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PROPERTIES, A INC. NOTES TO CONSOLIDATED FINANCIAL STATEMENTS CONTINUED(UNAUDITED)

The following table summarizes our mortgage loan activity for the nine months ended September 30, 2024 and 2023 (in thousands):

	2024	2023
(1) Exchange of mortgage loans for controlling interests in joint ventures accounted for as financing receivables:	\$83,383	\$83,383
(2) Application of interest reserve:	\$69,169	\$69,169
(3) Scheduled principal payments received:	\$380	\$301
(4) Premium amortization:	\$17,606	\$116,490
(5) Recovery (provision) for loan loss reserve:	\$1,176	Net decrease
(6) Increase in mortgage loans receivable:	\$116,490	
(7) The following funding occurred:		
(a) \$9,999 under a \$19,500 mortgage loan commitment for the construction of an 85-unit ALF and MC in Michigan.		
(b) Contributed \$12,100 of equity upon origination in July 2023, which was used to initially fund the construction. Our remaining commitment is \$9,500. The interest-only loan term is approximately three years at a rate of 8.75%, and includes two, one-year extensions, each of which is contingent on certain coverage thresholds;		
(c) \$5,546 of additional funding under a mortgage loan receivable agreement with an ALG affiliate secured by 13 ALFs and MCs in North Carolina (12) and South Carolina (1). During the three months ended June 30, 2024, we exchanged this \$64,450 mortgage loan receivable for a controlling interest in a JV investment with an ALG affiliate. See Financing Receivables above for more information;		
(d) \$2,766 of additional funding under a mortgage loan receivable agreement with an ALG affiliate secured by four ALFs in North Carolina. During the three months ended June 30, 2024, we exchanged this \$37,985 mortgage loan receivable for a controlling interest in a JV investment with an ALG affiliate. See Financing Receivables above for more information; and		
(e) \$767 of additional funding under various loans.		
(f) We received the payoff of a \$29,347 mortgage loan secured by a 189-bed SNF in Louisiana and a \$2,013 mortgage loan secured by a parcel of land in Missouri. Additionally, we received a partial principal payout of \$2,734 related to the sale of a SNF securing the mortgage loan previously secured by 15-SNFs in Michigan.		
(g) The following occurred:		
(a) \$64,450 mortgage loan receivable due from an ALG affiliate was exchanged for a controlling interest in a JV. See (1)(b) above for more information; and		
(b) \$37,985 mortgage loan receivable due from an ALG affiliate was exchanged for a controlling interest in a JV. See (1)(c) above for more information.		
(c) Subsequent to September 30 2024, we received the payoff of a \$51,111 mortgage loan receivable secured by a 203-unit ALF in Georgia.		
(d) The following funding and originations occurred:		
(a) \$10,750 mortgage loan secured by a 45-unit MC located in North Carolina. The loan carries a two-year term with an interest-only rate of 7.25% and an IRR of 9.0%;		
(b) \$51,111 mortgage loan investment secured by a 203-unit ILF, ALF and MC located in Georgia. We acquired a participating interest owned by existing lenders for \$42,251 in addition to converting our \$7,461 mezzanine loan in the property into a participating interest in the mortgage loan. The mortgage loan matures in October 2024 and our investment is at an initial rate of 7.5% with an IRR of 7.75%. We recorded \$1,380 of additional interest income in connection with the effective prepayment of the mezzanine loan in the first quarter of 2023. Subsequent to September 30, 2024, the \$51,111 mortgage loan was paid off. See (4) above;		
(c) \$16,500 senior loan for the purchase of a 150-bed Medicare focused SNF in Illinois. The mortgage loan matures in June 2028 and our investment is at an interest rate of 8.75%; and		
(d) \$5,022 of additional funding under other mortgage loans receivable.		

LTC PROPERTIES, A INC. NOTES TO CONSOLIDATED FINANCIAL STATEMENTS CONTINUED(UNAUDITED)

Investment in Unconsolidated Joint Ventures

We have preferred equity investments in two joint ventures and an acquisition, development and construction (ADC) loan . We determined that each of these JVs meet the accounting criteria to be considered a variable interest entity (VIE). We are not the primary beneficiary of the JVs as we do not have both: 1) the power to direct the activities that most significantly affect the JV's economic performance, and 2) the right to receive benefits from the VIE or the obligation to absorb losses of the VIE that could be significant to the VIE. However, we do have significant influence over the JVs. Therefore, we have accounted for the JVs using the equity method of accounting. The following table provides information regarding these preferred equity investments (dollar amounts in thousands):

	Type
Total Available Contractual Amount	Preferred Equity
Cash Available Carrying State Properties Investment Return Portion Beds / Units Available Value Texas SNF/ALFA Senior Loan	19.2%
Washington ILF/MCA Preferred Equity	21.0%
Washington ILF/ALFA Preferred Equity	14.0%
Total Available Contractual Amount	466%
We originated a \$12,700 mortgage loan to a current operator secured by a SNF/ALF in Texas. The investment commitment amount includes \$11,164, funded during the three months ended June 30, 2024, an interest reserve of \$750 and a capital expenditure reserve of \$786. In accordance with GAAP, this mortgage loan was determined to be an ADC loan and is accounted for as an unconsolidated JV. The campus has 104 beds (70 skilled nursing and 34 assisted living). The five-year mortgage loan is interest-only at a current rate of 9.15%.	
(2) Our investment represents 15.5% of the total investment. The preferred equity investment earns an initial cash rate of 7% increasing to 9% in year four until the IRR is 8%. After achieving an 8% IRR, the cash rate drops to 8% with an IRR ranging between 12% to 14%, depending upon timing of redemption. We have the option to require the JV partner to purchase our preferred equity interest at any time between August 17, 2031 and December 31, 2036.	
(3) Our investment represents 11.6% of the estimated total investment. The preferred equity investment earns an initial cash rate of 8% with an IRR of 14%. The JV partner has the option to buy out our investment at any time after August 31, 2023 at the IRR rate. Also, we have the option to require the JV partner to purchase our preferred equity interest at any time between August 31, 2027 and prior to the end of the first renewal term of the lease.	

The following table summarizes our capital contributions, income recognized, and cash interest received related to our investments in unconsolidated joint ventures during the nine months ended September 30, 2024 and 2023 (in thousands):

	2024	2023
Yearly Properties Recognized Earnings Income Accrued	SNF/ALFA \$589	SNF/ALFA \$589
ILF/ALFA (1) 791	791	791
UDP (1A) 790	790	790
Total Available Contractual Amount	1,127	1,127
(1) The JV developed and owns a 267-unit ILF and ALF in Washington. The development project was completed during the fourth quarter of 2023.		

LTC PROPERTIES, A INC. NOTES TO CONSOLIDATED FINANCIAL STATEMENTS CONTINUED(UNAUDITED)

Notes Receivable

Notes receivable consist of mezzanine loans and working capital loans. The following table summarizes our investments in notes receivable at September 30, 2024 (dollar amounts in thousands):

	Type
Rate Maturity Loan Investment # of Loans Property	8.3%
Average Rate	2025
Working Capital	50%
Mortgage	1%
Mezzanine	0.0%
Working Capital	2%
SNF	8.8%
Mezzanine	12.0%
Working Capital	50%
ALF	7.4%
Working Capital	95%
ALF	0.0%
Working Capital	2%
SNF	7.4%
Working Capital	2%
ALF	48,173
(1) Excludes the impact of credit loss reserve.	

The following table is a summary of our notes receivable components as of September 30, 2024 and December 31, 2023 (in thousands):

	2024	2023
September 30, 2024 Advances under notes receivable	340	19,258
Principal payments received under notes receivable	(13,268)	(14,537)
Recovery of credit losses	129	(48)
Net (decrease) increase in notes receivable	(12,799)	4,673
During 2024, we received \$11,986 towards the payoff of a \$13,531 working capital note. The remaining \$1,545 balance of the working capital note is interest free and will be repaid in installments through 2028. Additionally, we received an aggregate \$1,282 related to the payoff of two working capital notes.		
(2) During 2023, we received \$4,545, which includes a prepayment fee and the exit IRR totaling \$190 from a mezzanine loan prepayment. The mezzanine loan was on a 136-unit ILF in Oregon. Additionally, another \$7,461 mezzanine loan was effectively prepaid through converting it as part of our \$51,111 investment in a participating interest in an existing mortgage loan that is secured by a 203-unit ALF, ILF and MC located in Georgia. We recorded \$1,380 of interest income in connection with the effective prepayment of the mezzanine loan. Subsequent to September 30, 2024, the \$51,111 mortgage loan was paid off.		

LTC PROPERTIES, A INC. NOTES TO CONSOLIDATED FINANCIAL STATEMENTS CONTINUED(UNAUDITED)

Lease Incentives

Our non-contingent lease incentive balances at September 30, 2024 and December 31, 2023 were \$3,584,000 and \$2,607,000, respectively. The following table summarizes our lease incentives activity for the nine months ended September 30, 2024 and 2023 (in thousands):

	2024	2023
Year of origination	2024	2023
Investment Type	2024	2023
Prior Total Credit Loss Reserve	Financing Receivables	163,460
Additional Funding	2024	2023
Amortization of lease incentives	(626)	(584)
Adjustment for collectability of lease incentives	(26)	(2)
Other adjustments	(191)	(9)
Net increase in non-contingent lease incentives	977	404
(1) Represents lease incentive balances written-off due to property sales.		
(2) Represents uncollectible lease incentive balances written-off.		

Non-contingent lease incentives represent payments made to our lessees for various reasons including entering into a new lease or lease amendments and extensions. Contingent lease incentives represent potential contingent earn-out payments that may be made to our lessees in the future, as part of our lease agreements. From time to time, we may commit to provide contingent payments to our lessees, upon our properties achieving certain rent coverage ratios. Once the contingent payment becomes probable and estimable, the contingent payment is recorded as a lease incentive. Lease incentives are

2,698,846. November 2021. 2.76%. 1-month SOFR. \$50,000. \$1,448. 3,639. 6,110. Senior Unsecured Notes. We have senior unsecured notes held by institutional investors with interest rates ranging from 3.66% to 4.5%. The senior unsecured notes mature between 2026 and 2033. 22 Table of Contents LTC PROPERTIES, A INC. NOTES TO CONSOLIDATED FINANCIAL STATEMENTS CONTINUED (Unaudited). The senior unsecured notes and the Credit Agreement, including the Revolving Line of Credit and the Term Loans, contain financial covenants, which are measured quarterly, that require us to maintain, among other things: a ratio of total indebtedness to total asset value not greater than 0.6 to 1.0; a ratio of secured debt to total asset value not greater than 0.35 to 1.0; a ratio of unsecured debt to the value of the unencumbered asset value not greater than 0.6 to 1.0; and a ratio of EBITDA, as calculated in the debt obligation, to fixed charges not less than 1.50 to 1.0. At September 30, 2024, we were in compliance with all applicable financial covenants. These debt obligations also contain additional customary covenants and events of default that are subject to a number of important and significant limitations, qualifications and exceptions. The following table sets forth information regarding debt obligations by component as of September 30, 2024 and December 31, 2023 (dollar amounts in thousands):

	September 30, 2024	December 31, 2023
Balance	\$1,448,363	\$1,448,363
Interest	\$1,448,363	\$1,448,363
Outstanding	\$1,448,363	\$1,448,363
Debt Obligations	\$1,448,363	\$1,448,363
Rate	3.66%	4.5%
Costs	\$99,771	\$99,771
Term loans	\$184,850	\$184,850
Net of debt issue costs	\$445,402	\$445,402
Total	\$1,448,363	\$1,448,363

(1) Represents weighted average of interest rate as of September 30, 2024. (2) Subject to September 30, 2024, we repaid \$93,800 under our unsecured revolving line of credit. Accordingly, we have \$146,350 outstanding and \$278,650 available for borrowing under our unsecured revolving line of credit. During the nine months ended September 30, 2024 and 2023, our debt borrowings and repayments were as follows (in thousands):

	September 30, 2024	September 30, 2023
Debt	\$1,448,363	\$1,448,363
Repayments	\$1,448,363	\$1,448,363
Revolving line of credit	\$1,448,363	\$1,448,363
Outstanding	\$1,448,363	\$1,448,363
Debt Obligations	\$1,448,363	\$1,448,363
Rate	3.66%	4.5%
Costs	\$99,771	\$99,771
Term loans	\$184,850	\$184,850
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Total	\$1,448,363	\$1,448,363

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	September 30, 2024	September 30, 2023
Debt	\$1,448,363	\$1,448,363
Repayments	\$1,448,363	\$1,448,363
Revolving line of credit	\$1,448,363	\$1,448,363
Outstanding	\$1,448,363	\$1,448,363
Debt Obligations	\$1,448,363	\$1,448,363
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	September 30, 2024	September 30, 2023
Debt	\$1,448,363	\$1,448,363
Repayments	\$1,448,363	\$1,448,363
Revolving line of credit	\$1,448,363	\$1,448,363
Outstanding	\$1,448,363	\$1,448,363
Debt Obligations	\$1,448,363	\$1,448,363
Rate	3.66%	4.5%
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	September 30, 2024	September 30, 2023
Debt	\$1,448,363	\$1,448,363
Repayments	\$1,448,363	\$1,448,363
Revolving line of credit	\$1,448,363	\$1,448,363
Outstanding	\$1,448,363	\$1,448,363
Debt Obligations	\$1,448,363	\$1,448,363
Rate	3.66%	4.5%
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	September 30, 2024	September 30, 2023
Debt	\$1,448,363	\$1,448,363
Repayments	\$1,448,363	\$1,448,363
Revolving line of credit	\$1,448,363	\$1,448,363
Outstanding	\$1,448,363	\$1,448,363
Debt Obligations	\$1,448,363	\$1,448,363
Rate	3.66%	4.5%
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	September 30, 2024	September 30, 2023
Debt	\$1,448,363	\$1,448,363
Repayments	\$1,448,363	\$1,448,363
Revolving line of credit	\$1,448,363	\$1,448,363
Outstanding	\$1,448,363	\$1,448,363
Debt Obligations	\$1,448,363	\$1,448,363
Rate	3.66%	4.5%
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Term loans	\$184,850	\$184,850
Net of debt issue costs	\$445,402	\$445,402
Total	\$1,448,363	\$1,448,363

classified as Level 3. The fair value is determined using a widely accepted valuation technique, discounted cash flow analysis on the expected cash flows. The discount rate used to value our future cash inflows of the financing receivables at September 30, 2024 and December 31, 2023 was 7.3% and 7.6%, respectively.

(2) Our investment in mortgage loans receivable is classified as Level 3. The fair value is determined using a widely accepted valuation technique, discounted cash flow analysis on the expected cash flows. The discount rate is determined using our assumption on market conditions adjusted for market and credit risk and current returns on our investments. The discount rate used to value our future cash inflows of the mortgage loans receivable at September 30, 2024 and December 31, 2023 was 9.8% and 9.2%, respectively.

(3) Our investments in notes receivable are classified as Level 3. The discount rate is determined using our assumption on market conditions adjusted for market and credit risk and current returns on our investments. The discount rate used to value our future cash flows of the notes receivable at September 30, 2024 and December 31, 2023 was 7.6% and 6.9%, respectively.

(4) Our revolving line of credit and term loans bear interest at a variable interest rate. The estimated fair value of our revolving line of credit and term loans approximated their carrying values at September 30, 2024 and December 31, 2023 upon prevailing market interest rates for similar debt arrangements.

(5) Our obligation under our senior unsecured notes is classified as Level 3 and thus the fair value is determined using a widely accepted valuation technique, discounted cash flow analysis on the expected cash flows. The discount rate is measured based upon management's estimates of rates currently prevailing for comparable loans available to us, and instruments of comparable maturities. At September 30, 2024, the discount rate used to value our future cash outflow of our senior unsecured notes was 5.5% for those maturing before year 2030 and 5.75% for those maturing at or beyond year 2030. At December 31, 2023, the discount rate used to value our future cash outflow of our senior unsecured notes was 6.5% for those maturing before year 2030 and 6.75% for those maturing at or beyond year 2030.

13.Subsequent EventsSubsequent to September 30, 2024, the following events occurred:Real Estate. We sold a closed assisted living community located in Colorado for \$5,250,000. At September 30, 2024, the community was classified as held-for-sale and had a gross book value of \$5,852,000 and a net book value of \$4,058,000.

29 Table of ContentsLTC PROPERTIES, A INC.NOTES TO CONSOLIDATED FINANCIAL STATEMENTS CONTINUED(Unaudited)

Mortgage Loan Receivable. We received the payoff of a \$51,111,000 mortgage loan receivable secured by a 203-unit assisted living community in Georgia. Debt. We repaid \$93,800,000 under our unsecured revolving line of credit. Accordingly, we have \$146,350,000 outstanding and \$278,650,000 available for borrowing under our unsecured revolving line of credit. Equity: We sold 226,370 shares of common stock for \$7,936,000 in net proceeds under our Equity Distribution Agreements. Accordingly, we have \$1,522,000 available under our Equity Distribution Agreements. We declared a monthly cash dividend of \$0.19 per share on our common stock for the months of October, November and December 2024, payable on October 31, November 29, and December 31, 2024, respectively to stockholders of record on October 23, November 21, and December 23, 2024, respectively.

Table of Contents

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Cautionary Statement Regarding Forward-Looking StatementsThis quarterly report contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, adopted pursuant to the Private Securities Litigation Reform Act of 1995. Statements that are not purely historical may be forward-looking. You can identify some of the forward-looking statements by their use of forward-looking words, such as "believes," "expects," "may," "will," "could," "would," "should," "seeks," "approximately," "intends," "plans," "estimates" or "anticipates," or the negative of those words or similar words. Forward-looking statements involve inherent risks and uncertainties regarding events, conditions and financial trends that may affect our future plans of operation, business strategy, results of operations and financial position. A number of important factors could cause actual results to differ materially from those included within or contemplated by such forward-looking statements, including, but not limited to, our dependence on our operators for revenue and cash flow; the duration and extent of the effects of the COVID-19 pandemic; a government regulation of the health care industry; federal and state health care cost containment measures including reductions in reimbursement from third-party payors such as Medicare and Medicaid; required regulatory approvals for operation of health care facilities; a failure to comply with federal, state, or local regulations for the operation of health care facilities; the adequacy of insurance coverage maintained by our operators; our reliance on a few major operators; our ability to renew leases or enter into favorable terms of renewals or new leases; the impact of inflation, operator financial or legal difficulties; the sufficiency of collateral securing mortgage loans; an impairment of our real estate investments; the relative illiquidity of our real estate investments; our ability to develop and complete construction projects; our ability to invest cash proceeds for health care properties; a failure to qualify as a REIT; our ability to grow if access to capital is limited; and a failure to maintain or increase our dividend. For a discussion of these and other factors that could cause actual results to differ from those contemplated in the forward-looking statements, please see the discussion under "Risk Factors" contained in our Annual Report on Form 10-K for the fiscal year ended December 31, 2023 and in our publicly available filings with the Securities and Exchange Commission. We do not undertake any responsibility to update or revise any of these factors or to announce publicly any revisions to forward-looking statements, whether as a result of new information, future events or otherwise. Executive OverviewBusiness and Investment StrategyWe are a real estate investment trust ("REIT") that invests in seniors housing and health care properties through sale-leaseback, financing receivables, mortgage financing, joint ventures and structured finance solutions including preferred equity and mezzanine lending. Our primary objectives are to create, sustain and enhance stockholder equity value and provide current income for distribution to stockholders through real estate investments in seniors housing and health care properties managed by experienced operators. 31 Table of ContentsThe following graph summarizes our gross investments as of September 30, 2024: Our primary seniors housing and health care property classifications include skilled nursing centers ("SNF"), assisted living communities ("ALF"), independent living communities ("ILF"), memory care communities ("MCC") and combinations thereof. We also invest in other ("OTH") types of properties, such as land parcels, projects under development ("UDP") and behavioral health care hospitals. To meet these objectives, we attempt to invest in properties that provide opportunity for additional value and current returns to our stockholders and diversify our investment portfolio by geographic location, operator, property classification and form of investment.We conduct and manage our business as one operating segment for internal reporting and internal decision-making purposes. For purposes of this quarterly report and other presentations, we generally include ALF, ILF, MC, and combinations thereof in the ALF classification. As of September 30, 2024, seniors housing and health care properties comprised approximately 99.4% of our gross investment portfolio. We have been operating since August 1992.Substantially all of our revenues and sources of cash flows from operations are derived from operating lease rentals, interest earned on financing receivable, interest earned on outstanding loans receivable and income from investments in unconsolidated joint ventures. Income from our investments represent our primary source of liquidity to fund distributions and are dependent upon the performance of the operators on their lease and loan obligations and the rates earned thereon. To the extent that the operators experience operating difficulties and are unable to generate sufficient cash to make payments to us, there could be a material adverse impact on our consolidated results of operations, liquidity and/or financial condition. To mitigate this risk, we monitor our investments through a variety of methods determined by property type and operator. Our monitoring process includes periodic review of financial statements for each facility, periodic review of operator credit, scheduled property inspections and review of covenant compliance.

