

LTC PROPERTIES INC
Form 10-Q
August 08, 2011
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UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 10-Q

(Mark One)

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended June 30, 2011

OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the Transition period from to

Commission file number 1-11314

LTC PROPERTIES, INC.

(Exact name of Registrant as specified in its charter)

Maryland
(State or other jurisdiction of
incorporation or organization)

71-0720518
(I.R.S. Employer
Identification No.)

2829 Townsgate Road, Suite 350

Westlake Village, California 91361

(Address of principal executive offices, including zip code)

(805) 981-8655

(Registrant's telephone number, including area code)

Indicate by check mark whether registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§ 232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer

Accelerated filer

Non-accelerated filer

Smaller reporting company

(Do not check if a smaller reporting company)

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes No

The number of shares of common stock outstanding on August 1, 2011 was 30,340,574.

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	June 30, 2011 <i>(unaudited)</i>	December 31, 2010 <i>(audited)</i>
ASSETS		
Real estate investments:		
Land	\$ 48,230	\$ 43,031
Buildings and improvements	625,945	567,017
Accumulated depreciation and amortization	(167,537)	(158,204)
Net operating real estate property	506,638	451,844
Properties held-for-sale, net of accumulated depreciation and amortization: 2011 \$613; 2010 \$505	5,018	5,113
Net real estate property	511,656	456,957
Mortgage loans receivable, net of allowance for doubtful accounts: 2011 \$945; 2010 \$981	55,410	59,026
Real estate investments, net	567,066	515,983
Other assets:		
Cash and cash equivalents	6,395	6,903
Debt issue costs, net	2,421	743
Interest receivable	1,535	1,571
Straight-line rent receivable,(1) net of allowance for doubtful accounts: 2011 \$656; 2010 \$634	21,757	20,090
Prepaid expenses and other assets	7,772	8,162
Other assets related to properties held-for-sale, net of allowance for doubtful accounts: 2011 \$839; 2010 \$839	51	51
Notes receivable	945	1,283
Marketable securities (2)	6,481	6,478
Total assets	\$ 614,423	\$ 561,264
LIABILITIES		
Bank borrowings	\$ 70,000	\$ 37,700
Senior unsecured notes	50,000	50,000
Bonds payable	3,200	3,730
Accrued interest	858	675
Earn-out liabilities	10,018	
Accrued expenses and other liabilities	10,180	9,737
Accrued expenses and other liabilities related to properties held-for-sale	62	132
Distributions payable		1,768
Total liabilities	144,318	103,742
EQUITY		
Stockholders' equity:		
Preferred stock \$0.01 par value; 15,000 shares authorized; shares issued and outstanding: 2011 2,000; 2010 5,536	38,500	126,913
Common stock: \$0.01 par value; 45,000 shares authorized; shares issued and outstanding: 2011 30,341; 2010 26,345	303	263
Capital in excess of par value	506,513	398,599
Cumulative net income	647,811	623,491
Other	234	264

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Cumulative distributions	(725,218)	(693,970)
Total LTC Properties, Inc. stockholders' equity	468,143	455,560
Non-controlling interests	1,962	1,962
Total equity	470,105	457,522
Total liabilities and equity	\$ 614,423	\$ 561,264

(1) On June 30, 2011 and December 31, 2010, we had \$2,945 and \$2,822 respectively, in straight-line rent receivable from a lessee that qualifies as a related party because the lessee's Chief Executive Officer is on our Board of Directors. See *Note 9. Transactions with Related Party* for further discussion.

(2) At June 30, 2011 and December 31, 2010, we had a \$6,500 face value investment in marketable securities issued by an entity that qualifies as a related party because the entity's Chief Executive Officer is on our Board of Directors. See *Note 9. Transactions with Related Party* for further discussion.

See accompanying notes.

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LTC PROPERTIES, INC.

CONSOLIDATED STATEMENTS OF INCOME

(Amounts in thousands, except per share)

(unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2011	2010	2011	2010
Revenues:				
Rental income (1)	\$ 19,337	\$ 15,790	\$ 37,517	\$ 31,128
Interest income from mortgage loans	1,613	1,836	3,269	3,815
Interest and other income (2)	230			