

LTC PROPERTIES INC  
Form 10-Q  
August 05, 2009  
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**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

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**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, 2009

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)

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**Maryland**  
(State or other jurisdiction of  
incorporation or organization)

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

**31365 Oak Crest Drive, Suite 200**

**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 July 31, 2009 was 23,176,833.

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**FORM 10-Q**

**June 30, 2009**

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(Amounts in thousands)

	<b>June 30, 2009</b> <b>(unaudited)</b>	<b>December 31, 2008</b> <b>(audited)</b>
<b>ASSETS</b>		
Real Estate Investments:		
Buildings and improvements, net of accumulated depreciation and amortization: 2009 \$137,808; 2008 \$130,475	\$ 331,575	\$ 337,171
Land	34,971	34,971
Mortgage loans receivable, net of allowance for doubtful accounts: 2009 \$740; 2008 \$760	73,546	77,541
Real estate investments, net	440,092	449,683
Other Assets:		
Cash and cash equivalents	14,108	21,118
Debt issue costs, net	599	831
Interest receivable	1,972	2,010
Straight-line rent receivable, net of allowance for doubtful accounts: 2009 \$530; 2008 \$140	15,719(1)	13,900(1)
Prepaid expenses and other assets	8,577	9,148
Notes receivable	2,703	2,895
Marketable securities	6,470(2)	6,468(2)
<b>Total Assets</b>	<b>\$ 490,240</b>	<b>\$ 506,053</b>
<b>LIABILITIES AND EQUITY</b>		
Bank borrowings	\$ 5,500	\$
Mortgage loans payable	15,871	32,063
Bonds payable	4,225	4,690
Accrued interest	134	251
Accrued expenses and other liabilities	5,983	5,015
Distributions payable	2,967	3,022
<b>Total Liabilities</b>	<b>34,680</b>	<b>45,041</b>
Stockholders' equity:		
Preferred stock \$0.01 par value; 15,000 shares authorized; shares issued and outstanding: 2009 7,932; 2008 8,042	186,801	189,560
Common stock: \$0.01 par value; 45,000 shares authorized; shares issued and outstanding: 2009 23,177; 2008 23,136	232	231
Capital in excess of par value	322,761	321,979
Cumulative net income	555,390	533,565
Other	446	735
Cumulative distributions	(613,204)	(588,192)
<b>Total LTC Properties, Inc. Stockholders' Equity</b>	<b>452,426</b>	<b>457,878</b>
Noncontrolling interests	3,134	3,134
<b>Total Equity</b>	<b>455,560</b>	<b>461,012</b>
<b>Total Liabilities and Equity</b>	<b>\$ 490,240</b>	<b>\$ 506,053</b>

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- (1) On June 30, 2009 and December 31, 2008, we had \$2,262,000 and \$2,037,000, 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, 2009 and December 31, 2008, we had a \$6,500,000 face value investment in marketable securities issued by 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.

*See accompanying notes.*

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**LTC PROPERTIES, INC.**

**CONSOLIDATED STATEMENTS OF INCOME**

(Amounts in thousands, except per share amounts)

*(unaudited)*

	<b>Three Months Ended June 30,</b>		<b>Six Months Ended June 30,</b>	
	<b>2009</b>	<b>2008</b>	<b>2009</b>	<b>2008</b>
<b>Revenues:</b>				
Rental income (1)	\$ 14,951	\$ 14,625	\$ 29,981	\$ 29,259
Interest income from mortgage loans	2,106	2,577	4,477	5,235
Interest and other income (2)	328	649	643	