32 Table of ContentsIn addition to our monitoring and research efforts, we also structure our investments to help mitigate payment risk. Some operating leases and loans are credit enhanced by guarantees and/or letters of credit. In addition, operating leases are typically structured as master leases and loans are generally cross-defaulted and cross-collateralized with other loans, operating leases or agreements between us and the operator and its affiliates.Depending upon the availability and cost of external capital, we anticipate making additional investments in health care related properties. New investments are generally funded from cash on hand, proceeds from periodic asset sales, temporary borrowings under our unsecured revolving line of credit and internally generated cash flows. Our investments generate internal cash from rent and interest receipts and principal payments on loan receivables and income from unconsolidated joint ventures. Permanent financing for future investments, which replaces funds drawn under our unsecured revolving line of credit, is expected to be provided through a combination of public and private offerings of debt and equity securities. We could also look to secured and unsecured debt financing. The timing, source and amount of cash flows provided by financing activities and used in investing activities are sensitive to the capital markets' environment, especially to changes in interest rates. Changes in the capital markets' environment may impact the availability of cost-effective capital.We believe our business model has enabled and will continue to enable us to maintain the integrity of our property investments, including in response to financial difficulties that may be experienced by operators. Traditionally, we have taken a conservative approach to managing our business, choosing to maintain liquidity and exercise patience until favorable investment opportunities arise.

33 Table of ContentsReal Estate Portfolio OverviewThe following tables summarize our real estate investment portfolio by owned properties and mortgage loans and by property type, as of September 30, 2024 (dollar amounts in thousands).

	Nine Months Ended September 30, 2024	Number of Properties	Beds	Units
Gross Rental	\$1,241,111	11	124	6,231
Total Assets	\$1,241,111	11	124	6,231
Investments	\$598,063	27	9%	46
Revenue	\$46,170	1%	118	12,005
Assisted Living	\$73,341	34.1%	37,450	27.7%
Skilled Nursing	\$506,613	236%	598,063	27.9%
Other	\$46,170	1%	118	12,005
Interest	\$12,005	0.6%	827	0.6%
Total Owned Properties	\$124,623	1	6,231	62.4%
Financing Receivables	\$1,241,111	11	124	6,231
Investments	\$598,063	27	9%	46
Revenue	\$46,170	1%	118	12,005
Assisted Living	\$73,341	34.1%	37,450	27.7%
Skilled Nursing	\$506,613	236%	598,063	27.9%
Other	\$46,170	1%	118	12,005
Interest	\$12,005	0.6%	827	0.6%
Total Mortgage Loans	\$278,650	27	27	452
Unconsolidated Joint Ventures	\$19,340	0.9%	1,504	0.9%
Skilled Nursing	\$104	1%	104	11,262
Other	\$18,296	12.7%	24,821	18.4%
Under Development	\$3	0%	3	452
Total Mortgage Loans	\$278,650	27	27	452
Notes Receivable	\$1,241,111	11	124	6,231
Investments	\$598,063	27	9%	46
Revenue	\$46,170	1%	118	12,005
Assisted Living	\$73,341	34.1%	37,450	27.7%
Skilled Nursing	\$506,613	236%	598,063	27.9%
Other	\$46,170	1%	118	12,005
Interest	\$12,005	0.6%	827	0.6%
Total Notes Receivable	\$1,241,111	11	124	6,231
Income from Operations	\$1,241,111	11	124	6,231
Percentage of Total Revenue	100%	100%	100%	100%
Percentage of Total Interest	100%	100%	100%	100%
Percentage of Total Income	100%	1		

[illegible]

[illegible]

0.065% Add: Depreciation and amortization \$ 9,054,466; 9,499,946; 27,173,436; 28,085,546. Impairment loss \$ 6,466,466; 6,466,466; 12,510,466. Less: Gain on sale of real estate, net \$ 6,366,333; (4,870,466); (6,882,466); (20,545,466). NAREIT FFO attributable to common stockholders \$ 34,556,466; \$ 26,679,466; \$ 92,737,466; \$ 81,115,466. NAREIT FFO attributable to common stockholders per share \$ 6.88; 6.88; 6.88; 6.88. Effect of dilutive securities \$ 6.88; 6.88; 6.88; 6.88. Add: Participating securities \$ 20,146,466; 14,746,466; 51,146,466; 44,046,466. NAREIT Diluted FFO attributable to common stockholders \$ 34,757,466; \$ 26,826,466; \$ 93,248,466; \$ 81,555,466. Weighted average shares used to calculate NAREIT FFO per share \$ 6.88; 6.88; 6.88; 6.88. Shares for basic net income per share \$ 43,868,466; 41,153,466; 43,313,466; 41,127,466. Effect of dilutive securities \$ 43,868,466; 41,153,466; 43,313,466; 41,127,466. Performance-based stock units \$ 52,646,466; 52,646,466; 52,646,466; 52,646,466. Participating securities \$ 30,246,466; 25,846,466; 29,446,466; 25,546,466. Total effect of dilutive securities \$ 82,846,466; 82,846,466; 82,846,466; 82,846,466. Shares for diluted net income per share \$ 44,696,466; 44,696,466; 44,133,466; 44,140,466. Table of Contents Liquidity and Capital Resources Sources and Uses of Cash As of September 30, 2024, we had \$229.4 million in liquidity as follows (amounts in thousands, except per share amounts): At September 30, 2024 Cash and cash equivalents \$ 35,040,146. Available under revolving line of credit \$ 184,850,246. Available under Equity Distribution Agreements \$ 9,558,346. Total Liquidity \$ 229,448,446. (1) Subsequent to September 30, 2024, we used \$29,600 of cash on hand to pay down our unsecured revolving line of credit. Accordingly, we have a cash balance of \$5,440. See (2) below for further discussion of our unsecured revolving line of credit paydown. (2) Subsequent to September 30, 2024, we repaid \$93,800 under our unsecured revolving line of credit. Accordingly, we have \$146,350 outstanding and \$278,650 available for borrowing under our unsecured revolving line of credit. (3) Subsequent to September 30, 2024, we sold 226,370 shares of common stock for \$7,936 in net proceeds under our Equity Distribution Agreements. Accordingly, subsequent to September 30, 2024, we had \$1,522 available under the Equity Distribution Agreements. (4) Subsequent to September 30, 2024, we had \$285,612 in liquidity. See explanations (1) through (3) above for more information. We believe that our current cash balance, cash flow from operations available for distribution or reinvestment, our borrowing capacity and our potential ability to access the capital markets are sufficient to provide for payment of our current operating costs, meet debt obligations and pay common dividends at least sufficient to maintain our REIT status and repay borrowings at, or prior to, their maturity. The timing, source and amount of cash flows used in financing and investing activities are sensitive to the capital markets environment, especially to changes in interest rates. In addition, COVID-19 and inflation have adversely affected our operations, results of operations, cash flows and financial condition which could, in turn, adversely affect our financial position. The operating results of the facilities will be impacted by various factors over which the operators/owners may have no control. Those factors include, without limitation, the health of the economy, inflation pressures, employee availability and cost, changes in supply of or demand for competing seniors housing and health care facilities, ability to hire and maintain qualified staff, ability to control other rising operating costs, and the potential for significant reforms in the health care industry and related occupancy challenges in the governmental regulations and financing of the health care industry or the impact of any other infectious disease and epidemic outbreaks. We cannot presently predict what impact these potential events may have, if any. We believe that adequate provision has been made for the possibility of loans proving uncollectable but we will continually evaluate the financial status of the operations of the seniors housing and health care properties. In addition, we will monitor our borrowers and the underlying collateral for mortgage loans and will make future revisions to the provision, if considered necessary. Depending on our borrowing capacity, compliance with financial covenants, ability to access the capital markets, and the payment of dividends may be negatively impacted. We continuously evaluate the availability of cost-effective capital and believe we have sufficient liquidity for our current dividend, corporate expenses and additional capital investments in 2024 and 2025. Our investments, principally our investments in owned properties, financing receivables and mortgage loans, are subject to the possibility of loss of their carrying values as a result of changes in 50 Table of Contents market prices, interest rates and inflationary expectations. The effects on interest rates may affect our costs of financing our operations and the fair market value of our financial assets. Generally, our leases have agreed upon annual increases and our loans have predetermined increases in interest rates. Inasmuch as we may initially fund some of our investments with variable interest rate debt, we would be at risk of net interest margin deterioration if medium and long-term rates were to increase. Our primary sources of cash include rent and interest receipts, borrowings under our unsecured credit facility, public and private issuances of debt and equity securities, proceeds from investment dispositions and principal payments on loans receivable. Our primary uses of cash include dividend distributions, debt service payments (including principal and interest), real property investments (including acquisitions, capital expenditures and construction advances), loan advances and general and administrative expenses. These sources and uses of cash are reflected in our Consolidated Statements of Cash Flows as summarized below (in thousands): \$ 78,932,466; \$ 12,947,466. Investing activities \$ 40,379,466; (194,254,466); 234,633,466. Financing activities \$ (117,504,466); 116,245,466; (233,749,466). Increase in cash and cash equivalents \$ 14,754,466; 92,346,466; 13,831,466. Cash and cash equivalents, beginning of period \$ 20,286,466; 20,286,466; 10,379,466; 9,907,466. Cash and cash equivalents, end of period \$ 35,040,466; \$ 11,302,466; \$ 23,738,466. Debt Obligations Unsecured Credit Facility. We had an unsecured credit agreement (the "Original Credit Agreement") that provided for an aggregate commitment of the lenders of up to \$500.0 million comprising of a \$400.0 million revolving credit facility (the "Revolving Line of Credit") and two \$50.0 million term loans (the "Term Loans"). The Term Loans mature on November 19, 2025 and November 19, 2026. The Revolving Line of Credit had a maturity date of November 19, 2025 and provided a one-year extension option at our discretion, subject to customary conditions. During the first quarter of 2024, we entered into an amendment to the Original Credit Agreement (the "Credit Agreement") to accelerate our one-year extension option notice to January 4, 2024. Currently, we exercised our option to extend the maturity date to November 19, 2026. Other material terms of the Original Credit Agreement remained unchanged. The Credit Agreement permitted us to request increases to the Revolving Line of Credit and Term Loans commitments up to a total of \$1.0 billion (the "Accord"). As permitted under the terms of the Credit Agreement, we exercised \$25.0 million of the available \$500.0 million Accord feature of the Revolving Line of Credit, effective September 30, 2024. Accordingly, the aggregate commitment of the lenders under the Credit Agreement increased to \$525.0 million, with \$475.0 million remaining available under the Accord. The exercise of the Accord did not materially change any other term or condition of the Credit Agreement, including its maturity date or covenant requirements. Based on our leverage at September 30, 2024, the facility provides for interest annually at Adjusted SOFR plus 110 basis points and a facility fee of 15 basis points and the Term Loans provide for interest annually at Adjusted SOFR plus 125 basis points. Interest Rate Swap Agreements. In connection with entering into the Term Loans as described above, we entered into two receive variable/pay fixed interest rate swap agreements (the "Interest Rate Swaps") with maturities of November 19, 2025 and November 19, 2026, respectively, that will effectively lock-in the forecasted interest payments on the Term Loans borrowings over their four and five year terms of the loans. The Interest Rate Swaps are considered cash flow hedges and are recorded on our Consolidated Balance Sheets at fair value, with changes in the fair value of these instruments recognized in Accumulated other comprehensive income (loss) on our Consolidated Balance Sheets. During the three 51 Table of Contents and nine months ended September 30, 2024, we recorded a decrease of \$2.3 million and \$2.5 million in fair value of Interest Rate Swaps, respectively. As of September 30, 2024, the terms of the Interest Rate Swaps are as follows (dollar amounts in thousands): Notional \$ Fair Value at Date Entered Maturity Date Swap Rate Rate Index Amount September 30, 2024 November 2024 November 2025 2.62% 1-month SOFR \$50,000,466; \$1,448,466; November 2021 November 19, 2026 2.76% 1-month SOFR \$50,000,466; 2,191,466; November 2021 November 19, 2026 3.63% Senior Unsecured Notes. We have senior unsecured notes held by institutional investors with interest rates ranging from 3.66% to 4.5%. The senior unsecured notes mature between 2026 and 2033. The senior unsecured notes and the Credit Agreement, including the Revolving Line of Credit and the Term Loans, contain financial covenants, which are measured quarterly, that require us to maintain, among other things: a ratio of total indebtedness to total asset value not greater than 0.6 to 1.0; a ratio of secured debt to total asset value not greater than 0.35 to 1.0; a ratio of unsecured debt to the value of the unencumbered asset value not greater than 0.6 to 1.0; and a ratio of EBITDA, as calculated in the debt obligation, to fixed charges not less than 1.50 to 1.0. At September 30, 2024, we were in compliance with all applicable financial covenants. These debt obligations also contain additional customary covenants and events of default that are subject to a number of important and significant limitations, qualifications and exceptions. The debt obligations by component as of September 30, 2024 are as follows (dollar amounts in thousands): \$ 184,850,246; 184,850,246; 184,850,246; 184,850,246. Available \$ 184,850,246; 184,850,246; 184,850,246; 184,850,246. Interest Outstanding for Debt Obligations Rate (1) Balance Borrowing Revolving line of credit (2) 6.17% \$ 240,150,466; \$ 184,850,246. Term loans, net of debt issue costs \$ 2,696,466; 99,771,466; Senior unsecured notes, net of debt issue costs \$ 4.15% \$ 445,402,466; Total \$ 4.58% \$ 785,323,466; \$ 184,850,246. Represents weighted average of interest rate as of September 30, 2024. (2) Subsequent to September 30, 2024, we repaid \$93,800 under our unsecured revolving line of credit. Accordingly, we have \$146,350 outstanding and \$278,650 available for borrowing under our unsecured revolving line of credit. 52 Table of Contents During the nine months ended September 30, 2024, our debt borrowings and repayments were as follows (in thousands): \$ 19,200,466; 19,200,466; 19,200,466; 19,200,466. Debt Obligations \$ 19,200,466; 19,200,466; 19,200,466; 19,200,466. Revolving line of credit \$ 19,200,466; (81,300,466). Senior unsecured notes \$ 44,160,466; Total \$ 19,200,466; (125,460,466). (1) Subsequent to September 30, 2024, we repaid \$93,800 under our unsecured revolving line of credit. Accordingly, we have \$146,350 outstanding and \$278,650 available for borrowing under our unsecured revolving line of credit. Equity At September 30, 2024, we had 45,034,384 shares of common stock outstanding, total equity on our balance sheet \$1.0 billion and our equity securities had a market value of \$1.7 billion. During the nine months ended September 30, 2024, we declared and paid \$74.7 million of cash dividends. During the nine months ended September 30, 2024, we acquired 49,540 shares of common stock held by employees who tendered owned shares to satisfy tax withholding obligations. Subsequent to September 30, 2024, we declared a monthly cash dividend of \$0.19 per share on our common stock for the months of October, November and December 2024, payable on October 31, November 29, and December 31, 2024, respectively, to stockholders of record on October 23, November 21, and December 23, 2024, respectively. At-The-Market Program. We have separate equity distribution agreements (collectively, "Equity Distribution Agreements") to offer and sell, from time to time, up to \$200.0 million in aggregate offering price of shares of our common stock. During the nine months ended September 30, 2024, we sold 1,886,9

Accounting Officer and Treasurer (Principal Accounting Officer) (SEC-31.2 ltc-20240930xex31d1.htm EX-31.1 ExhibitA.1.CERTIFICATION OF THE CHIEF EXECUTIVE OFFICER PURSUANT TO SECTION 302 OF THE SARBANES-OXLEY ACT OF 2002 I, Wendy L. Simpson, certify that: 1.I have reviewed this quarterly report on Form 10-Q of LTC Properties, Inc.; 2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report; 3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report; 4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have: a. Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared; b. Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial information and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles; c. Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and d. Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an quarterly report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and 5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions): a. All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and b. Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting. /s/ Wendy L. Simpson, Wendy L. Simpson, Chairman and Chief Executive Officer (Principal Executive Officer) (SEC-31.2 ltc-20240930xex31d2.htm EX-31.2 ExhibitA.1.CERTIFICATION OF THE CHIEF FINANCIAL OFFICER PURSUANT TO SECTION 302 OF THE SARBANES-OXLEY ACT OF 2002 I, Pam Kessler, certify that: 1. I have reviewed this quarterly report on Form 10-Q of LTC Properties, Inc.; 2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report; 3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report; 4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have: a. Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared; b. Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles; c. Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and d. Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an quarterly report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and 5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions): a. All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and b. Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting. /s/ Pam Kessler, Pam Kessler, Co-President, Chief Financial Officer and Corporate Secretary (Principal Financial Officer) (SEC-31.2 ltc-20240930xex32.htm EX-32 ExhibitA.1.CERTIFICATIONS PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 Pursuant to 18 U.S.C. 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, each of the undersigned officers of LTC Properties, Inc. (the "Company") hereby certifies with respect to the Quarterly Report on Form 10-Q of the Company for the quarter ended September 30, 2024 as filed with the Securities and Exchange Commission (the "SEC") that to her knowledge: (1) The Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and (2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company. /s/ Wendy L. Simpson, Wendy L. Simpson, Chairman and Chief Executive Officer (SEC-31.2 ltc-20240930xex33.htm EX-33 ExhibitA.1.CERTIFICATIONS PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 Pursuant to 18 U.S.C. 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, each of the undersigned officers of LTC Properties, Inc. (the "Company") hereby certifies with respect to the Quarterly Report on Form 10-Q of the Company for the quarter ended September 30, 2024 as filed with the Securities and Exchange Commission (the "SEC") that to her knowledge: (1) The Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and (2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company. /s/ Pam Kessler, Pam Kessler, Co-President, Chief Financial Officer and Corporate Secretary (SEC-31.2 ltc-20240930xex34.htm EX-34 ExhibitA.1.CERTIFICATIONS PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 Pursuant to 18 U.S.C. 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, each of the undersigned officers of LTC Properties, Inc. (the "Company") hereby certifies with respect to the Quarterly Report on Form 10-Q of the Company for the quarter ended September 30, 2024 as filed with the Securities and Exchange Commission (the "SEC") that to her knowledge: (1) The Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and (2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company. /s/ Wendy L. Simpson, Wendy L. Simpson, Chairman and Chief Executive Officer (SEC-31.2 ltc-20240930xex35.htm EX-35 ExhibitA.1.CERTIFICATIONS PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 Pursuant to 18 U.S.C. 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, each of the undersigned officers of LTC Properties, Inc. (the "Company") hereby certifies with respect to the Quarterly Report on Form 10-Q of the Company for the quarter ended September 30, 2024 as filed with the Securities and Exchange Commission (the "SEC") that to her knowledge: (1) The Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and (2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company. /s/ Pam Kessler, Pam Kessler, Co-President, Chief Financial Officer and Corporate Secretary (SEC-31.2 ltc-20240930xex36.htm EX-36 ExhibitA.1.CERTIFICATIONS PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 Pursuant to 18 U.S.C. 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, each of the undersigned officers of LTC Properties, Inc. (the "Company") hereby certifies with respect to the Quarterly Report on Form 10-Q of the Company for the quarter ended September 30, 2024 as filed with the Securities and Exchange Commission (the "SEC") that to her knowledge: (1) The Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and (2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company. /s/ Wendy L. Simpson, Wendy L. Simpson, Chairman and Chief Executive Officer (SEC-31.2 ltc-20240930xex37.htm EX-37 ExhibitA.1.CERTIFICATIONS PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 Pursuant to 18 U.S.C. 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, each of the undersigned officers of LTC Properties, Inc. (the "Company") hereby certifies with respect to the Quarterly Report on Form 10-Q of the Company for the quarter ended September 30, 2024 as filed with the Securities and Exchange Commission (the "SEC") that to her knowledge: (1) The Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and (2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company. /s/ Pam Kessler, Pam Kessler, Co-President, Chief Financial Officer and Corporate Secretary (SEC-31.2 ltc-20240930xex38.htm EX-38 ExhibitA.1.CERTIFICATIONS PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 Pursuant to 18 U.S.C. 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, each of the undersigned officers of LTC Properties, Inc. (the "Company") hereby certifies with respect to the Quarterly Report on Form 10-Q of the Company for the quarter ended September 30, 2024 as filed with the Securities and Exchange Commission (the "SEC") that to her knowledge: (1) The Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and (2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company. /s/ Wendy L. Simpson, Wendy L. Simpson, Chairman and Chief Executive Officer (SEC-31.2 ltc-20240930xex39.htm EX-39 ExhibitA.1.CERTIFICATIONS PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 Pursuant to 18 U.S.C. 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, each of the undersigned officers of LTC Properties, Inc. (the "Company") hereby certifies with respect to the Quarterly Report on Form 10-Q of the Company for the quarter ended September 30, 2024 as filed with the Securities and Exchange Commission (the "SEC") that to her knowledge: (1) The Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and (2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company. /s/ Pam Kessler, Pam Kessler, Co-President, Chief Financial Officer and Corporate Secretary (SEC-31.2 ltc-20240930xex40.htm EX-40 ExhibitA.1.CERTIFICATIONS PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 Pursuant to 18 U.S.C. 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, each of the undersigned officers of LTC Properties, Inc. (the "Company") hereby certifies with respect to the Quarterly Report on Form 10-Q of the Company for the quarter ended September 30, 2024 as filed with the Securities and Exchange Commission (the "SEC") that to her knowledge: (1) The Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and (2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company. /s/ Wendy L. Simpson, Wendy L. Simpson, Chairman and Chief Executive Officer (SEC-31.2 ltc-20240930xex41.htm EX-41 ExhibitA.1.CERTIFICATIONS PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 Pursuant to 18 U.S.C. 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, each of the undersigned officers of LTC Properties, Inc. (the "Company") hereby certifies with respect to the Quarterly Report on Form 10-Q of the Company for the quarter ended September 30, 2024 as filed with the Securities and Exchange Commission (the "SEC") that to her knowledge: (1) The Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and (2) The information contained in the

