

HCP, INC.
Form 10-Q
August 02, 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 1-08895

HCP, INC.

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction of
incorporation or organization)

33-0091377
(I.R.S. Employer
Identification No.)

3760 Kilroy Airport Way, Suite 300
Long Beach, CA 90806
(Address of principal executive offices)

(562) 733-5100
(Registrant's telephone number, including area code)

(Former name, former address and former fiscal year, if changed since last report)

Indicate by check mark whether the 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 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
Non-accelerated Filer
(Do not check if a smaller reporting company)

Accelerated Filer
Smaller Reporting Company

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

As of July 27, 2011, there were 407,179,224 shares of the registrant's \$1.00 par value common stock outstanding.

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	June 30, 2011	December 31, 2010
ASSETS		
Real estate:		
Buildings and improvements	\$ 8,986,880	\$ 8,209,806
Development costs and construction in progress	156,198	144,116
Land	1,731,589	1,573,984
Accumulated depreciation and amortization	(1,392,002)	(1,251,142)
Net real estate	9,482,665	8,676,764
Net investment in direct financing leases	6,649,852	609,661
Loans receivable, net	110,980	2,002,866
Investments in and advances to unconsolidated joint ventures	224,625	195,847
Accounts receivable, net of allowance of \$1,190 and \$5,150, respectively	24,273	34,504
Cash and cash equivalents	276,205	1,036,701
Restricted cash	44,170	36,319
Intangible assets, net	400,438	316,375
Other assets, net	479,850	422,886
Total assets	\$ 17,693,058	\$ 13,331,923
LIABILITIES AND EQUITY		
Bank line of credit	\$	\$
Senior unsecured notes	5,706,998	3,318,379
Mortgage debt	1,780,665	1,235,779
Other debt	89,466	92,187
Intangible liabilities, net	137,848	148,072
Accounts payable and accrued liabilities	589,818	313,806
Deferred revenue	66,995	77,653
Total liabilities	8,371,790	5,185,876
Commitments and contingencies		
Preferred stock, \$1.00 par value: 50,000,000 shares authorized; 11,820,000 shares issued and outstanding, liquidation preference of \$25.00 per share	285,173	285,173
Common stock, \$1.00 par value: 750,000,000 shares authorized; 407,120,455 and 370,924,887 shares issued and outstanding, respectively	407,120	370,925
Additional paid-in capital	9,328,607	8,089,982
Cumulative dividends in excess of earnings	(861,539)	(775,476)
Accumulated other comprehensive loss	(13,833)	(13,237)
Total stockholders' equity	9,145,528	7,957,367
Joint venture partners	4,715	14,935
Non-managing member unitholders	171,025	173,745
Total noncontrolling interests	175,740	188,680
Total equity	9,321,268	8,146,047

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Total liabilities and equity	\$	17,693,058	\$	13,331,923
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See accompanying Notes to Condensed Consolidated Financial Statements.

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CONDENSED CONSOLIDATED STATEMENTS OF INCOME

(In thousands, except per share data)

(Unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2011	2010	2011	2010
Revenues:				
Rental and related revenues	\$ 261,573	\$ 230,368	\$ 517,736	\$ 454,638
Tenant recoveries	22,441	22,068	45,885	43,829
Income from direct financing leases	143,662	11,995	157,057	24,210
Interest income	60,526	36,156	98,622	