operations to pay for the purchase price. The foregoing description is qualified in its entirety by reference to the purchase agreement.

On September 24, 2004, the Company issued a press release relating to the definitive agreement, which press release is filed as an exhibit to this report and incorporated herein by this reference.

**Item 9.01. Financial Statements and Exhibits.**

**(c) Exhibits**

<b>Exhibit Number</b>	<b>Exhibit Title or Description</b>
99.01	Press release entitled Universal Technical Institute, Inc. Announces New Automotive Training Campus in Boston Area, dated September 24, 2004.

**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.

UNIVERSAL TECHNICAL INSTITUTE,  
INC.

/s/ Chad A. Freed

Date: September 24, 2004

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Name: Chad A. Freed  
Title: Vice President and Corporate  
Counsel