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Earnings per Share link:presentationLink link:calculationLink link:definitionLink 995211201 - Disclosure - Fair Value Measurements link:presentationLink link:calculationLink link:definitionLink 995211301 - Disclosure - Subsequent Events link:presentationLink link:calculationLink link:definitionLink 99920102 - Disclosure - General (Policies) link:presentationLink link:calculationLink link:definitionLink 99930203 - Disclosure - Real Estate Investments (Tables) link:presentationLink link:calculationLink link:definitionLink 99930303 - Disclosure - Investment in Unconsolidated Joint Ventures (Tables) link:presentationLink link:calculationLink link:definitionLink 99930403 - Disclosure - Notes Receivable (Tables) link:presentationLink link:calculationLink link:definitionLink 99930503 - Disclosure - Lease Incentives (Tables) link:presentationLink link:calculationLink link:definitionLink 99930603 - Disclosure - Credit Loss Reserve (Tables) link:presentationLink link:calculationLink link:definitionLink 99930703 - Disclosure - Debt Obligations (Tables) link:presentationLink link:calculationLink link:definitionLink 99930803 - Disclosure - Equity (Tables) link:presentationLink link:calculationLink link:definitionLink 99930903 - Disclosure - Commitments and Contingencies (Tables) link:presentationLink link:calculationLink link:definitionLink 99931003 - Disclosure - Major Operators (Tables) link:presentationLink link:calculationLink link:definitionLink 99931103 - Disclosure - Earnings per Share (Tables) link:presentationLink link:calculationLink link:definitionLink 99931203 - Disclosure - Fair Value Measurements (Tables) link:presentationLink link:calculationLink link:definitionLink 99940403 - Disclosure - Notes Receivable - Notes Receivable Activity (Details) link:presentationLink link:calculationLink link:definitionLink EX-101.CAL 7 Itc-20240930 cal.xml EX-101.CAL EX-101.DEF 8 Itc-20240930 def.xml EX-101.DEF EX-101.LAB 9 Itc-20240930 lab.xml EX-101.LAB Document and Entity Information Document Type Document Quarterly Report Document Transition Report Document Period End Date Entity File Number Entity Registrant Name Entity Incorporation, State or Country Code Entity Tax Identification Number Entity Address, Address Line One Entity Address, City or Town Entity Address, State or Province Entity Address, Postal Zip Code City Area Code Local Phone Number Title of 12(b) Security Trading Symbol Security Exchange Name Entity Current Reporting Status Entity Interactive Data Current Entity Filer Category Entity Small Business Entity Emerging Growth Company Entity Shell Company Entity Common Stock, Shares Outstanding Current Fiscal Year End Date Document Fiscal Year Focus Document Fiscal Period Focus Entity Central Index Key Amendment Flag CONSOLIDATED BALANCE SHEETS Assets [Abstract] ASSETS Real Estate Investment Property, Net [Abstract] Investments: Land, Land Investment Building and Building Improvements Buildings and improvements Real Estate Investment Property, Accumulated Depreciation Accumulated depreciation and amortization Amount of operating real estate property after accumulated depreciation. Operating Real Estate Property Net Operating real estate property, net Real Estate Held-for-sale Properties held-for-sale, net of accumulated depreciation: 2024-\$1,794; 2023-\$3,616 Real Estate Investment Property, Net Carrying value Real property investments, net Net Book Value Amount of financing receivables excluding accrued interest from real estate property net of credit loss reserve. Real Estate Property, Financing Receivable, Excluding Accrued Interest, Net Financing receivables, net of credit loss reserve: 2024-\$3,615; 2023-\$1,980 Mortgage Loans on Real Estate, Commercial and Consumer, Net Mortgage loans receivable, net of credit loss reserve Mortgage loans receivable, net of credit loss reserve: 2024-\$3,638; 2023-\$4,814 The net book value of real estate property held for investment purposes and the amount of loans that are secured by real estate mortgages, offset by the reserve to cover probable credit losses on the loan portfolio. Real Estate Investment Property and Mortgage Loans on Real Estate Commercial and Consumer, Net Real estate investments, net Financing Receivable, Net Notes receivable, net of credit loss reserve: 2024-\$482; 2023-\$611 Total Notes receivable, net of credit loss reserve Real Estate Investments, Unconsolidated Real Estate and Other Joint Ventures Investments in unconsolidated joint ventures Carrying Value Amount of real estate investments, net of accumulated depreciation, which may include the following: (1) land available-for-sale; (2) land available-for-development; (3) investments in building and building improvements; (4) tenant allowances; (5) developments in-process; (6) rental properties; (7) other real estate investments; (8) real estate joint ventures; (9) unconsolidated real estate and other joint ventures not separately presented; (10) notes receivable, net of loan loss reserve. Real Estate Investments Including Notes Receivable, Net Investments, net Other Assets, Unclassified [Abstract] Other assets: Cash and Cash Equivalents, at Carrying Value Cash and cash equivalents Debt Issuance Costs, Line of Credit Arrangements, Net Debt issue costs related to revolving line of credit Interest Receivable Interest receivable Deferred Rent Receivables, Net Straight-line rent receivable Incentive to Lessee Lease incentives Prepaid Expense and Other Assets Prepaid expenses and other assets Assets Gross Consolidated Assets Total assets Liabilities and Equity [Abstract] LIABILITIES Line of Credit Facility, Amount Outstanding Revolving line of credit Amount outstanding Secured Debt Term loans, net of debt issue costs: 2024-\$229; 2023-\$342 Unsecured Debt Senior unsecured notes, net of debt issue costs: 2024-\$1,098; 2023-\$1,251 Senior unsecured notes, net of debt issue costs Interest Payable Accrued interest Accrued Liabilities and Other Liabilities Accrued expenses and other liabilities Liabilities Total liabilities Stockholders' Equity, Including Portion Attributable to Noncontrolling Interest [Abstract] EQUITY Stockholders' Equity Attributable to Parent [Abstract] Stockholders' equity: Common Stock, Value, Issued Common stock: \$0.01 par value; 60,000 shares authorized; shares issued and outstanding: 2024-45,034; 2023-43,022 Additional Paid in Capital Capital in excess of par value Retained Earnings (Accumulated Deficit) Cumulative net income Accumulated Other Comprehensive Income (Loss), Net of Tax Accumulated other comprehensive income Cumulative Dividends Cumulative distributions Stockholders' Equity Attributable to Parent Total LTC Properties, Inc. stockholders' equity Stockholders' Equity Attributable to Noncontrolling Interest Non-controlling interests Stockholders' Equity, Including Portion Attributable to Noncontrolling Interest Balance at end of period Balance at beginning of period Total equity Liabilities and Equity Total liabilities and equity Statement [Table] Debt Instrument [Axis] Debt Instrument, Name [Domain] Represent the information pertaining to term loans. Term loans Term loans Represents senior unsecured debt. Senior Unsecured Notes Senior Unsecured Notes Statement [Line Items] Statement CONSOLIDATED BALANCE SHEETS (Parentheticals) The cumulative amount of depreciation for real estate property classified as held-for-sale. Real Estate Investment Property, Held-for-Sale, Accumulated Depreciation Properties held-for-sale, accumulated depreciation Amount excluding accrued interest, of allowance for credit loss on financing receivable from real estate property. Excludes net investment in lease. Real Estate Property Financing Receivable, Allowance for Credit Loss, Excluding Accrued Interest Financial receivable credit loss reserve Amount excluding accrued interest, of allowance for credit loss on mortgage loan receivable. Excludes net investment in lease. Mortgage Loan Receivable Allowance for Credit Loss, Excluding Accrued Interest Mortgage loans receivable, credit loss reserve Financing Receivable, Allowance for Credit Loss, Excluding Accrued Interest Notes receivable credit loss reserve Balance at end of period Balance at beginning of period Notes receivable, credit loss reserve Credit loss reserve Deferred Finance Costs, Net Debt issue costs, net Common Stock, Par or Stated Value Per Share Common stock, par value (in dollars per share) Common Stock, Shares Authorized Common stock, shares authorized (in shares) Common Stock, Shares, Issued Common stock, shares issued (in shares) Common Stock, Shares, Outstanding Common stock, shares outstanding (in shares) CONSOLIDATED STATEMENTS OF INCOME Revenues [Abstract] Revenues: Operating Lease, Lease Income Total Rental Income Rental income Interest Income, Financing Receivable, before Allowance for Credit Loss Interest income from financing receivables Interest and Fee Income, Loans, Commercial Interest income from mortgage loans Interest and Other Income Interest and other income Revenues Total revenues Costs and Expenses [Abstract] Expenses: Interest Expense, Operating Interest expense Depreciation, Depletion and Amortization, Nonproduction Depreciation and amortization Impairment of Real Estate Impairment loss Provision for Doubtful Accounts Provision for credit losses Business Combination, Acquisition Related Costs Transaction costs Real Estate Tax Expense Property tax expense General and Administrative Expense General and administrative expenses Costs and Expenses Total expenses Other Nonrecurring (Income) Expense [Abstract] Other operating income: Gain (Loss) on Sale of Properties Gain on sale of real estate, net Net gain (loss) Gain on sale of real estate, net Operating Income (Loss) Operating income The amount of income from unconsolidated joint ventures. Income From Unconsolidated Joint Ventures Income from unconsolidated joint ventures Income from unconsolidated joint ventures Net Income (Loss), Including Portion Attributable to Noncontrolling Interest Net income Net income Net income Net Income (Loss) Attributable to Noncontrolling Interest Income allocated to non-controlling interests Less income allocated to non-controlling interests Net income attributable to LTC Properties, Inc. Participating Securities, Distributed and Undistributed Earnings Income allocated to participating securities Net Income (Loss) Available to Common Stockholders, Basic Net income available to common stockholders Earnings per Share Earnings per common share: Earnings Per Share, Basic Basic (in dollars per share) Basic net income per share (in dollars per share) Earnings Per Share, Diluted Diluted (in dollars per share) Diluted net income per share (in dollars per share) Weighted Average Number of Shares Outstanding, Diluted [Abstract] Weighted average shares used to calculate earnings per common share: Weighted Average Number of Shares Outstanding, Basic Basic (in shares) Shares for basic net income per share Weighted Average Number of Shares Outstanding, Diluted Diluted (in shares) Shares for diluted net income per share Common Stock, Dividends, Per Share, Cash Paid Common stock cash distributions Dividends declared and paid per common share (in dollars per share) CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME Other Comprehensive Income (Loss), Cash Flow Hedge, Gain (Loss), before Reclassification, after Tax Unrealized gain on cash flow hedges before reclassification Other Comprehensive Income (Loss), Cash Flow Hedge, Gain (Loss), Reclassification, after Tax Gains reclassified from accumulated other comprehensive income to interest expense Comprehensive Income (Loss), Net of Tax, Including Portion Attributable to Noncontrolling Interest Comprehensive income Comprehensive Income (Loss), Net of Tax, Attributable to Noncontrolling Interest Less: Comprehensive income allocated to non-controlling interests Comprehensive Income (Loss), Net of Tax, Attributable to Parent Comprehensive income attributable to LTC Properties, Inc. CONSOLIDATED STATEMENTS OF EQUITY Equity Components [Axis] Equity Component [Domain] Parent Parent Common Stock Common Stock Capital in Excess of Par Value Capital in Excess of Par Value Cumulative Net Income Cumulative Net Income Accumulated OCI Accumulated OCI Cumulative Distributions Cumulative Distributions Non-controlling Interests Non-controlling Interests Increase (Decrease) in Stockholders' Equity [Roll Forward] Equity activity Shares, Issued Balance (in shares) Balance (in shares) Stock Issued During Period, Value, New Issues Issuance of common stock Stock Issued During Period, Shares, New Issues Issuance of common stock (in shares) Shares common stock sold Stock Issued During Period, Value, Restricted Stock Award, Gross Issuance of restricted stock Stock Issued During Period, Shares, Restricted Stock Award, Gross Issuance of restricted stock (in shares) Dividends, Common Stock, Cash Common stock cash distributions Stock Issued During Period, Value, Share-based Compensation, Net of Forfeitures Stock-based compensation expense Adjustments to Additional Paid in Capital, Share-based Compensation, Restricted Stock Unit or Restricted Stock Award, Requisite Service Period Recognition Vesting of performance-based stock units, including the payment of distributions Share-based Compensation Arrangement by Share-based Payment Award, Equity Instruments Other than Options, Vested in Period Vested (in shares) Vesting of performance-based stock units, including the payment of distributions (in shares) Share-based Payment Arrangement, Decrease for Tax Withholding Obligation Cash paid for taxes in lieu of common shares Shares Paid for Tax Withholding for Share Based Compensation Cash paid for taxes in lieu of common shares (in shares) Number of shares repurchased Noncontrolling Interest, Increase from Business Combination Non-controlling interests contributions Non-Controlling Interest Noncontrolling Interest, Decrease from Distributions to Noncontrolling Interest Holders Non-controlling interest distributions The amount of fair market value adjustment for interest rate swap. Fair Market Value Adjustment for Interest Rate Swap Fair market valuation adjustment for interest rate swap Stockholders' Equity, Other Other Stockholders' Equity, Other Shares Other (in shares) CONSOLIDATED STATEMENTS OF CASH FLOWS Net Cash Provided by (Used in) Operating Activities [Abstract] OPERATING ACTIVITIES: Adjustments to Reconcile Net Income (Loss) to Cash Provided by (Used in) Operating Activities [Abstract] Adjustments to reconcile net income to net cash provided by operating activities: Depreciation, Depletion and Amortization Depreciation and amortization Share-based Compensation Stock-based compensation expense Asset Impairment Charges Impairment loss Amount of distribution from unconsolidated joint ventures. Distribution from Unconsolidated Joint Ventures Income distributions from unconsolidated joint ventures Straight Line Rent Straight-line rental adjustment Straight-line rent Gain (Loss) on Sale of Mortgage Loans Exchange of prepayment fee for participating interest in mortgage loan Provision for Loan, Lease, and Other Losses Adjustment of lease incentives and rental income Adjustment for collectability of lease incentives and rental income due to Originations/ additional funding Amount of amortization of lease incentive costs incurred by the lessor for the benefit of the lessee. Amortization of lease incentives Amortization of lease incentives Amount of application of interest reserve. Non-cash Income Accrued Application of interest reserve Amortization of Financing Costs Amortization of debt issue costs Other Noncash Income (Expense) Other non-cash items, net Increase (Decrease) in Operating Capital [Abstract] Change in operating assets and liabilities The increase (decrease) during the reporting period in the incentives granted by lessor to lessee. Increase (Decrease) in Lease Incentives Lease incentives funded Increase (Decrease) in Accrued Interest Receivable, Net Increase in interest receivable Increase (Decrease) in Interest Payable, Net Decrease in accrued interest payable Increase (Decrease) in Other Operating Assets and Liabilities, Net Net change in other assets and liabilities Net Cash Provided by (Used in) Operating Activities Net cash provided by operating activities Net Cash Provided by (Used in) Investing Activities [Abstract] INVESTING ACTIVITIES: The cash outflow from the acquisition of a piece of land, anything permanently fixed to it, including buildings, structures on it and so forth; includes real estate intended to generate income for the owner; excludes capital improvements and real estate acquired for use by the owner. Payments To Acquire Real Estate Excluding Capital Improvements Investment in real estate properties Payments for Capital Improvements Investment in real estate capital improvements Proceeds from Sale of Real Estate Held-for-investment Proceeds from sale of real estate, net Payments to Acquire Finance Receivables Investment in financing receivables Payments to Acquire Mortgage Notes Receivable Investment in real estate mortgage loans receivable Proceeds from Sale and Collection of Mortgage Notes Receivable Principal payments received on mortgage loans receivable Payments to Acquire Equity Method Investments Investments in unconsolidated joint ventures Payments to Acquire Notes Receivable Advances and originations under notes receivable Advances under notes receivable Proceeds from Collection of Notes Receivable Principal payments received on notes receivable Net Cash Provided by (Used in) Investing Activities Net cash provided by (used in) investing activities Net Cash Provided by (Used in) Financing Activities [Abstract] FINANCING ACTIVITIES: Proceeds from Lines of Credit Borrowings from revolving line of credit Repayments of Lines of Credit Repayment of revolving line of credit Revolving line of credit Repayments of Unsecured Debt Senior unsecured notes Principal payments on senior unsecured notes Proceeds from Issuance of Common Stock Proceeds from common stock issued, net of issuance costs Proceeds from common stock issued Payments of Dividends Distributions paid to stockholders Paid Payments to Noncontrolling Interests Distributions paid to non-controlling interests Payments of Financing Costs Financing costs paid Payment, Tax Withholding, Share-based Payment Arrangement Cash paid for taxes in lieu of shares upon vesting of restricted stock Proceeds from (Payments for) Other Financing Activities Other Net Cash Provided by (Used in) Financing Activities Net cash (used in) provided by financing activities Cash, Cash Equivalents, Restricted Cash and Restricted Cash Equivalents, Period Increase (Decrease), Including Exchange Rate Effect Increase in cash and cash equivalents Cash, Cash Equivalents, Restricted Cash and Restricted Cash Equivalents Cash and cash equivalents, end of period Cash and cash equivalents, beginning of period Supplemental Cash Flow Information Supplemental disclosure of cash flow information: Interest Paid, Net Interest paid Noncash Investing and Financing Items [Abstract] Non-cash investing and financing transactions: Amount of increase in noncontrolling interest from contribution. Non Controlling Interest Contribution Contribution from non-controlling interest Loans Assumed Investment in financing receivables Debt Conversion, Original Debt, Amount Exchange of mezzanine loan and related prepayment fee for participating interest in mortgage loan Amount of mortgage loans exchange for controlling interests in joint ventures accounted for as financing receivables. Mortgage Loans Exchange For Controlling Interests In Joint Ventures, Accounted As Financial Receivables Exchange of mortgage loans for controlling interests in joint ventures accounted for as financing receivables Amount of financing and mortgage loan receivable reserve withheld at origination. Financing and Mortgage Loan Receivable, Reserves Withheld at Origination Reserves withheld at financing and mortgage loan receivable origination The amount interest reserve application recorded as mortgage loan receivable. Application Of Interest Reserve Recorded As Mortgage Loan Receivable Accretion of interest reserve recorded as mortgage loan receivable Amount of increase in fair value of interest rate swap derivatives.Increase in Fair Value of Interest Rate Swap DerivativeDecrease in fair value of interest rate swap agreements Distributions paid to non-controlling interest.Distributions Paid to Noncontrolling InterestDistributions paid to non-controlling interests Distributions paid to non-controlling interest related to property sale.Distributions Paid To Noncontrolling Interest Related To Property SaleDistributions paid to non-controlling interests related to property sale The amount of mortgage loan receivable reserve withheld at originationMortgage Loan Receivable Reserve Withheld At OriginationMortgage loan receivable reserve withheld at origination General Nature of Operations [Text Block]General Real Estate Investments Real Estate Owned [Text Block]Real Estate Investments Investment in Unconsolidated Joint Ventures Equity Method Investments and Joint Ventures Disclosure [Text Block]Investment in Unconsolidated Joint Ventures Notes Receivable. Loans, Notes, Trade and Other Receivables Disclosure [Text Block]Notes Receivable Lease Incentives The entire disclosure for lease incentives.Deferred Lease Incentive Costs [Text Block]Lease Incentives Credit Loss Reserve Credit Loss, Financial Instrument [Text Block]Credit Loss Reserve Debt Obligations Debt Disclosure [Text Block]Debt Obligations Equity Shareholders' Equity and Share-based Payments [Text Block]Equity Commitments and Contingencies Commitments and Contingencies Disclosure [Text Block]Commitments and Contingencies Major Operators Concentration Risk Disclosure [Text Block]Major Operators Earnings Per Share [Text Block]Earnings per Share Fair Value Measurements Fair Value Disclosures [Text Block]Fair Value Measurements Subsequent Events Subsequent Events [Text Block]Subsequent Events Basis of Accounting, Policy [Policy Text Block]Basis of Presentation Income Tax, Policy

[Policy Text Block]Income taxes Credit Loss, Financial Instrument [Policy Text Block]Credit loss reserve Tabular disclosure of the entity's investment in owned properties.Schedule of Investments in Owned Properties [Table Text Block]Summary of investments in owned properties Tabular disclosure of assisted living portfolio property.Schedule of Assisted Living Portfolio Property [Table Text Block]Schedule of assisted living portfolio property Operating Lease, Lease Income [Table Text Block]Summary of components of our rental income Represents the tabular disclosure of information about purchase options included in our lease agreements.Schedule of Information About Purchase Options Included in Lease AgreementsSummary of information about purchase options included in our lease agreements Tabular disclosure of information pertaining to impairment losses on real estate investment properties.Schedule of Impairment Losses Recognized on Real estate Investment [Table Text Block]Schedule of impairment loss Schedule of Real Estate Properties [Table Text Block]Schedule of properties held-for-sale Tabular disclosure of the entity's acquired real estate investments.Schedule of Acquired Real Estate Investments [Table Text Block]Summary of acquisitions Schedule of Finite-Lived Intangible Assets [Table Text Block]Summary of the carrying amount of intangible assets Tabular disclosure of the entity's properties under development, redevelopment, renovation, and expansion.Schedule of Development Redevelopment Renovation and Expansion Activity [Table Text Block]Schedule of developments and improvement projects Tabular disclosure of real estate investment property sold.Schedule of Real Estate Investment Property Sold [Table Text Block]Schedule of property sold Tabular disclosure of sale and lease back of purchased properties in JV considered as finance receivables.Schedule of Sale and Lease Back of Purchased Properties In JV Considered as Finance Receivables [Table Text Block]Schedule of investments in financing receivables Tabular disclosure of financing receivables activities during the period.Financing Receivable, Activity [Table Text Block]Summary of financing receivables activities Schedule of Participating Mortgage Loans [Table Text Block]Summary of investments in mortgage loans secured by first mortgages Tabular disclosure of additional loan commitments under mortgage loans.Schedule of Additional Loan Commitments [Table Text Block]Schedule of mortgage loan activity Tabular disclosure of the preferred equity investments.Schedule Of Preferred Equity Investments [Table Text Block]Summary of the preferred equity investments Tabular disclosure of the entity's capital contributions, income recognized and cash interest received related to investments in unconsolidated joint ventures.Schedule of Capital Contributions Income Recognized and Cash Interest Received Investments Unconsolidated Joint Venture [Table Text Block]Summary of capital contributions, income recognized and cash interest received from investments in unconsolidated joint ventures Tabular disclosure of notes receivable.Schedule of Notes Receivable [Table Text Block]Summary of investments in notes receivable Schedule of Accounts, Notes, Loans and Financing Receivable [Table Text Block]Summary of mezzanine loans and other loan arrangements Tabular disclosure of notes receivable activity.Schedule Of Notes Receivable Activity [Table Text Block]Summary of notes receivable activity Tabular disclosure for non contingent lease activity.Schedule of Non Contingent Lease Incentive Activity [Table Text Block]Summary of non-contingent lease incentive activity Financing Receivable Credit Quality Indicators [Table Text Block]Summary of financial instruments within the scope of ASC 326 Financing Receivable, Allowance for Credit Loss [Table Text Block]Summary of expected credit losses Schedule of Interest Rate Derivatives [Table Text Block]Schedule of interest rate swaps Schedule of Long-term Debt Instruments [Table Text Block]Schedule of Debt Obligations Tabular summary of borrowings and repayments of long term debt.Schedule of Long Term Debt Borrowings and Repayments [Table Text Block]Schedule of borrowings and repayments Schedule of Variable Interest Entities [Table Text Block]Schedule of consolidated VIEs Tabular disclosure of all or some of the information related to dividends declared and paid, as of the financial reporting date.Schedule of Dividend Distributions [Table Text Block]Schedule of cash dividends declared and paid Nonvested Restricted Stock Shares Activity [Table Text Block]Schedule of restricted stock activity Tabular disclosure of number of shares granted, price per share and vesting period for each lot of restricted stock granted.Schedule of Restricted Stock Granted [Table Text Block]Schedule of restricted stock granted Schedule Of Unvested Shares and Options and Remaining Compensation Expense [Table Text Block]Schedule Of Unvested Shares and Options and Remaining Compensation Expense [Table Text Block]Schedule of restricted common stock and performance-based stock unit scheduled to vest and remaining compensation expense Other Commitments [Table Text Block]Schedule of commitments Schedules of Concentration of Risk, by Risk Factor [Table Text Block]Schedule of concentration of risk by major operators Schedule of Earnings Per Share, Basic and Diluted [Table Text Block]Schedule of basic and diluted net income per share Fair Value, by Balance Sheet Grouping [Table Text Block]Schedule of carrying value and fair value of the entity's financial instruments Number of Operating SegmentsNumber of operating segments Schedule of Real Estate Properties [Table] Real Estate, Type of Property [Axis] Real Estate [Domain] Represents the information pertaining to assisted living properties.ALFFALF Represents information pertaining to assisted living and memory care properties.ALFF & MCALFF & MC Represents the information pertaining to skilled nursing facility properties.SNFSNF Represents the information pertaining to other senior housing properties.OtherOther Information pertaining to hospital properties.HospitalHospital Property, Plant and Equipment, Type [Axis] Property, Plant and Equipment, Type [Domain] Represents information pertaining senior housing facility beds.SNF BedsSNF Beds Represents information pertaining to assisted living facility units.ALFF UnitsALFF Units Real Estate [Line Items]Mortgage Loans Real Estate Investment Property, at CostGross Investment Represents the investments in real estate held solely for investment purposes expressed as a percentage.Real Estate Investments, PercentagePercentage of Investment Number of Real Estate PropertiesNumber of propertiesNumber of Properties Number of Units in Real Estate PropertyNumber of beds/unitsNumber of units Represents the per unit investment in real estate held solely for investment purposes.Real Estate Investments, Per UnitAverage Investment per Bed/UnitInvestment per Bed/Unit Represents the number of states in which the entity has invested.Real Estate Investments, Number of StatesNumber of states Represents the number of operators associated with certain investments.Real Estate Investments, Number of Operators in StatesNumber of operators Represents the number of parcels of land.Number of Parcels of LandNumber of parcels of land Customer [Axis] Customer [Domain] Represents the information pertaining to Brookdale Senior Living, Inc.Brookdale Senior LivingBrookdale Senior LivingBrookdale Senior LivingBrookdale Represents information pertaining to Encore senior living.Encore Senior LivingEncore Senior Living Collaborative Arrangement and Arrangement Other than Collaborative [Axis] Collaborative Arrangement and Arrangement Other than Collaborative [Domain] Represents information pertaining to master lease agreement.Master lease agreementMaster lease agreement Represents the information pertaining to the new master lease agreement, which is an amendment to the original master lease agreement.New Master Lease Agreement [Member]New master lease agreement Geographical [Axis] Geographical [Domain] TexasTexas KansasKansas OhioOhio OklahomaOklahoma North CarolinaNorth CarolinaFloridaFlorida South CarolinaSouth Carolina TennesseeTennessee Represents the information pertaining to Georgia and South Carolina.Georgia and South CarolinaGeorgia/South Carolina WisconsinWisconsin Receivable Type [Axis] Receivable [Domain] Represents information relating to working capital loans receivables.Working Capital Loans Receivable [Member]Working capital loans Financing Receivable Portfolio Segment [Axis] Financing Receivable Portfolio Segment [Domain] Mortgage LoansMortgage Loans Class of Financing Receivable, Type [Axis] Class of Financing Receivable, Type [Domain] Represents information relating to mortgage loans with interest rate of 8.75 percentage.Mortgage Loans With 8.75 Interest [Member]Mortgage Loans With 8.75 Interest Subsequent Event Type [Axis] Subsequent Event Type [Domain] Subsequent EventSubsequent Event Lessor, Operating Lease, Term of ContractLease term Amount of operating lease income from lease payments paid and payable to lessor, in the first year of lease. Excludes variable lease payments not included in measurement of lease receivable.Operating Lease, Lease Income Receivable in First YearRental income to be received in first yearFirst Year Rent Represents the increase in rent expressed as percentage over the prior year's rent.Anual Increase in Rent PercentageSpecified annual increase over the prior year's rent (as a percent) The amount agreed to fund for capital expenditure by lessor.Lessor, Amount Agreed to Fund for Capital ExpenditureFund for capital expendituresThe duration for which the lessor agreed to provide fund for capital expenditures.Lessor, Amount Agreed to Fund for Capital Expenditure, TermTenure for funding capital expenditure The initial rate for the tenure to provide fund for capital expenditure by the lessor.Lessor, Amount Agreed to Fund for Capital Expenditure, Initial RateInitial rate for capital expenditure by lessor (as a percent) The percentage of annual increase in initial rate for the tenure to provide fund for capital expenditure by the lessor.Lessor, Amount Agreed to Fund for Capital Expenditure, Annual Increase in Initial Rate PercentageAnnual increase in rate for capital expenditure by lessor (as a percent) Duration of extension periods on leases.Lessor Operating Lease, Extension PeriodsLease term, extension period Amount of operating lease income from lease payments paid and payable to lessor, in the second year of lease. Excludes variable lease payments not included in measurement of lease receivable.Operating Lease Lease Income Receivable In Second YearRental income to be received in second year Amount of operating lease income from lease payments paid and payable to lessor, in the third year of lease. Excludes variable lease payments not included in measurement of lease receivable.Operating Lease Lease Income Receivable In Third YearRental income to be received in third year The number of real estate properties sold by the entity.Number Of Real Estate Properties SoldNumber of properties sold The number of beds or units in a real estate property sold by the entity.Number of Beds or Units in Real Estate Property SoldNumber of beds or units in property sold Amount of real estate properties sold.Real Estate Properties SoldAmount of real estate property soldSales Price Proceeds from Sale of Real EstateProceeds from sale of real estateNet Proceeds The number of real estate properties collateralized.Number of Properties CollateralizedNumber of properties provided for collateral to seller financingNumber of properties collateralized The number units included in properties collateralized.Number Units Included in Properties CollateralizedNumber of units included in properties provided for collateral to seller financing Represents the amortization period of mortgage loan on real estate properties.Mortgage Loans on Real Estate, Amortization PeriodLoan Term Extension term for mortgage loan on real estate properties.Mortgage Loan On Real Estate, Amortization Extension TermLoan extension term Mortgage Loans on Real Estate, Interest RateInterest rate (as a percent) Represents number of skilled nursing centers acquired.Number of Skilled Nursing Centers AcquiredSkilled nursing center purchased Additional term of lessor's operating lease renewal.Lessor Operating Lease Additional Renewal TermAdditional term of lessor's operating lease renewal Amount of incremental lease payment to be received by lessor for operating lease in current fiscal year.Lessor, Operating Lease, Incremental Annual RentAnnual Rent Amount of lease payment to be received by lessor for operating lease in current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach).Lessor, Operating Lease, Payment to be Received, Due In Current Year2024 Lessor, Operating Lease, Payments to be Received, Next Twelve Months2025 Lessor, Operating Lease, Payments to be Received, Two Years2026 Represents number of operating lease renewals of lessor.Number of Lessor Operating Lease RenewalsNumber of operating lease renewals Lessor, Operating Lease, Renewal TermLease renewal term Amount of contractual annual cash rent receivable from operating lease renewal.Lessor, Operating Lease, Renewal, Contractual Annual Cash RentContractual annual cash rent Payments for (Proceeds from) Loans ReceivableRepayment on working capital Straight Line Rent AdjustmentsWrite-off of straight-line rent and lease incentives balances Increase in rent as a percentage of total cost on investment.Increase In Rent As A Percentage Of Total Cost On InvestmentIncrease in rent (as percent) Income and Expenses, Lessor [Abstract] Number of assisted living and memory care communities.Number of Assisted Living and Memory Care CommunitiesNumber of assisted living and memory care communities Maximum percentage of purchase option to buy properties.Maximum Percentage of Purchase Option to Buy PropertiesMaximum percentage of purchase option to buy properties Represents the cash return percentage on the investment in the joint venture.Joint Venture Cash ReturnPercentage of cash return Represents the information pertaining to Colorado, Kansas, Ohio and Texas.Colorado, Kansas, Ohio And Texas [Member]Colorado/Kansas/Ohio/TexasColorado, Kansas, Ohio and Texas Real Estate Properties [Line Items]Real estate investments The number of real estate properties leased as of the balance sheet date.Number of Real Estate Properties LeasedNumber of Properties The number of units in a real estate property leased as of the balance sheet date.Number of Units in Real Estate Property LeasedNumber of Units Information pertaining to a group of facilities classified as independent, assisted living, or memory care.ILFF/ALFF/MCALFF/ILFF/MC Range [Axis] Range [Domain] MinimumMinimum MaximumMaximum Operating Lease, Lease Income, Lease PaymentsContractual cash rental income Operating Lease, Variable Lease IncomeVariable cash rental income Amount of cash inflow from rent credit to lessor.Proceeds from Rent CreditRepayment of rent credit Represents the information pertaining to assisted living properties with option window period 2024 - 2028.ALFF Option Window Period 2024 to 2028 [Member]ALFF (Option window 2024- 2028) Represents information pertaining to the memory care property.MCMC Financing Receivable [Member]Financing receivables Represents the information pertaining to financial receivable being 7.25% interest rate maturing in year 2033.Financing Receivables, 7.25% Interest Rate, Maturity Year 2033 [Member]7.25% (2033 Maturity Year) Represents the information related to purchase option In lease arrangements.Purchase Option in Lease ArrangementsPurchase Option in Lease Arrangements CaliforniaCalifornia Represents the information pertaining to North Carolina And South Carolina.North Carolina And South Carolina [member]North Carolina/ South Carolina Percentage of controlling interest obtained from joint venture agreement.Percentage of Controlling Interest ObtainedControlling interest obtained from JV (%) Represents the number of properties acquired in a business acquisition.Business Acquisition Number of Properties AcquiredNumber of properties acquired The number of assisted living communities transitioned to existing operator.Number of Assisted Living Communities Transitioned to Existing OperatorNumber of ALFF transferred to existing operator Disposal Group Classification [Axis] Disposal Group Classification [Domain] Properties soldProperties sold This member stands for florida.FLORIDA 1 [Member]Florida 1 This member stands for florida.FLORIDA 2 [Member]Florida 2 MISSISSIPPIMississippi The number of real estate properties impaired as of the balance sheet date.Number Of Real Estate Properties ImpairedNumber of properties The number of units in real estate properties impaired as of the balance sheet date.Number of Units in Real Estate Properties ImpairedNumber of Beds/Units Sales price of real estate or properties that were intended to be sold or held for capital appreciation or rental income.Sales Price Of Real Estate Held For InvestmentSales price Properties held-for-saleProperties held-for-sale The number of real estate properties held for sale as of the balance sheet date.Number of Real Estate Properties Held for SaleNumber of Properties The number of units in real estate properties held for sale as of the balance sheet date.Number of Units in Real Estate Properties Held for SaleNumber of Beds/units Amount of investment in land and building held for sale. Excludes real estate considered inventory before accumulated depreciation.Real Estate, Held-for-Sale GrossGross Investment Represents the information pertaining to other properties.Property, Others [Member]OTH Payments to Acquire Businesses, GrossCash Paid at Acquisition Business Combination, Recognized Identifiable Assets Acquired and Liabilities Assumed, LiabilitiesAssumed Liabilities This element represents acquisition-related costs incurred to effect a business combination which costs have been expensed or capitalized during the period. Such costs include finder's fees; advisory, legal, accounting, valuation, and other professional or consulting fees; general administrative costs, including the costs of maintaining an internal acquisitions department; and may include costs of registering and issuing debt and equity securities.Business Combination, Acquisition Related Costs, Expensed CapitalizedTransaction Costs Business Combination, Recognized Identifiable Assets Acquired and Liabilities Assumed, AssetsAssets Acquired Represents the number of beds/units in the acquired business.Business Acquisition, Number of Units in Business AcquiredNumber of beds/units acquired Real Estate Investments, Joint VenturesAmount of joint venture investment Payments to Acquire Interest in Joint VentureLTC Investment Represents the percentage of internal rate of return.Internal Rate of ReturnPercentage of IRR Percentage of contractual initial cash yield.Percentage of Contractual Initial Cash YieldPercentage of contractual initial cash yield The amount of non contingent lease incentives committed to fund.Non Contingent Lease Incentives Committed to FundAmount committed to fund Business Combination, Recognized Identifiable Assets Acquired and Liabilities Assumed, Intangible Assets, Other than GoodwillTax abatement intangible Finite-Lived Intangible Assets by Major Class [Axis] Finite-Lived Intangible Assets, Major Class Name [Domain] Leases, Acquired-in-Place [Member]In-place leases Represents information relating to tax abatement intangible assets.Tax Abatement Intangible Assets [Member]Tax abatement intangible Finite-Lived Intangible Assets, GrossCost Finite-Lived Intangible Assets, Accumulated AmortizationAccumulated Amortization Finite-Lived Intangible Assets, NetNet Project [Axis] Project [Domain] Represents information pertaining to improvement projects.ImprovementsImprovements Other Commitments [Axis] Other Commitments [Domain] Represents information relating to development and improvement projects.Development and Improvement CommitmentsDevelopment and Improvement Commitments Represents the amount funded into various investment commitments by the entity during the period.Investment Commitments Amount Funded During Period2024 FundingInvested in projects KentuckyKentucky New JerseyNew Jersey NEW MEXICONew Mexico NebraskaNebraska PennsylvaniaPennsylvania Information pertaining to 1 property obtained from JV.One Unit From Interest In Joint Venture [Member]1 Property obtained from JV Information pertaining to 2 properties obtained from JV.Two Units From Interest In Joint Venture [Member]2 Properties obtained from JV Real Estate Held for Development and Sale, Net [Abstract]Disposals and other The amount of gain (loss) on prior period sale of properties of which holdback payments and other accounting adjustments are received during the period.Gain Loss on Prior Period Sale of Properties, Holdback Payments and Accounting AdjustmentNet (Loss) Gain Collaborative Arrangement and Arrangement Other than Collaborative [Table] Counterparty Name [Axis] Counterparty Name [Domain] Represents the affiliates of ALG.Affiliates of ALG [Member]Affiliates of ALG Represents the information pertaining to financial receivable being 7.25% interest rate maturing in year 2032.Financing Receivables, 7.25% Interest Rate, Maturity Year 2032 [Member]7.25% (2032 Maturity Year) Represents the information pertaining to financial receivable being 7.25% interest rate maturing in year 2034.Financing Receivables, 7.25% Interest Rate, Maturity Year 2034 [Member]7.25% (2034 Maturity Year) Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items] Number of beds or units under purchase of properties through sale and lease back transactions.Number of Beds or Units Under Purchase

of Properties through Sale and Lease Back TransactionsNumber of Beds/Units The book value of additional amount funded under mortgage loan receivables.Additional Amount Funded Under Mortgage Loan ReceivableAdditional amount funded under mortgage loan Percentage of non-controlling interest owned by joint venture partner.Percentage of Non Controlling Interest Owned by JV PartnerNon-controlling interest owned by JV partner Percentage of contractual initial cash yield in year three.Percentage of Contractual Initial Cash Yield, Year ThreePercentage of contractual initial cash yield in year three Percentage of floor on initial cash yield.Percentage of Floor on Initial Cash YieldPercentage of floor on initial cash yield Percentage of ceiling on initial cash yield.Percentage of Ceiling on Initial Cash YieldPercentage of ceiling on initial cash yield Amount of interest income from financial receivable deferred during the period.Financial Receivable, Interest Income DeferredInterest income deferred Amount of interest income from financial receivable deferred during each month.Financial Receivable, Interest Income Deferred Per MonthInterest income deferred per month Amount of investment and funding under financing receivable.Investment And Funding Under Financing ReceivablesInvestment and funding under financing receivables Amount of amortization of capital costs of financial receivables.Amortization of Capital Costs, Financial ReceivablesAmortization of capital costs Amount of provision for loan loss reserve of financial receivables.Provision For Loan Loss Reserve, Financial ReceivablesProvision for loan loss reserve Amount of financial receivable net of amortization of capital costs and provision for loan loss reserve.Real Estate Investment Property At Cost Net, Financial ReceivablesFinancial Receivable, Net Number of joint ventures committed during the period.Number Of Joint Ventures CommittedNumber of joint ventures committedNumber of joint venture agreements Percentage of investment balance.Percentage of InvestmentPercentage of the investment balance Real Estate [Table] Mortgage loans secured by first mortgages with 7.5% interest maturing 2024.Mortgage loans with 7.5% Interest Maturing 2024Mortgage loans with 7.5% Interest Maturing 2024 Mortgage loans secured by first mortgages with 8.8% interest maturing 2025.Mortgage loans with 8.8% Interest Maturing 2025 [Member]Mortgage loans with 8.8% Interest Maturing 2025 Mortgage loans secured by first mortgages with 7.8% interest maturing 2025.Mortgage loans with 7.8% Interest Maturing 2025Mortgage loans with 7.8% Interest Maturing 2025 Mortgage loans secured by first mortgages with 7.3% interest maturing 2025, one.Mortgage loans with 7.3% Interest Maturing 2025, One [Member]Mortgage loans with 7.3% Interest Maturing 2025, NC Mortgage loans secured by first mortgages with 8.8% interest maturing 2026.Mortgage Loans With 8.8 Interest Maturing 2026 [Member]Mortgage loans with 8.8% Interest Maturing 2026 Mortgage loans secured by first mortgages with 8.8% interest maturing 2028.Mortgage loans with 8.8% Interest Maturing 2028Mortgage loans with 8.8% Interest Maturing 2028 Mortgage loans secured by first mortgages with 10.8% interest maturing 2043.Mortgage Loans With 10.8% Interest Maturing 2043 [Member]Mortgage Loans With 10.8% Interest Maturing 2043 Mortgage loans secured by first mortgages with 9.9% interest maturing 2045.Mortgage Loans with 9.9% Interest Maturing 2045 [Member]Mortgage loans with 9.9% Interest Maturing 2045 Mortgage loans secured by first mortgages with 10.3% interest maturing 2045.Mortgage loans with 10.3% Interest Maturing 2045 [Member]Mortgage loans with 10.3% Interest Maturing 2045 Mortgage loans secured by first mortgages with 10.5% interest maturing 2045.Mortgage loans with 10.5% Interest Maturing 2045 [Member]Mortgage loans with 10.5% Interest Maturing 2045 This member stands for Mezzanine loans receivable.Mezzanine loanMezzanine loan Represent information pertaining to UDP.UDPUDP GeorgiaGeorgia IllinoisIllinois Mortgage Loans on Real Estate, Number of LoansNumber of Loans Number of States in which Entity OperatesNumber of states in which properties are located Number of borrowers.Number of BorrowersNumber of borrowers The amount contributed by the borrower of mortgage loans.Borrower Contribution To FundBorrower contribution Represents the amount of remaining investment commitments of the entity.Investment Commitments Remaining AmountRemaining commitmentRemaining commitment Number of extension term for mortgage loan on real estate properties.Mortgage Loan On Real Estate, Extension Term, NumberExtension term number of options Payments to Acquire Real Estate The amount of interest income on investment in real estate mortgage loans.Investment in Mortgage Loans on Real Estate, Interest IncomeAdditional interest income related to the exit IRR Represents information pertaining to independent living communities comprising of 203 units.Independent Living Communities Property With 203 Units [Member]ALF 203 Represents information pertaining skilled nursing facility Beds-189.Skilled Nursing Facility Beds 189 [Member]SNF 189 Represents information pertaining to parcel of land.Parcel of Land [Member]Parcel of land Represents information pertaining skilled nursing facility Beds-15.Skilled Nursing Facility Beds 15 [Member]SNF 15 MichiganMichigan MissouriMissouri LouisianaLouisiana Represents the information pertaining to other mortgage loans.Other Mortgage Loans [Member]Other Mortgage Loans Total amount of new mortgage loans and other additions on real estate during the reporting period.Originations and funding under mortgage loans receivable Total amount of mortgage loans exchange for controlling interest in joint ventures accounted for as financial receivables.Exchange Of Mortgage Loans For Controlling Interest In Joint VenturesExchange of mortgage loans for controlling interests in joint ventures accounted for as financing receivables Represents the proceeds received from the early payoff of a mortgage loan.Proceeds From Payoff of Mortgage LoanPay-offs received The application of interest reserve on real estate mortgage loans.Mortgage Loans, Application of Interest ReserveApplication of interest reserve The amount of scheduled principal collected on mortgage loans on real estate during the reporting period. Excludes mortgage payoffs.Mortgage Loans on Real Estate, Collections of Scheduled Principal PaymentsScheduled principal payments received Mortgage loan related to the bank premiums.Mortgage Loan Premiums for bankMortgage loan premium amortization The Amount of expense related to loss recovery from loan and loss of reserveProvision For Recovery Of Loan Loss ReserveRecovery (provision) for loan loss reserve The increase (decrease) during the reporting period in the value of mortgage loans.Increase (Decrease) in Mortgage LoansNet (decrease) increase in mortgage loans receivable Number of senior mortgage loans.Number of Senior Mortgage LoansNumber of senior mortgage loans The amount of prepayment fee and exit internal rate of return received from notes receivable.Notes Receivable, Prepayment Fee and Exit Internal Rate of ReturnExit IRR Amount with held in reserve.Amount With held in ReserveInterest reserve Amount funded under the Mortgage loan commitment for the periodFunding Under Mortgage Loan CommitmentsFunding under mortgage loan commitment Total amount of new mortgage loans and other additions on real estate during the reporting period.Mortgage Loans On Real Estate AdditionsAdditions to mortgage loans Financing Receivable, Accrued Interest, before Allowance for Credit LossAccrued interest receivable Schedule of Variable Interest Entities [Table] Represents information relating to mortgage loans with interest rate of 9.15 percent.Skilled Nursing and Assisted Living Facility PropertiesSNF/ALF Represents information pertaining to skilled nursing centers.Skilled Nursing CentersSkilled Nursing CentersSNF This member represents ALF/MCCombination ALF/MCCombination ALF/MC This member stands for combination of ILF and ALF.Combination ILF/ALFCombination ILF/ALF This member represents ALF/IL/MCCombination ALF/IL/MCCombination ALF/IL/MC Investment, Name [Axis] Investment, Name [Domain] Represents information pertaining to the senior loan.Senior Loan [Member]Senior Loan Represents information pertaining to the joint venture.Joint VentureJoint Venture Consolidated Entities [Axis] Variable Interest Entity, Classification [Domain] Not primary beneficiaryNot primary beneficiary WashingtonWashington Scenario [Axis] Scenario, Unspecified [Domain] Represents the information pertaining to internal rate of return until eight percent.Internal Rate of Return is Until Eight PercentInternal Rate of Return is Until Eight Percent Represents the information pertaining to internal rate of return between twelve and fourteen percent.The Internal Rate of Return is Between Twelve and Fourteen PercentThe Internal Rate of Return is Between Twelve and Fourteen Percent Represents information relating to mortgage loans with interest rate of 8.75 percentage.Mortgage Loans With Interest 9.15 [Member]Mortgage Loans With Interest 9.15 Variable Interest Entity [Line Items]Investment in Unconsolidated Joint Ventures Represents the preferred return percentage on the investment in the joint venture.Joint Venture Preferred Return PercentagePreferred return percentage Represents the preferred return percentage contractual cash portion on the investment in the joint ventureJoint Venture Preferred Return Paid in Cash PercentageContractual cash portion Represents the total preferred capital contributions in the joint venture.Total Preferred Capital Contributions in Joint VentureInvestment commitment Amount of reserve on capital expenditure of mortgage loan.Mortgage Loan, Capital Expenditure ReserveCapital expenditure reserve Income (Loss) from Equity Method InvestmentsIncome Recognized Amount of earned received from equity method investee for return on investment, classified as operating activities.Cash Interest Earned In Equity MethodCash Income Earned Represents the percentage of internal rate of return of the joint venture.Joint Venture Internal Rate of ReturnPercentage of internal rate of return Schedule of Accounts, Notes, Loans and Financing Receivable [Table] Notes Receivable [Member]Notes Receivable Represents information relating to working capital loan 8.3% interest rate, 2025 maturity.Working Capital Loan With 8.3 Percent Interest Rate, Maturity 2025 [Member]Working capital loan 8.3% interest rate, 2025 maturity Represents information relating to working capital loan 9% interest rate, 2025 maturity.Working Capital Loan With 9 Percent Interest Rate, Maturity 2025 [Member]Working capital loan 9% interest rate, 2025 maturity Represents information relating to Mezzanine loan 8% interest rate, 2027 maturity .Mezzanine Loans With 8 Percent Interest Rate, Maturity 2027 [Member]Mezzanine loan 8% interest rate, 2027 maturity Represents information relating to working capital loan 0.0% interest rate, 2028 maturity.Working Capital Loan With Zero Point Zero Percent Interest Rate, Maturity 2028 [Member]Working capital loan 0.0% interest rate, 2028 maturity Represents information relating to Mezzanine loan 8.8% interest rate, 2028 maturity .Mezzanine Loans With Eight Point Eight Percent Interest Rate, Maturity 2028 [Member]Mezzanine loan 8.8% interest rate, 2028 maturity Represents information relating to working capital loan 6.5% interest rate, 2030 maturity.Working Capital Loan With 6.5 Percent Interest Rate, Maturity 2030 [Member]Working capital loan 6.5% interest rate, 2030 maturity Represents information relating to working capital loan 7.4% interest rate, 2030 maturity.Working Capital Loan With 7.4 Percent Interest Rate Maturity 2030 [Member]Working capital loan with 7.4 percent interest rate 2030 maturity Represents information relating to working capital loan 7.4% interest rate, 2030 maturity.Working Capital Loan With 7.4 Percent Interest Rate Maturity 2030, One [Member]Working capital loan with 7.4 percent interest rate 2030 maturity Represents information relating to working capital loan 0.0% interest rate, 2031 maturity.Working Capital Loan With Zero Point Zero Percent Interest Rate, Maturity 2031 [Member]Working capital loan with 0.0 percent interest rate 2031 maturity Accounts, Notes, Loans and Financing Receivable [Line Items]Notes Receivable This member stands for working capital loans receivable.Working capital loansWorking capital loans Notes ReceivableNotes receivable activities Financing Receivable, GrossMezzanine loanTotal The cash inflow associated with principal collections and conversion of debt from a borrowing supported by a written promise to pay an obligation.Proceeds from Collection and Conversion of Notes ReceivablePrincipal payments received under notes receivable Financing Receivable, Credit Loss, Expense (Reversal)Recovery of credit losses Increase (Decrease) in Notes ReceivablesNet (decrease) increase in notes receivable The amount of principal amount of notes receivable.Notes Receivable Principal AmountLoan principal amount This item represents the deferred charge for an non contingent incentive or inducement granted by a lessor to a lessee, in order to motivate the lessee to enter the lease agreement, which incentive or inducement is to be recognized as a reduction of rental revenue over the lease term.Non Contingent Lease IncentivesNon-contingent lease incentives Represents the amount funded into non contingent lease incentive amount funded by the entity during the period.Non Contingent Lease Incentive Amount Funded During the PeriodLease incentives funded Amount of amortization of non contingent lease incentive costs incurred by the lessor for the benefit of the lessee.Amortization of Non Contingent Lease IncentivesAmortization of lease incentives Amount of adjustment of non-contingent lease incentives.Non Contingent Lease Incentives AdjustmentAdjustment for collectability of lease incentives Amount of adjustment of lease incentives.Lease Incentives, AdjustmentOther adjustments The amount of net increase (decrease) in non contingent lease incentives during the reporting period.Increase (Decrease) in Non Contingent Lease Incentives, NetNet increase in non-contingent lease incentives Financing Receivable, Credit Quality Indicator [Table] Portfolio segment of the company's total financing receivables related to financing receivables.Financing Receivables Portfolio Segment [Member]Financing Receivables Portfolio segment of the company's total financing receivables related to mortgage loans receivable.Mortgage Loans Receivable Portfolio Segment [Member]Mortgage Loans Receivable Portfolio segment of the company's total financing receivables related to notes receivable.Notes Receivable Portfolio Segment [Member]Notes Receivable Mezzanine financing sits between senior debt and common equity in the capital structure, and typically is used to finance development projects or value-add opportunities on existing operational properties.Mezzanine LoansMezzanine Loans Represents information relating to working capital loans receivables.Working Capital Loans ReceivablesWorking Capital Loans Receivables Financing Receivable, Credit Quality Indicator [Line Items]Financing Receivable, Credit Quality Indicator [Line Items] Represents the number of joint ventures accounted for financing receivables.Number of Joint Ventures Accounted for as Financing ReceivablesNumber of joint ventures accounted for financing receivables Financing Receivable, Excluding Accrued Interest, before Allowance for Credit Loss, by Origination Year [Abstract]Financial instruments by year of origination Financing Receivable, Excluding Accrued Interest, Year One, Originated, Current Fiscal Year2024 Financing Receivable, Excluding Accrued Interest, Year Two, Originated, Fiscal Year before Current Fiscal Year2023 Financing Receivable, Excluding Accrued Interest, Year Three, Originated, Two Years before Current Fiscal Year2022 Financing Receivable, Excluding Accrued Interest, Year Four, Originated, Three Years before Current Fiscal Year2021 Financing Receivable, Excluding Accrued Interest, Year Five, Originated, Four Years before Current Fiscal Year2020 Financing Receivable, Excluding Accrued Interest, Originated, More than Five Years before Current Fiscal YearPrior Financing Receivable, Allowance for Credit Loss [Table] Financing Receivable, Allowance for Credit Loss [Line Items]Credit Loss Reserve Financing Receivable, Allowance for Credit Loss [Roll Forward]Expected credit losses related to our financial instruments Financing Receivable, Allowance for Credit Loss, RecoveryRecovery due to payoffs Financing Receivable, Accrued Interest, WriteoffWrite-off of accrued interest receivable Schedule of Long-term Debt Instruments [Table] Long-term Debt, Type [Axis] Long-term Debt, Type [Domain] Revolving line of creditRevolving line of credit Represents information maturing on November 19, 2025.Credit AgreementCredit Agreement Revolving Credit FacilityRevolving Credit Facility Represents information pertaining to revolving credit facility credit agreement maturing on November 19, 2026.Revolving Credit Facility Amended As Per Credit Agreement [Member]Revolving credit facility credit agreement Debt Instrument [Line Items]Debt Obligations Line of Credit Facility, Maximum Borrowing CapacityMaximum available under facility The aggregate borrowing capacity under the credit facility, consisting of the maximum borrowing capacity plus the contingent increase, if any one or more of the existing banks or new banks agree to provide such increased commitment amount.Contingent increase in maximum borrowing capacity Length of the additional optional extension period for the date when the debt instrument is scheduled to be fully repaid, which may be presented in a variety of ways (years, months, etc.).Debt Instrument Maturity Date, Length of Additional Optional Extension PeriodAdditional extension period option Debt Instrument, Basis Spread on Variable RateBasis spread over base rate (as a percent) Debt Instrument, Variable Interest Rate, Type [Extensible Enumeration] Line of Credit Facility, Unused Capacity, Commitment Fee PercentageUnused commitment fee (as a percent) Number of term loans.Number of term LoansNumber of term loans Line of Credit Facility, Remaining Borrowing CapacityAmount available for borrowingAvailable for borrowing Derivative Instrument [Axis] Derivative Contract [Domain] Interest Rate SwapInterest Rate Swap Hedging Relationship [Axis] Hedging Relationship [Domain] Cash Flow HedgingCash Flow Hedging Represents information maturing on November 19, 2025.Maturing on November 19, 2025Maturing on November 19, 2025 Represents information maturing on November 19, 2026.Maturing on November 19, 2026Maturing on November 19, 2026 Fair Value, Hierarchy [Axis] Fair Value Hierarchy [Domain] Fair Value, Inputs, Level 2 [Member]Level 2 Number of interest rate swaps.Number of Interest Rate SwapsNumber of interest rate swaps Debt Instrument, TermDebt instrument term Increase (Decrease) in Fair Value of Interest Rate Fair Value Hedging InstrumentsIncrease (decrease) in fair value Derivative, Variable Interest RateSwap rate (in percentage) Derivative Liability, Notional AmountNotional Amount Interest Rate Cash Flow Hedge Liability at Fair ValueFair Value Debt Instrument, Periodic Payment [Abstract]Financial covenants The maximum ratio of total indebtedness to total assets required to be maintained per terms of the debt instrument covenants.Debt Instrument Covenant, Ratio Aggregate Indebtedness to Aggregate Asset MaximumMaximum ratio of total indebtedness to total asset value The maximum ratio of secured debt to total assets required to be maintained per terms of the debt instrument covenants.Debt Instrument Covenant, Ratio Secured Debt to Aggregate Asset MaximumMaximum ratio of secured debt to total asset value The maximum ratio of unsecured debt to the unencumbered asset pool required to be maintained as per terms of the debt instrument covenants.Debt Instrument Covenant, Ratio Unsecured Debt to Unencumbered Asset Pool MaximumMaximum ratio of unsecured debt to the value of the unencumbered asset pool The minimum ratio of EBITDA to fixed charges required to be maintained per terms of the debt instrument covenants.Debt Instrument Covenant, Ratio EBITDA to Fixed Charges MinimumMinimum ratio of EBITDA to fixed charges Debt, Weighted Average Interest RateApplicable Interest Rate (as a percent) Long-term DebtOutstanding BalanceTerm loans, net of debt issue costs Proceeds from Issuance of Long-term Debt [Abstract]Borrowings Proceeds from Issuance of Long-term DebtTotal Repayments of Long-term Debt [Abstract]Repayments Repayments of Long-term DebtTotal Repayments of Long-Term Lines of CreditRepayment of debt Noncontrolling Interest [Table] OregonOregon Business Acquisition [Axis] Business Acquisition, Acquiree [Domain] This member stands for 2023 acquisitions.Acquisitions 2023 [Member]2023 Acquisitions This member stands for 2022 acquisitions.Acquisitions 2022 [Member]2022 Acquisitions This member stands for 2018 acquisitions.2018 Acquisitions2018 Acquisitions Information pertaining to properties acquired in 2017.2017 Acquisitions2017 Acquisitions Information pertaining to properties acquired in 2024.Acquisitions 2024 [Member]2024 Acquisitions PartnershipPartnership Represents the information pertaining to independent living facilities.ILFNoncontrolling Interest [Line Items] Stockholders' Equity Attributable to Noncontrolling Interest [Abstract]Noncontrolling interest Schedule of Stock by Class [Table] Class of Stock [Axis] Class of Stock [Domain] Sale of Stock [Axis] Sale of Stock [Domain] Information pertaining to equity distribution agreements entered in to in August, 2016.Equity Distribution AgreementsEquity Distribution

Agreements Class of Stock [Line Items]Equity Registration Payment Arrangement, Maximum Potential ConsiderationMaximum offering capacity under shelf registration statement Represents the amount of reclassification of accumulated costs associated with the equity distribution agreement to additional paid in capital.Reclassification of Accumulated Costs to Additional Paid in CapitalReclassification of accumulated costs to additional paid in capital Represents the amount available for issuance under the shelf registration statement.Registration Payment Arrangement Amount Available for IssuanceAmount available under effective shelf registration statement Dividends [Axis] Dividends [Domain] This member stands for cash dividend declared for October month 2024.O 2024 M10 Dividends [Member]Cash Dividend, October 2024 This member stands for cash dividend declared for November month 2024.O 2024 M11 Dividends [Member]Cash Dividend, November 2024 This member stands for cash dividend declared for December month 2024.O 2024 M12 Dividends [Member]Cash Dividend, December 2024 Dividends [Abstract]Dividend Distributions Dividends PayableDeclared Common Stock, Dividends, Per Share, DeclaredDividends declared and paid per common share Schedule of Share-based Compensation Arrangements by Share-based Payment Award [Table] Plan Name [Axis] Plan Name [Domain] Information relating to the 2015 Equity Participation Plan.2015 Plan2015 Plan Represents the information pertaining to Equity participation 2021 plan.2021 Plan2021 Plan Share-based Compensation Arrangement by Share-based Payment Award [Line Items]Stock Based Compensation Plans Common Stock, Capital Shares Reserved for Future IssuanceTotal shares reserved for issuance of common stock related to the conversion of preferred stock Ratio of shares subject to award granted.Ratio Of Shares Subject To Award GrantedRatio of shares subject to award granted Share-based Compensation Arrangement by Share-based Payment Award, Options, Grants in Period, GrossStock options granted (in shares) Share-based Compensation Arrangement by Share-based Payment Award, Options, Exercisable, NumberOptions exercisable (in shares) Share-Based Compensation Arrangement by Share-Based Payment Award, Options, Forfeitures and Expirations in PeriodOptions expired Share-based Compensation Arrangement by Share-based Payment Award, Options, Outstanding, NumberOptions outstanding (in shares) Information pertaining to restricted stock and performance-based stock unit awards.Restricted stock and performance-based stock unitsRestricted stock and performance-based stock units Restricted stockRestricted stock Performance-based stock unitsPerformance-based stock units Exercise Price Range [Axis] Share-based Compensation, Shares Authorized under Stock Option Plans, Exercise Price Range [Domain] Information pertaining to stock awards granted at \$30.72per share.Grant Date Price \$30.72Grant Date Price \$30.72 Information pertaining to stock awards granted at \$31.84 per share.Grant Date Price \$31.84 [Member]Grant Date Price \$31.84 Information pertaining to stock awards granted at \$31.84 per share.Grant Date Price \$31.84Grant Date Price \$31.84 Information pertaining to stock awards granted at \$34.60 per share.Grant Date Price \$34.60 [Member]Grant Date Price \$34.60 Information pertaining to stock awards granted at \$37.16 per share.Grant Date Price \$37.16Grant Date Price \$37.16Grant Date Price \$37.16 Information pertaining to stock awards granted at \$31.54 per share.Grant Date Price \$31.54 [Member]Grant Date Price \$31.54 Information pertaining to stock awards granted at \$35.45 per share.Grant Date Price 35.45Grant Date Price 35.45 Information pertaining to stock awards granted at \$33.94 per share.Grant Date Price \$33.94Grant Date Price \$33.94 Vesting [Axis] Vesting [Domain] Represents information pertaining to the stock awards vesting ratably over a three-year period from the grant date.Three year vestingThree year vesting Awards vesting based on achievement of total shareholder return (TSR) targets.TSR TargetsTSR Targets Awards vesting based on achievement of accelerated total shareholder return (TSR) targets.Acceleated TSR TargetsAccelerated TSR Targets Represents the information pertaining to TSR targets relating to predefined peer group.TSR Targets Relating to Predefined Peer GroupTSR Targets Relating to Predefined Peer Group Represents information pertaining to the stock awards vesting ratably over an one year anniversary period from the grant date.One year anniversary vesting [Member]One year anniversary vesting Information pertaining to stock awards vesting on May 24, 2024.Vesting Date, May 24, 2024 [Member]Vesting Date May 24,2024 Information pertaining to stock awards vesting on July 25, 2024.Vesting Date July 25, 2024Vesting Date July 25, 2024 Represents information pertaining to the stock awards vesting for period one.April - December 2024October - December 2024 Represents information pertaining to the stock awards vesting for period two.20252025 Represents information pertaining to the stock awards vesting for period three.20262026 Represents information pertaining to the stock awards vesting for period four.20272027 Share-based Compensation Arrangement by Share-based Payment Award, Equity Instruments Other than Options, Nonvested, Number of Shares [Roll Forward]Restricted stock and performance based stock units activity Share-based Compensation Arrangement by Share-based Payment Award, Equity Instruments Other than Options, Nonvested, NumberOutstanding at the end of the period (in shares)Outstanding at the beginning of the period (in shares) Share-based Compensation Arrangement by Share-based Payment Award, Equity Instruments Other than Options, Grants in PeriodGranted (in shares) Share-based Compensation Arrangement by Share-based Payment Award, Non-Option Equity Instruments, ForfeituresCanceled (in shares) Share-based Compensation Arrangement by Share-based Payment Award, Equity Instruments Other than Options, Grants in Period, Weighted Average Grant Date Fair ValueGranted (in dollars per share) Share-based Compensation Arrangement by Share-based Payment Award, Award Vesting PeriodVesting period Employee Service Share-based Compensation, Nonvested Awards, Compensation Cost Not yet Recognized [Abstract]Compensation expense Allocated Share-based Compensation ExpenseCompensation expense related to share-based award Employee Service Share-based Compensation, Nonvested Awards, Compensation Not yet Recognized, Share-based Awards Other than OptionsRemaining compensation expense Other Commitments [Table] Represents real estate properties commitments.Real estate propertiesReal estate properties Represents information pertaining to contingent earn out liabilities.Accrued incentives and earn-out liabilitiesAccrued incentives and earn-out liabilities Represents mortgage loans commitments.Mortgage loansMortgage loans Represents contingent funding upon the borrower achieving certain coverage ratios.Contingent Funding CommitmentsContingent Funding Commitments Information pertaining to commitments under joint venture agreement.Joint venture investmentsJoint venture investments Represents notes receivable commitments.Notes receivableNotes receivable Construction loansConstruction loans Other Commitments [Line Items]Commitments and Contingencies Represents the amount of investment commitments of the entity.Investment Commitments.Investment Commitment Represents the total amount funded into various investment commitments by the entity.Investment Commitments Total Amount FundedTotal Commitment funded This element represents the liabilities for earn out payments.Earn Out LiabilitiesFair value of earn-out liabilityAccrued incentives and earn-outs Amount of write-off of earn-out liabilities.Write Off of Earn Out LiabilitiesEarn-out liability, Write offContingent earn-out liability, write off Concentration Risk [Table] Concentration Risk Benchmark [Axis] Concentration Risk Benchmark [Domain] Represents rental revenue and interest income from mortgage loans.Total RevenuesTotal Revenue Total AssetsTotal Assets Concentration Risk Type [Axis] Concentration Risk Type [Domain] Operator Concentration RiskOperator Concentration Risk Credit Concentration RiskCredit Concentration Risk Represents information pertaining to Prestige Healthcare.Prestige HealthcarePrestige Healthcare Concentration Risk [Line Items]Major Operators The number of major operators of the entity.Number of Major OperatorsNumber of major operators The number of units under operating lease arrangements.Operating Lease, Number of UnitsNumber of beds Concentration Risk, PercentageConcentration risk (as a percent) Participating Securities, Distributed and Undistributed Earnings [Abstract]Less income allocated to participating securities: Represents the amount of nonforfeitable dividends on participating securities.Nonforfeitable Dividends on Participating SecuritiesNon-forfeitable dividends on participating securities Undistributed Earnings Allocated to Participating SecuritiesIncome allocated to participating securities Participating Securities, Distributed and Undistributed Earnings (Loss), DilutedTotal net income allocated to participating securities Net Income (Loss) Available to Common Stockholders, DilutedNet income for diluted net income per share Weighted Average Number of Shares Outstanding Reconciliation [Abstract]Reconciliation of shares Incremental Weighted Average Shares Attributable to Dilutive Effect [Abstract]Effect of dilutive securities: Incremental Common Shares Attributable to Dilutive Effect of Share-based Payment ArrangementsStock options and performance-based stock units (in shares) Weighted Average Number Diluted Shares Outstanding AdjustmentTotal effect of dilutive securities (in shares) Fair Value, by Balance Sheet Grouping [Table] Measurement Basis [Axis] Portion at Fair Value Measurement [Member] Carrying ValueCarrying Value Fair ValueFair Value Level 3Level 3 Asset Class [Axis] Asset Class [Domain] Mortgage Loans ReceivableMortgage Loans Receivable Liability Class [Axis] Fair Value by Liability Class [Domain] Information pertaining to senior unsecured notes maturing prior to 2030.Senior Unsecured Notes maturing before 2030Senior Unsecured Notes maturing before 2030 Information pertaining to senior unsecured notes maturing after 2030.Senior Unsecured Notes maturing 2030 and afterSenior Unsecured Notes maturing 2030 and after Measurement Input Type [Axis] Measurement Input Type [Domain] Discount RateDiscount Rate Fair Value, Balance Sheet Grouping, Financial Statement Captions [Line Items]Fair value measurements Line of Credit Facility, Fair Value of Amount OutstandingRevolving line of credit Debt Instrument, Measurement InputFuture cash inflows discount rate (as a percent) Long-term Debt, Measurement InputFuture cash outflows discount rate (as a percent) Subsequent Event [Table] Subsequent Event [Line Items]Subsequent Events EX-101.PRE 10 ltc-20240930_pre.xml EX-101.PRE XML 12 R1.htm IDEA: XBRL DOCUMENT

Document and Entity Information - shares	9 Months Ended	
	Sep. 30, 2024	Oct. 22, 2024

Document and Entity Information

Document Type	10-Q	
Document Quarterly Report	true	
Document Transition Report	false	
Document Period End Date	Sep. 30, 2024	
Entity File Number	1-11314	
Entity Registrant Name	LTC PROPERTIES INC	
Entity Incorporation, State or Country Code	MD	
Entity Tax Identification Number	71-0720518	
Entity Address, Address Line One	3011 Townsgate Road, Suite 220	
Entity Address, City or Town	Westlake Village	
Entity Address, State or Province	CA	
Entity Address, Postal Zip Code	91361	
City Area Code	805	
Local Phone Number	981-8655	
Title of 12(b) Security	Common stock, \$.01 par value	
Trading Symbol	LTC	
Security Exchange Name	NYSE	
Entity Current Reporting Status	Yes	
Entity Interactive Data Current	Yes	
Entity Filer Category	Large Accelerated Filer	
Entity Small Business	false	
Entity Emerging Growth Company	false	
Entity Shell Company	false	
Entity Common Stock, Shares Outstanding		45,260,754
Current Fiscal Year End Date	--12-31	
Document Fiscal Year Focus	2024	
Document Fiscal Period Focus	Q3	
Entity Central Index Key	0000887905	
Amendment Flag	false	

XML 13 R2.htm IDEA: XBRL DOCUMENT

CONSOLIDATED BALANCE SHEETS - USD (\$) \$ in Thousands	Sep. 30, 2024	Dec. 31, 2023
Investments:		
Land	\$ 118,382	\$ 121,725
Buildings and improvements	1,217,954	1,235,600
Accumulated depreciation and amortization	(398,080)	(387,751)
Operating real estate property, net	938,256	969,574
Properties held-for-sale, net of accumulated depreciation: 2024-\$1,794; 2023-\$3,616	4,058	18,391
Real property investments, net	942,314	987,965
Financing receivables, net of credit loss reserve: 2024-\$3,615; 2023-\$1,980	357,889	196,032
Mortgage loans receivable, net of credit loss reserve: 2024-\$3,638; 2023-\$4,814	360,776	477,266
Real estate investments, net	1,660,979	1,661,263
Notes receivable, net of credit loss reserve: 2024-\$482; 2023-\$611	47,691	60,490
Investments in unconsolidated joint ventures	30,602	19,340

Investments, net	1,739,272	1,741,093
Other assets:		
Cash and cash equivalents	35,040	20,286
Debt issue costs related to revolving line of credit	1,548	1,557
Interest receivable	58,421	53,960
Straight-line rent receivable	18,677	19,626
Lease incentives	3,584	2,607
Prepaid expenses and other assets	15,095	15,969
Total assets	1,871,637	1,855,098
LIABILITIES		
Revolving line of credit	240,150	302,250
Term loans, net of debt issue costs: 2024-\$229; 2023-\$342	99,771	99,658
Senior unsecured notes, net of debt issue costs: 2024-\$1,098; 2023-\$1,251	445,402	489,409
Accrued interest	3,757	3,865
Accrued expenses and other liabilities	41,120	43,649
Total liabilities	830,200	938,831
Stockholders' equity:		
Common stock: \$0.01 par value; 60,000 shares authorized; shares issued and outstanding: 2024-45,034; 2023-43,022	450	430
Capital in excess of par value	1,062,374	991,656
Cumulative net income	1,707,352	1,634,395
Accumulated other comprehensive income	3,639	6,110
Cumulative distributions	(1,825,996)	(1,751,312)
Total LTC Properties, Inc. stockholders' equity	947,819	881,279
Non-controlling interests	93,618	34,988
Total equity	1,041,437	916,267
Total liabilities and equity	\$ 1,871,637	\$ 1,855,098

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CONSOLIDATED BALANCE SHEETS (Parenthetical) - USD (\$)			9 Months Ended	12 Months Ended
	Sep. 30, 2024	Dec. 31, 2023		
shares in Thousands, \$ in Thousands				
Properties held-for-sale, accumulated depreciation	\$ 1,794	\$ 3,616		
Financial receivable credit loss reserve	3,615	1,980		
Mortgage loans receivable, credit loss reserve	3,638	4,814		
Notes receivable, credit loss reserve	\$ 482	\$ 611		
Common stock, par value (in dollars per share)	\$ 0.01	\$ 0.01		
Common stock, shares authorized (in shares)	60,000	60,000		
Common stock, shares issued (in shares)	45,034	43,022		
Common stock, shares outstanding (in shares)	45,034	43,022		
Term loans				
Debt issue costs, net	\$ 229	\$ 342		
Senior Unsecured Notes				
Debt issue costs, net	\$ 1,098	\$ 1,251		

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CONSOLIDATED STATEMENTS OF INCOME - USD (\$) shares in Thousands, \$ in Thousands					3 Months Ended	9 Months Ended
	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023		
Revenues:						
Rental income	\$ 32,258	\$ 31,589	\$ 97,464	\$ 94,861		
Interest income from financing receivables	7,001	3,832	14,661	11,413		
Interest income from mortgage loans	10,733	12,247	35,842	35,417		
Interest and other income	5,791	1,635	9,298	5,358		
Total revenues	55,783	49,303	157,265	147,049		
Expenses:						
Interest expense	10,023	12,674	31,971	34,595		
Depreciation and amortization	9,054	9,499	27,173	28,085		
Impairment loss				12,510		
Provision for credit losses	215	189	942	2,107		
Transaction costs	33	329	679	537		
Property tax expense	3,186	3,271	9,816	9,751		
General and administrative expenses	6,765	5,959	20,016	18,344		
Total expenses	29,276	31,921	90,597	105,929		
Other operating income:						
Gain on sale of real estate, net	3,663	4,870	6,882	20,545		
Operating income	30,170	22,252	73,550	61,665		
Income from unconsolidated joint ventures	692	375	1,739	1,127		
Net income	30,862	22,627	75,289	62,792		
Income allocated to non-controlling interests	(1,496)	(430)	(2,332)	(1,287)		
Net income attributable to LTC Properties, Inc.	29,366	22,197	72,957	61,505		
Income allocated to participating securities	(201)	(147)	(511)	(440)		
Net income available to common stockholders	\$ 29,165	\$ 22,050	\$ 72,446	\$ 61,065		
Earnings per common share:						
Basic (in dollars per share)	\$ 0.66	\$ 0.54	\$ 1.67	\$ 1.48		
Diluted (in dollars per share)	\$ 0.66	\$ 0.54	\$ 1.65	\$ 1.48		
Weighted average shares used to calculate earnings per common share:						
Basic (in shares)	43,868	41,153	43,313	41,127		
Diluted (in shares)	44,394	41,211	43,839	41,185		
Dividends declared and paid per common share (in dollars per share)	\$ 0.57	\$ 0.57	\$ 1.71	\$ 1.71		

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CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME - USD (\$) \$ in Thousands					3 Months Ended	9 Months Ended
	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023		
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME						
Net income	\$ 30,862	\$ 22,627	\$ 75,289	\$ 62,792		
Unrealized gain on cash flow hedges before reclassification	(1,289)	1,034	655	2,629		
Gains reclassified from accumulated other comprehensive income to interest expense	(1,037)	(1,006)	(3,126)	(2,752)		
Comprehensive income	28,536	22,655	72,818	62,669		
Less: Comprehensive income allocated to non-controlling interests	(1,496)	(430)	(2,332)	(1,287)		
Comprehensive income attributable to LTC Properties, Inc.	\$ 27,040	\$ 22,225	\$ 70,486	\$ 61,382		

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CONSOLIDATED STATEMENTS OF EQUITY - USD (\$) shares in Thousands, \$ in Thousands								
Parent	Common Stock	Capital in Excess of Par Value	Cumulative Net Income	Accumulated OCI	Cumulative Distributions	Non-controlling Interests	Total	

Balance at beginning of period at Dec. 31, 2022	\$ 828,367	\$ 412	\$ 931,124	\$ 1,544,660	\$ 8,719	\$ (1,656,548)	\$ 21,940	\$ 850,307
Balance (in shares) at Dec. 31, 2022		41,262						
Equity activity								
Issuance of common stock	1,697		1,697					1,697
Issuance of common stock (in shares)		48						
Issuance of restricted stock		\$ 1	(1)					
Issuance of restricted stock (in shares)		128						
Common stock cash distributions	(23,563)					(23,563)		(23,563)
Stock-based compensation expense	2,088		2,088					2,088
Net income	33,134			33,134			427	33,561
Cash paid for taxes in lieu of common shares	(1,538)		(1,538)					(1,538)
Cash paid for taxes in lieu of common shares (in shares)		(41)						
Non-controlling interests contributions							3,831	3,831
Non-controlling interest distributions							(406)	(406)
Fair market valuation adjustment for interest rate swap	(1,362)				(1,362)			(1,362)
Other (in shares)		(1)						
Balance at end of period at Mar. 31, 2023	838,823	\$ 413	933,370	1,577,794	7,357	(1,680,111)	25,792	864,615
Balance (in shares) at Mar. 31, 2023		41,396						
Balance at beginning of period at Dec. 31, 2022	828,367	\$ 412	931,124	1,544,660	8,719	(1,656,548)	21,940	850,307
Balance (in shares) at Dec. 31, 2022		41,262						
Equity activity								
Net income								62,792
Balance at end of period at Sep. 30, 2023	825,409	\$ 413	937,550	1,606,165	8,596	(1,727,315)	34,974	860,383
Balance (in shares) at Sep. 30, 2023		41,412						
Balance at beginning of period at Dec. 31, 2022	828,367	\$ 412	931,124	1,544,660	8,719	(1,656,548)	21,940	850,307
Balance (in shares) at Dec. 31, 2022		41,262						
Balance at end of period at Dec. 31, 2023	881,279	\$ 430	991,656	1,634,395	6,110	(1,751,312)	34,988	916,267
Balance (in shares) at Dec. 31, 2023		43,022						
Balance at beginning of period at Mar. 31, 2023	838,823	\$ 413	933,370	1,577,794	7,357	(1,680,111)	25,792	864,615
Balance (in shares) at Mar. 31, 2023		41,396						
Equity activity								
Issuance of restricted stock (in shares)		15						
Common stock cash distributions	(23,599)					(23,599)		(23,599)
Stock-based compensation expense	2,138		2,138					2,138
Net income	6,174			6,174			430	6,604
Cash paid for taxes in lieu of common shares	(81)		(81)					(81)
Cash paid for taxes in lieu of common shares (in shares)		(2)						
Non-controlling interests contributions							9,133	9,133
Non-controlling interest distributions							(406)	(406)
Fair market valuation adjustment for interest rate swap	1,211				1,211			1,211
Balance at end of period at Jun. 30, 2023	824,666	\$ 413	935,427	1,583,968	8,568	(1,703,710)	34,949	859,615
Balance (in shares) at Jun. 30, 2023		41,409						
Equity activity								
Issuance of restricted stock (in shares)		3						
Common stock cash distributions	(23,605)					(23,605)		(23,605)
Stock-based compensation expense	2,123		2,123					2,123
Net income	22,197			22,197			430	22,627
Non-controlling interest distributions							(405)	(405)
Fair market valuation adjustment for interest rate swap	28				28			28
Balance at end of period at Sep. 30, 2023	825,409	\$ 413	937,550	1,606,165	8,596	(1,727,315)	34,974	860,383
Balance (in shares) at Sep. 30, 2023		41,412						
Balance at beginning of period at Dec. 31, 2023	881,279	\$ 430	991,656	1,634,395	6,110	(1,751,312)	34,988	916,267
Balance (in shares) at Dec. 31, 2023		43,022						
Equity activity								
Issuance of common stock	4,337	\$ 1	4,336					4,337
Issuance of common stock (in shares)		139						
Issuance of restricted stock		\$ 2	(2)					
Issuance of restricted stock (in shares)		160						
Common stock cash distributions	(24,616)					(24,616)		(24,616)
Stock-based compensation expense	2,202		2,202					2,202
Net income	24,230			24,230			459	24,689
Cash paid for taxes in lieu of common shares	(1,532)		(1,532)					(1,532)
Cash paid for taxes in lieu of common shares (in shares)		(50)						
Non-controlling interests contributions							50	50
Non-controlling interest distributions							(2,904)	(2,904)
Fair market valuation adjustment for interest rate swap	378				378			378
Other	(29)		(29)					(29)
Balance at end of period at Mar. 31, 2024	886,249	\$ 433	996,631	1,658,625	6,488	(1,775,928)	32,593	918,842
Balance (in shares) at Mar. 31, 2024		43,271						
Balance at beginning of period at Dec. 31, 2023	881,279	\$ 430	991,656	1,634,395	6,110	(1,751,312)	34,988	916,267
Balance (in shares) at Dec. 31, 2023		43,022						
Equity activity								
Net income								75,289
Balance at end of period at Sep. 30, 2024	947,819	\$ 450	1,062,374	1,707,352	3,639	(1,825,996)	93,618	1,041,437
Balance (in shares) at Sep. 30, 2024		45,034						
Balance at beginning of period at Mar. 31, 2024	886,249	\$ 433	996,631	1,658,625	6,488	(1,775,928)	32,593	918,842
Balance (in shares) at Mar. 31, 2024		43,271						
Equity activity								
Issuance of common stock	6,521	\$ 2	6,519					6,521
Issuance of common stock (in shares)		204						
Issuance of restricted stock (in shares)		16						
Common stock cash distributions	(24,787)					(24,787)		(24,787)
Stock-based compensation expense	2,320		2,320					2,320
Net income	19,361			19,361			377	19,738
Non-controlling interests contributions							61,025	61,025
Non-controlling interest distributions							(377)	(377)
Fair market valuation adjustment for interest	(523)				(523)			(523)

rate swap							
Other	(2)		(2)				(2)
Balance at end of period at Jun. 30, 2024	889,139	\$ 435	1,005,468	1,677,986	5,965	(1,800,715)	93,618
Balance (in shares) at Jun. 30, 2024		43,491					
Equity activity							
Issuance of common stock	54,652	\$ 15	54,637				54,652
Issuance of common stock (in shares)		1,543					
Common stock cash distributions	(25,281)					(25,281)	(25,281)
Stock-based compensation expense	2,269		2,269				2,269
Net income	29,366			29,366			1,496
Non-controlling interest distributions							(1,496)
Fair market valuation adjustment for interest rate swap	(2,326)				(2,326)		
Balance at end of period at Sep. 30, 2024	\$ 947,819	\$ 450	\$ 1,062,374	\$ 1,707,352	\$ 3,639	\$ (1,825,996)	\$ 93,618
Balance (in shares) at Sep. 30, 2024		45,034					

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CONSOLIDATED STATEMENTS OF EQUITY (Parenthetical) - \$ / shares	3 Months Ended			9 Months Ended		
	Sep. 30, 2024	Jun. 30, 2024	Mar. 31, 2024	Sep. 30, 2023	Jun. 30, 2023	Mar. 31, 2023
	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2023

CONSOLIDATED STATEMENTS OF EQUITY							
Common Stock cash distributions	\$ 0.57	\$ 0.57	\$ 0.57	\$ 0.57	\$ 0.57	\$ 0.57	\$ 1.71

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CONSOLIDATED STATEMENTS OF CASH FLOWS - USD (\$) \$ in Thousands	9 Months Ended		
	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2023
	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2023

OPERATING ACTIVITIES:		
Net income	\$ 75,289	\$ 62,792
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	27,173	28,085
Stock-based compensation expense	6,791	6,349
Impairment loss		12,510
Gain on sale of real estate, net	(6,882)	(20,545)
Income from unconsolidated joint ventures	(1,739)	(1,127)
Income distributions from unconsolidated joint ventures	839	
Straight-line rental adjustment	561	1,635
Exchange of prepayment fee for participating interest in mortgage loan		(1,380)
Adjustment for collectability of lease incentives and rental income	321	26
Amortization of lease incentives	626	584
Provision for credit losses	942	2,107
Application of interest reserve	(233)	(1,788)
Amortization of debt issue costs	791	900
Other non-cash items, net	71	71
Change in operating assets and liabilities		
Lease incentives funded	(1,794)	(1,023)
Increase in interest receivable	(7,124)	(8,605)
Decrease in accrued interest payable	(108)	(1,341)
Net change in other assets and liabilities	(3,645)	(318)
Net cash provided by operating activities	91,879	78,932
INVESTING ACTIVITIES:		
Investment in real estate properties	(319)	(43,759)
Investment in real estate capital improvements	(9,908)	(5,053)
Proceeds from sale of real estate, net	33,641	51,410
Investment in financing receivables	(97)	(112,712)
Investment in real estate mortgage loans receivable	(19,078)	(72,260)
Principal payments received on mortgage loans receivable	34,474	301
Investments in unconsolidated joint ventures	(11,262)	
Advances and originations under notes receivable	(340)	(19,258)
Principal payments received on notes receivable	13,268	7,077
Net cash provided by (used in) investing activities	40,379	(194,254)
FINANCING ACTIVITIES:		
Borrowings from revolving line of credit	19,200	274,450
Repayment of revolving line of credit	(81,300)	(42,200)
Principal payments on senior unsecured notes	(44,160)	(44,160)
Proceeds from common stock issued	65,629	1,777
Distributions paid to stockholders	(74,684)	(70,767)
Distributions paid to non-controlling interests	(109)	(1,217)
Financing costs paid	(516)	(19)
Cash paid for taxes in lieu of shares upon vesting of restricted stock	(1,533)	(1,619)
Other	(31)	
Net cash (used in) provided by financing activities	(117,504)	116,245
Increase in cash and cash equivalents	14,754	923
Cash and cash equivalents, beginning of period	20,286	10,379
Cash and cash equivalents, end of period	35,040	11,302
Supplemental disclosure of cash flow information:		
Interest paid	31,288	35,036
Non-cash investing and financing transactions:		
Contribution from non-controlling interest	61,025	12,965
Investment in financing receivables	(163,460)	
Exchange of mezzanine loan and related prepayment fee for participating interest in mortgage loan		(8,841)
Exchange of mortgage loans for controlling interests in joint ventures accounted for as financing receivables	102,435	
Reserves withheld at financing and mortgage loan receivable origination		(5,147)
Accretion of interest reserve recorded as mortgage loan receivable	233	1,788
Decrease in fair value of interest rate swap agreements	(2,471)	(123)
Distributions paid to non-controlling interests	2,313	
Distributions paid to non-controlling interests related to property sale	\$ 2,305	
Mortgage loan receivable reserve withheld at origination		\$ 1,506

XML 20 R9.htm IDEA: XBRL DOCUMENT

General	9 Months Ended		
	Sep. 30, 2024	Sep. 30, 2024	Sep. 30, 2024
	Sep. 30, 2024	Sep. 30, 2024	Sep. 30, 2024

General	
General	
1. General	
LTC Properties, Inc., a health care real estate investment trust (“REIT”), was incorporated on May 12, 1992 in the State of Maryland and commenced operations on August 25, 1992. We invest primarily in seniors housing and health care properties primarily through sale-leasebacks, mortgage financing, joint ventures and structured finance solutions including preferred equity and mezzanine lending. We conduct and manage our business as one operating segment, rather than multiple operating segments, for	

internal reporting and internal decision-making purposes. Our primary objectives are to create, sustain and enhance stockholder equity value and provide current income for distribution to stockholders through real estate investments in seniors housing and health care properties managed by experienced operators. Our primary seniors housing and health care property classifications include skilled nursing centers (“SNF”), assisted living communities (“ALF”), independent living communities (“ILF”), memory care communities (“MC”) and combinations thereof. We also invest in other (“OTH”) types of properties, such as land parcels, projects under development (“UDP”) and behavioral health care hospitals. To meet these objectives, we attempt to invest in properties that provide opportunity for additional value and current returns to our stockholders and diversify our investment portfolio by geographic location, operator, property classification and form of investment.

We have prepared consolidated financial statements included herein without audit and in the opinion of management have included all adjustments necessary for a fair presentation of the consolidated financial statements pursuant to the rules and regulations of the Securities and Exchange Commission (“SEC”). Certain information and note disclosures normally included in financial statements prepared in accordance with U.S. generally accepted accounting principles (“GAAP”) have been condensed or omitted pursuant to rules and regulations governing the presentation of interim financial statements. The accompanying consolidated financial statements include the accounts of our company and its wholly-owned subsidiaries. All significant intercompany accounts and transactions have been eliminated in consolidation. The results of operations for the three and nine months ended September 30, 2024 and 2023 are not necessarily indicative of the results for a full year.

No provision has been made for federal or state income taxes. Our company qualifies as a REIT under Sections 856 through 860 of the Internal Revenue Code of 1986, as amended. As such, we generally are not taxed on income that is distributed to our stockholders.

XML 21 R10.htm IDEA: XBRL DOCUMENT

Real Estate Investments

Real Estate Investments

Real Estate Investments

2. Real Estate Investments

9 Months Ended
Sep. 30, 2024

Assisted living communities, independent living communities, memory care communities and combinations thereof are included in the assisted living property classification (collectively “ALF”).

Any reference to the number of properties or facilities, number of units, number of beds, number of operators and yield on investments in real estate are unaudited and outside the scope of our independent registered public accounting firm’s review of our consolidated financial statements in accordance with the standards of the Public Company Accounting Oversight Board.

Owned Properties. Our owned properties are leased pursuant to non-cancelable operating leases. Each lease is a triple net lease which requires the lessee to pay all taxes, insurance, maintenance and repairs, capital and non-capital expenditures and other costs necessary in the operations of the facilities. Many of the leases contain renewal options. The majority of our leases contain provisions for specified annual increases over the rents of the prior year.

The following table summarizes our investments in owned properties at September 30, 2024 (*dollar amounts in thousands*):

Type of Property	Gross Investment	Percentage of Investment	Number of Properties ⁽¹⁾	Number of		Average Investment per Bed/Unit
				SNF Beds	ALF Units	
Assisted Living	\$ 732,120	54.5 %	73	—	4,341	\$ 168.65
Skilled Nursing	598,063	44.6 %	50	6,113	236	\$ 94.20
Other ⁽²⁾	12,005	0.9 %	1	118	—	—
Total	\$ 1,342,188	100.0 %	124	6,231	4,577	—

- (1) We own properties in 23 states that are leased to 23 different operators.
(2) Includes three parcels of land held-for-use, and one behavioral health care hospital.

Many of our existing leases contain renewal options that, if exercised, could result in the amount of rent payable upon renewal being greater or less than that currently being paid.

During 2023, Brookdale Senior Living Communities, Inc. (“Brookdale”) elected not to exercise its renewal option under a master lease that matured on December 31, 2023. The 35-property assisted living portfolio was apportioned as follows (*dollar amounts in thousands*):

Lease Commencement	State	Type of Property	Number of Properties	Number of Units	First Year Rent	Lease Term
November 2023	OK	ALF	5 ⁽¹⁾	184	\$ 960	Three years
January 2024	CO, KS, OH, TX	ALF	17 ⁽²⁾	738	9,325	Six years
January 2024	NC	ALF	5 ⁽³⁾	210	3,300	Six years
			27	1,132	\$ 13,585	

Year sold	State	Type of Property	Number of Properties	Number of Units	Sales Price	Net Proceeds ⁽⁴⁾
2023	FL	ALF	4	176	\$ 18,750	\$ 14,310 ⁽⁵⁾
2023	OK	ALF	1	37	800	769
2023	SC	ALF	3	128	8,409	8,153
			8	341	\$ 27,959	\$ 23,232
Total			35	1,473		

- (1) These communities were transitioned to an existing LTC operator. The new master lease includes a purchase option that can be exercised starting in November 2027 through October 2029 if the lessee exercises its four-year extension option. Rent increases to \$984 in the second year, and \$1,150 in the third year.
(2) These communities were re-leased to Brookdale under a new master lease. Rent escalates by approximately 2.0% annually. The new master lease includes a purchase option that can be exercised in 2029. We also agreed to fund \$7,200 for capital expenditures for the first two years of the lease at an initial rate of 8.0% escalating by approximately 2.0% annually thereafter.
(3) These communities were transitioned to an operator new to us. Rent escalates by approximately 3.0% annually.
(4) Net of transaction costs and seller financing, if any.
(5) We provided seller financing collateralized by two of the Florida properties, with a total of 92 units. The \$4,000 seller-financed mortgage loan has a two-year term, with a one-year extension, at an interest rate of 8.75%.

During the three months ended March 31, 2024, a master lease covering 11 skilled nursing centers, that was scheduled to mature in January 2024, was renewed for seven months extending the maturity to August 2024. The centers have a total of 1,444 beds and are located in Texas. During the three months ended June 30, 2024, this master lease was amended to extend the lease term to December 31, 2028, with two five-year renewal options. The annual rent increased from \$8,000,000 to \$9,000,000 for 2024. Rent will increase to \$9,500,000 for 2025, and \$10,000,000 for 2026, escalating 3.3% annually thereafter. As a condition of the amended master lease, the operator paid \$11,986,000 during 2024, towards its \$13,531,000 working capital note. The remaining \$1,545,000 balance of the working capital note is interest-free and will be repaid in installments through 2028.

Additionally, during 2024, another operator exercised its renewal option under its master lease for five years, from March 2025 through February 2030. Annual cash rent for 2024 is \$8,004,000 escalating 2.5% annually. The master lease covers 666 beds across four skilled nursing centers, three in Texas and one in Wisconsin, and a behavioral health care hospital in Nevada.

We monitor the collectability of our receivable balances, including deferred rent receivable balances, on an ongoing basis. We write-off uncollectible operator receivable balances, including straight-line rent receivable and lease incentives balances, as a reduction to rental income in the period such balances are no longer probable of being collected. Therefore, recognition of rental income is limited to the lesser of the amount of cash collected or rental income reflected on a “straight-line” basis for those customer receivable balances deemed uncollectible. During the three months ended September 30, 2024 and 2023, we had no uncollectible lease incentives or straight-line rent receivables to write-off. During the nine months ended September 30, 2024 and 2023, we wrote-off uncollectible straight-line rent receivable and lease incentive balances of \$321,000 and \$26,000, respectively.

We continue to take into account the current financial condition of our operators, in our estimation of uncollectible accounts at September 30, 2024. We are closely monitoring the collectability of such rents and will adjust future estimations as appropriate as further information becomes known.

The following table summarizes components of our rental income for the three and nine months ended September 30, 2024 and 2023 (*in thousands*):

Rental Income	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
Contractual cash rental income	\$ 29,215	\$ 29,065	\$ 89,142 ⁽¹⁾	\$ 87,204 ⁽¹⁾
Variable cash rental income	3,194	3,442	9,830	9,902
Straight-line rent	37 ⁽²⁾	(747) ⁽²⁾	(561) ⁽²⁾	(1,635) ⁽²⁾
Adjustment of lease incentives and rental income	—	—	(321) ⁽³⁾	(26) ⁽⁴⁾
Amortization of lease incentives	(188)	(171)	(626)	(584)
Total	\$ 32,258	\$ 31,589	\$ 97,464	\$ 94,861

- (1) Increased primarily due to \$2,377 repayment of rent credit in connection with the sale of our interest in a consolidated joint venture (“JV”), rental income from 2023 acquisitions and annual rent escalations and contractual rent increases, partially offset by property sales and transitioned portfolios.
(2) Straight-line rent income increased due to lease extensions and more leases accounted for on a straight-line basis.
(3) Represents a straight-line rent receivable write-off related to a lease converting to periodic fair market rent resets.
(4) Represents lease incentive balance write-offs related to lease terminations.

Some of our lease agreements provide purchase options allowing the lessees to purchase the properties they currently lease from us. The following table summarizes information about purchase options included in our lease agreements (*dollar amounts in thousands*):

State	Type of Property	Number of Properties	Gross Investments ⁽¹⁾	Net Book Value	Option Window
California	ALF/MC	2	\$ 38,895	\$ 32,072	2020-2029
Colorado/Kansas/Ohio/Texas	ALF/MC	17	63,576	29,928	2029 ⁽²⁾
Florida	SNF	3	76,623	76,625	2025-2027
Georgia/South Carolina	ALF/MC	2	31,904	24,721	2027
North Carolina	ALF/MC	11	121,419	121,419	2025-2028 ⁽³⁾
North Carolina	ALF	5	14,654	6,876	2029 ⁽⁴⁾
North Carolina	ALF	4	41,000	41,000	2024-2028 ⁽⁵⁾
North Carolina/ South Carolina	ALF/MC	13	122,460	122,460	2024-2028 ⁽⁶⁾
Ohio	MC	1	16,161	13,158	2024-2025
Ohio	ILF/ALF/MC	1	54,782	51,877	2025-2027
Oklahoma	ALF/MC	5	11,221	4,170	2027-2029 ⁽⁷⁾
Tennessee	SNF	2	5,275	2,157	2023-2024

Texas	SNF	4	52,726	49,332	2027-2029	(8)
Texas	MC	1	12,743	9,440	2026-2028	(9)
Total			\$ 663,441	\$ 585,235		

- (1) Gross investments include previously recorded impairment losses, if any.
- (2) During 2023, we re-leased 17 ALFs with a total of 738 units to Brookdale under a new six-year master lease. The new master lease commenced in January 2024 and includes a purchase option that can be exercised in 2029. See above for more information.
- (3) During 2023, we entered into a JV that purchased 11 ALFs and MCs with a total of 523 units and leased the communities under a 10-year master lease. The master lease provides the operator with the option to buy up to 50% of the properties at the beginning of the third lease year, and the remaining properties at the beginning of the fourth lease year through the end of the sixth lease year, with an exit Internal Rate of Return ("IRR") of 9.0% on any portion of the properties being purchased. For more information regarding this transaction see *Financing Receivables* below.
- (4) During 2023, we transferred five ALFs with a total of 210 units from Brookdale to an operator new to us. The new master lease commenced in January 2024 and includes a purchase option that can be exercised in 2029. See above for more information.
- (5) During 2024, we entered into a joint venture agreement with ALG Senior Living ("ALG") and obtained a 92.7% controlling interest in the \$41,000 newly formed JV that owns four ALFs in North Carolina with a total of 217 units. The JV leased the communities back to an affiliate of the seller under a 10-year master lease agreement. The master lease includes a purchase option that can be exercised through 2028, with an exit IRR of 8.0%. For more information regarding this transaction see *Financing Receivables* below.
- (6) During 2024, we entered into a joint venture agreement with ALG and obtained a 52.6% controlling interest in the \$122,460 newly formed JV that owns 13 ALFs and MCs in North Carolina (12) and South Carolina (1) with a total of 523 units. The JV leased the communities back to an affiliate of the seller under a 10-year master lease agreement. The master lease includes a purchase option that can be exercised through 2028, with an exit IRR of 8.0%. For more information regarding this transaction see *Financing Receivables* below.
- (7) During 2023, we transferred five ALFs in Oklahoma with a total of 184 units from Brookdale to an existing operator. The new master lease commenced in November 2023 and includes a purchase option that can be exercised starting in November 2027 through October 2029 if the lessee exercises its four-year extension option. See above for more information.
- (8) During 2022, we purchased four skilled nursing centers and leased these properties under a 10-year lease with an existing operator. The lease allows the operator to elect either an earn-out payment or purchase option. If neither option is elected within the timeframe defined in the lease, both elections are terminated. For more information regarding the earn-out see *Note 9. Commitments and Contingencies*.
- (9) During 2024, we transferred this community to an operator new to us. The new master lease commenced in April 2024 and includes a purchase option that can be exercised in May 2026 through April 2028, if the lessee exercises its one-year extension option.

Impairment Loss. During the three and nine months ended September 30, 2024, we did not record an impairment loss. During the first and second quarter of 2023, in conjunction with ongoing negotiations and planned sale of two assisted living communities located in Florida and one assisted living community located in Mississippi, we performed recoverability analysis on the carrying value of these communities and concluded that their carrying values may not be recoverable through future undiscounted cash flows. Accordingly, during the three and nine months ended September 30, 2023, we recorded impairment loss of \$0 and \$12,510,000, respectively. The following table summarizes information regarding impairment losses recorded during the nine months ended September 30, 2024 and 2023 (*dollar amounts in thousands*):

Year	State	Type of Properties	Number of Properties	Number of Beds/Units	Impairment Loss
2024	n/a	n/a	—	—	\$ —
2023	Florida	ALF	1	70	\$ 434 ⁽¹⁾
	Florida	ALF	1	60	7,522
	Mississippi	ALF	1	67	4,554 ⁽²⁾
			3	197	\$ 12,510

- (1) In conjunction with the ongoing negotiations to sell this community, we recorded a \$434 impairment loss during the three months ended March 31, 2023, and a \$1,222 impairment loss during the fourth quarter of 2022. This community was sold during the second quarter of 2023 for \$4,850 and we recorded a net gain on sale of real estate of \$64 as a result of this transaction.
- (2) This community was sold during the fourth quarter of 2023 for \$1,650 and we recorded a net loss on sale of real estate of \$219 as a result of this transaction.

Properties Held -for-Sale. The following summarizes our held-for-sale properties as of September 30, 2024 and December 31, 2023 (*dollar amounts in thousands*):

	State	Type of Property	Number of Properties	Number of Beds/units	Gross Investment	Accumulated Depreciation
At September 30, 2024	CO	ALF ⁽¹⁾	1	— ⁽¹⁾	\$ 5,852	\$ (1,794)
At December 31, 2023	WI	ALF ⁽²⁾	1	110	\$ 22,007	\$ (3,616)

- (1) Subsequent to September 30, 2024, this closed property was sold for \$5,250.
- (2) This community was sold during the three months ended March 31, 2024.

Acquisitions. The following table summarizes our acquisitions for the nine months ended September 30, 2024 and 2023 (*dollar amounts in thousands*):

Year	Type of Property	Cash Paid at Acquisition	Assumed Liabilities	Non-Controlling Interest	Transaction Costs	Assets Acquired	Number of Properties	Number of Beds/Units
2024	OTH ⁽¹⁾	\$ 300	\$ —	\$ —	\$ 19	\$ 319	—	—
2023	ALF ⁽²⁾	43,759	9,767	9,133	363	63,022 ⁽³⁾	1	242

- (1) We acquired a parcel of land in Kansas adjacent to an existing community operated by Brookdale. Rent was increased by 8.0% of our total cost of the investment.
- (2) We entered into a \$54,134 JV and contributed \$45,000 into the JV that purchased an ILF/ALF/MC in Ohio. Under the JV agreement, the seller, our JV partner, has the option to purchase the campus between the third and fourth lease years for LTC's allocation of the JV investment plus an IRR of 9.75%. The campus was leased to Encore Senior Living ("Encore") under a 10-year term with an initial yield of 8.25% on LTC's allocation of the JV investment. LTC committed to fund \$2,100 of lease incentives under the Encore lease.
- (3) Includes \$8,585 tax abatement intangible included in the *Prepaid expenses and other assets* line item in our *Consolidated Balance Sheets*.

Intangible Assets. We make estimates as part of our allocation of the purchase price of acquisitions to various components of acquisition based upon the fair value of each component. In determining fair value, we use current appraisals or other third-party opinions of value. The most significant components of our allocations are typically the allocation of fair value to land and buildings, and for certain of our acquisitions, in-place leases and other intangible assets. In the case of the value of in-place leases, we make the best estimates based on the evaluation of the specific characteristics of each tenant's lease. Factors considered include estimates of carrying costs during the hypothetical expected lease-up periods, market conditions and costs to execute similar leases. The following is a summary of the carrying amount of intangible assets as of September 30, 2024 and December 31, 2023 (*in thousands*):

	September 30, 2024			December 31, 2023		
Assets	Cost	Accumulated Amortization	Net	Cost	Accumulated Amortization	Net
In-place leases	\$ 11,155 ⁽¹⁾	\$ (6,650) ⁽²⁾	\$ 4,505	\$ 11,348 ⁽¹⁾	\$ (6,109) ⁽²⁾	\$ 5,239
Tax abatement intangible	\$ 8,309 ⁽³⁾	\$ (924) ⁽³⁾	\$ 7,385	\$ 8,309 ⁽³⁾	\$ (405) ⁽³⁾	\$ 7,904

- (1) Included in the *Buildings and improvements* line item in our *Consolidated Balance Sheets*.
- (2) Included in the *Accumulated depreciation and amortization* line item in our *Consolidated Balance Sheets*.
- (3) Included in the *Prepaid expenses and other assets* line item in our *Consolidated Balance Sheets*.

Improvements. During the nine months ended September 30, 2024 and 2023, we invested in the following capital improvement projects (*in thousands*):

Type of Property	Nine Months Ended September 30,			
	2024		2023	
Assisted Living Communities	\$ 8,663	\$	2,418	
Skilled Nursing Centers	1,245		2,548	
Other	—		87	
Total	\$ 9,908	\$	5,053	

Properties Sold. During the three and nine months ended September 30, 2024, we recorded a net gain on sale of real estate of \$3,663,000 and \$6,882,000, respectively. During the three and nine months ended September 30, 2023, we recorded a net gain on sale of real estate of \$4,870,000 and \$20,545,000, respectively. The following table summarizes property sales during the nine months ended September 30, 2024 and 2023 (*dollar amounts in thousands*):

Year	State	Type of Properties	Number of Properties	Number of Beds/Units	Sales Price	Carrying Value	Net (Loss) Gain ⁽¹⁾
2024	Florida	ALF	1	60	\$ 4,500	\$ 4,579	\$ (289)
	Texas	ALF	5	208	1,600	1,282	(390)
	Texas	ALF	2	—	500	389	—
	Texas	ALF	1	80	7,959 ⁽²⁾	4,314	3,635
	Wisconsin	ALF	1	110	20,193 ⁽³⁾	16,195	3,986
	n/a	n/a	—	—	—	—	(60) ⁽⁴⁾
Total ⁽⁵⁾			10	458	\$ 34,752	\$ 26,759	\$ 6,882
2023	Florida	ALF	1	70	\$ 4,850	\$ 4,082	\$ 65
	Kentucky	ALF	1	60	11,000	10,720	57
	New Jersey	ALF	1	39	2,000	1,552	266
	New Mexico	SNF	2	235	21,250	5,523	15,287
	Nebraska	ALF	3	117	2,984	2,934	—
	Pennsylvania	ALF	2	130	11,128	6,054	4,870
Total			10	651	\$ 53,212	\$ 30,865	\$ 20,545

- (1) Calculation of net gain includes cost of sales and write-off of straight-line receivable and lease incentives, when applicable.
- (2) Additionally, as part of the negotiated sale, we received an additional \$441 representing rental income through lease maturity in January 2025.
- (3) Represents the price to sell our portion of interest in a JV, net of the JV partner's \$2,305 contributions in the joint venture.
- (4) We recognized additional loss due to additional incurred costs related to properties sold during 2023.
- (5) Subsequent to September 30, 2024, we sold a closed ALF located in Colorado for \$5,250. At September 30, 2024, the community was classified as held-for-sale and had a gross book value of \$5,852 and a net book value of \$4,058.

Financing Receivables. As part of our acquisitions, we may invest in sale and leaseback transactions. In accordance with the accounting guidance, we must determine whether each sale and leaseback transaction qualifies as a sale. Generally, an option for the seller-lessee to repurchase a real estate asset precludes accounting for the transfer of the asset as a sale and the purchased assets should be presented as financing receivables.

During 2022 through 2024, we entered into joint venture agreements and contributed into these JVs for the purchase of properties through sale and leaseback transactions. Concurrently, each of these JVs leased the purchased properties back to an affiliate of the seller and provided the seller-lessee with purchase options. Accordingly, these sale and leaseback transactions meet the accounting criteria to be presented as financing receivables. Furthermore, we determined that we exercise power over and receive benefits from each of these joint ventures. Therefore, we consolidated the joint ventures as *Financing Receivables* on our *Consolidated Balance Sheets* and recorded the rental revenue from these joint ventures as *Interest income from financing receivables* on our *Consolidated Statements of Income*.

The following tables provide information regarding our investments in financing receivables (*dollar amounts in thousands*):

Interest Rate	Investment Year	Maturity	State	Gross Investments	LTC Investment	Type of Properties	Number of Properties	Number of Beds/Units	Investment per Bed/Unit
7.25% ⁽¹⁾	2022	2032	FL	\$ 76,626	\$ 62,301	SNF	3	299	\$ 256.27
7.25% ⁽²⁾	2023	2033	NC	121,419	117,588	ALF/MC	11	523	232.16
7.25% ⁽³⁾	2024	2034	NC/SC	122,460	64,450	ALF/MC	13	523	234.15

7.25% ⁽⁴⁾	2024	2023	NC	41,000	37,985	ALF	4	217	\$	188.94
				\$ 361,505	\$ 282,324		31	1,562		
(1) During 2022, we entered into a JV with an operator new to us. The JV purchased three SNFs and leased the centers back to an affiliate of the seller under a 10-year master lease, with two five-year renewal options and provided the seller-lessee with a purchase option, exercisable at the beginning of the fourth year through the end of the fifth year.										
(2) During 2023, we entered into a JV with ALG. The JV purchased 11 ALFs and MCs and leased these communities back to an affiliate of the seller under a 10-year master lease, with two five-year renewal options. The contractual initial cash yield of 7.25% increases to 7.5% in year three then escalates thereafter based on Consumer Price Index("CPI") subject to a floor of 2.0% and a ceiling of 4.0%. The JV provided the seller-lessee with a purchase option to buy up to 50% of the properties at the beginning of the third lease year and the remaining properties at the beginning of the fourth lease year through the end of the sixth lease year, with an exit IRR of 9.0%. During 2024, we deferred a total of \$2,240 consolidated JV interest income from financing receivables for May through September 2024 and agreed to defer up to approximately \$258 per month for October through December 2024 consolidated JV interest income from financing receivables.										
(3) During the second quarter of 2024, we funded an additional \$5,546 under a mortgage loan receivable due from an ALG affiliate secured by 13 ALFs and MCs located in North Carolina (12) and South Carolina (1). We then entered into a newly formed \$122,460 JV with ALG, whereby we exchanged our \$64,450 mortgage loan receivable for a 53% controlling interest in the JV. Concurrently, ALG contributed these properties to the joint venture for a 47% non-controlling interest. The JV leased the properties to an ALG affiliate under a 10-year master lease, with two five-year renewal options and provided the seller-lessee with a purchase option exercisable through 2028, with an exit IRR of 8.0%.										
(4) During the second quarter of 2024, we funded an additional \$2,766 under a mortgage loan receivable due from an ALG affiliate secured by four ALFs located in North Carolina. We then entered into a newly formed \$41,000 JV with ALG, whereby we exchanged \$37,985 mortgage loan receivables for a 93% controlling interest in the JV. Concurrently, ALG contributed these properties and a parcel of land to the joint venture for a 7% non-controlling interest. The JV leased the properties to an ALG affiliate under a 10-year master lease, with two five-year renewal options and provided the seller-lessee with a purchase option exercisable through 2028, with an exit IRR of 8.0%.										

The following table summarizes our financing receivables activities for the nine months ended September 30, 2024 and 2023 (*dollar amounts in thousands*):

	Nine Months Ended September 30,	
	2024	2023
Investment and funding under financing receivables	\$ 163,557 ⁽¹⁾	\$ 121,332 ⁽²⁾
Amortization of capital costs	(65)	(65)
Provision for loan loss reserve	(1,635) ⁽¹⁾	(1,213) ⁽²⁾
	\$ 161,857	\$ 120,054

- (1) During 2024, we entered into two joint venture agreements with affiliates of ALG. We recorded an aggregate *Provision for Credit losses* of \$1,635 equal to 1.0% of the investment balance. See above for more information.
- (2) During 2023, we entered into a joint venture agreement with an affiliate of ALG. We recorded *Provision for credit losses* of \$1,213 equal to 1.0% of the investment balance. See above for more information.

Mortgage Loans. During 2024, we committed to fund a \$26,120,000 mortgage loan for the construction of a 116-unit independent living, assisted living and memory care community in Illinois. The borrower contributed \$12,300,000 of equity which will initially fund the construction. The loan term is approximately six years at a current rate of 9.0% and an IRR of 9.5%. The following table sets forth information regarding our investments in mortgage loans secured by first mortgages at September 30, 2024 (*dollar amounts in thousands*):

Interest Rate	Maturity	State	Gross Investment	Type of Property	Percentage of Investment	Number of				Investment per Bed/Unit
						Loans ⁽¹⁾	Properties ⁽²⁾	SNF Beds	ALF Units	
7.5%	2024	GA	\$ 51,111 ⁽³⁾	ALF	14.0 %	1	1	—	203	\$ 251.78
8.8%	2025	FL	4,000	ALF	1.1 %	1	2	—	92	\$ 43.48
7.8%	2025	FL	16,706	ALF	4.7 %	1	1	—	112	\$ 149.16
7.3%	2025	NC	10,750	ALF	2.9 %	1	1	—	45	\$ 238.89
8.6% ⁽⁴⁾	2026	MI	9,999	UDP	2.7 %	1	—	(4)	—	\$ 818
8.8%	2028	IL	16,500	SNF	4.5 %	1	1	150	—	\$ 110.00
10.8% ⁽⁵⁾	2043	MI	180,973	SNF	49.7 %	1	14	1,749	—	\$ 103.47
9.9% ⁽⁵⁾	2045	MI	39,850	SNF	10.9 %	1	4	480	—	\$ 83.02
10.3% ⁽⁵⁾	2045	MI	19,700	SNF	5.4 %	1	2	201	—	\$ 98.01
10.5% ⁽⁵⁾	2045	MI	14,825	SNF	4.1 %	1	1	146	—	\$ 101.54
Total			\$ 364,414		100.0 %	10	27	2,726	452	\$ 114.67

- (1) Some loans contain certain guarantees and provide for certain facility fees.
- (2) Our mortgage loans are secured by properties located in five states with seven borrowers.
- (3) Subsequent to September 30, 2024, we received the payoff of this mortgage loan receivable.
- (4) During the third quarter of 2023, we committed to fund a \$19,500 mortgage loan for the construction of an 85-unit ALF and MC in Michigan. The borrower contributed \$12,100 of equity, which initially funded the construction. In 2024, once all of the borrower's equity was drawn, we began funding the commitment. Our remaining commitment is \$9,500. The 8.75% interest-only loan matures in September 2026 and includes two, one-year extensions, each of which is contingent on certain coverage thresholds.
- (5) Mortgage loans provide for 2.25% annual increases in the interest rate.

The following table summarizes our mortgage loan activity for the nine months ended September 30, 2024 and 2023 (*in thousands*):

	Nine Months Ended September 30,	
	2024	2023
Originations and funding under mortgage loans receivable	\$ 19,078 ⁽¹⁾	\$ 83,383 ⁽⁵⁾
Exchange of mortgage loans for controlling interests in joint ventures accounted for as financing receivables	(102,435) ⁽³⁾	—
Pay-offs received	(34,094) ⁽²⁾	—
Application of interest reserve	169	1,609
Scheduled principal payments received	(380)	(301)
Mortgage loan premium amortization	(4)	(5)
Recovery (provision) for loan loss reserve	1,176	(847)
Net (decrease) increase in mortgage loans receivable	\$ (116,490) ⁽⁴⁾	\$ 83,839

- (1) The following funding occurred:
- (a) \$9,999 under a \$19,500 mortgage loan commitment for the construction of an 85-unit ALF and MC in Michigan. The borrower contributed \$12,100 of equity upon origination in July 2023, which was used to initially fund the construction. Our remaining commitment is \$9,500. The interest-only loan term is approximately three years at a rate of 8.75%, and includes two, one-year extensions, each of which is contingent on certain coverage thresholds;
- (b) \$5,546 of additional funding under a mortgage loan receivable agreement with an ALG affiliate secured by 13 ALFs and MCs in North Carolina (12) and South Carolina (1). During the three months ended June 30, 2024, we exchanged this \$64,450 mortgage loan receivable for a controlling interest in a JV investment with an ALG affiliate. See *Financing Receivables* above for more information;
- (c) \$2,766 of additional funding under a mortgage loan receivable agreement with an ALG affiliate secured by four ALFs in North Carolina. During the three months ended June 30, 2024, we exchanged this \$37,985 mortgage loan receivable for a controlling interest in a JV investment with an ALG affiliate. See *Financing Receivables* above for more information; and
- (d) \$767 of additional funding under various loans.
- (2) We received the payoff of a \$29,347 mortgage loan secured by a 189-bed SNF in Louisiana and a \$2,013 mortgage loan secured by a parcel of land in Missouri. Additionally, we received a partial principal paydayon of \$2,734 related to the sale of a SNF securing the mortgage loan previously secured by 15-SNFs in Michigan.
- (3) The following occurred:
- (a) \$64,450 mortgage loan receivable due from an ALG affiliate was exchanged for a controlling interest in a JV. See (1)(b) above for more information; and
- (b) \$37,985 mortgage loan receivable due from an ALG affiliate was exchanged for a controlling interest in a JV. See (1)(c) above for more information.
- (4) Subsequent to September 30 2024, we received the payoff of a \$51,111 mortgage loan receivable secured by a 203-unit ALF in Georgia.
- (5) The following funding and originations occurred:
- (a) \$10,750 mortgage loan secured by a 45-unit MC located in North Carolina. The loan carries a two-year term with an interest-only rate of 7.25% and an IRR of 9.0%;
- (b) \$51,111 mortgage loan investment secured by a 203-unit ILF, ALF and MC located in Georgia. We acquired a participating interest owned by existing lenders for \$42,251 in addition to converting our \$7,461 mezzanine loan in the property into a participating interest in the mortgage loan. The mortgage loan matures in October 2024 and our investment is at an initial rate of 7.5% with an IRR of 7.75%. We recorded \$1,380 of additional interest income in connection with the effective prepayment of the mezzanine loan in the first quarter of 2023. Subsequent to September 30, 2024, the \$51,111 mortgage loan was paid off. See (4) above;
- (c) \$16,500 senior loan for the purchase of a 150-bed Medicare focused SNF in Illinois. The mortgage loan matures in June 2028 and our investment is at an interest rate of 8.75%; and
- (d) \$5,022 of additional funding under other mortgage loans receivable.

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Investment in Unconsolidated Joint Ventures

Investment in Unconsolidated Joint Ventures

Investment in Unconsolidated Joint Ventures

3. Investment in Unconsolidated Joint Ventures

We have preferred equity investments in two joint ventures and an acquisition, development and construction ("ADC") loan . We determined that each of these JVs meet the accounting criteria to be considered a variable interest entity ("VIE"). We are not the primary beneficiary of the JVs as we do not have both: 1) the power to direct the activities that most significantly affect the JVs' economic performance, and 2) the right to receive benefits from the VIE or the obligation to absorb losses of the VIE that could be significant to the VIE. However, we do have significant influence over the JVs. Therefore, we have accounted for the JVs using the equity method of accounting. The following table provides information regarding these preferred equity investments (*dollar amounts in thousands*):

State	Type of Properties	Type of Investment	Total Preferred Return	Contractual Cash Portion	Number of Beds/ Units	Carrying Value
Texas	SNF/ALF	Senior Loan	(1) 9.2 %	9.2 %	104	\$ 11,262 ⁽¹⁾
Washington	ALF/MC	Preferred Equity	(2) 12.0 %	7.0 %	95	6,340 ⁽²⁾
Washington	ILF/ALF	Preferred Equity	(3) 14.0 %	8.0 %	267	13,000 ⁽³⁾
Total					466	\$ 30,602

- (1) We originated a \$12,700 mortgage loan to a current operator secured by a SNF/ALF in Texas. The investment commitment amount includes \$11,164, funded during the three months ended June 30, 2024, an interest reserve of \$750 and a capital expenditure reserve of \$786. In accordance with GAAP, this mortgage loan was determined to be an ADC loan and is accounted for as an unconsolidated JV. The campus has 104 beds (70 skilled nursing and 34 assisted living). The five-year mortgage loan is interest-only at a current rate of 9.15%.
- (2) Our investment represents 15.5% of the total investment. The preferred equity investment earns an initial cash rate of 7% increasing to 9% in year four until the IRR is 8%. After achieving an 8% IRR, the cash rate drops to 8% with an IRR ranging between 12% to 14%, depending upon timing of redemption. We have the option to require the JV partner to purchase our preferred equity interest at any time between August 17, 2031 and December 31, 2036.
- (3) Our investment represents 11.6% of the estimated total investment. The preferred equity investment earns an initial cash rate of 8% with an IRR of 14%. The JV partner has the option to buy out our investment at any time after August 31, 2023 at the IRR rate. Also, we have the option to require the JV partner to purchase our preferred equity interest at any time between August 31, 2027 and prior to the end of the first renewal term of the lease.

The following table summarizes our capital contributions, income recognized, and cash interest received related to our investments in unconsolidated joint ventures during the nine months ended September 30, 2024 and 2023 (*in thousands*):

Year	Type of Properties	Income Recognized	Cash Income Earned	Non-cash Income Accrued
2024	SNF/ALF	\$ 589	\$ 589	\$ —
	ALF/MC	359	359	—
	ILF/ALF ⁽¹⁾	791	—	791
Total		\$ 1,739	\$ 948	\$ 791

2023	ALF/MC	\$	337	\$	—	\$	337
	UDP ⁽¹⁾		790		—		790
Total		\$	1,127	\$	—	\$	1,127

(1) The JV developed and owns a 267-unit ILF and ALF in Washington. The development project was completed during the fourth quarter of 2023.

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Notes Receivable

Notes Receivable.

Notes Receivable

4. Notes Receivable

Notes receivable consist of mezzanine loans and working capital loans. The following table summarizes our investments in notes receivable at September 30, 2024 (*dollar amounts in thousands*):

Interest Rate	IRR	Maturity	Type of Loan	Gross Investment	# of loans	Type of Property
8.3%	—	2025	Working capital	\$ 50	1	ALF
9.0%	—	2026	Working capital	290	1	ALF
8.0%	11.0 %	2027	Mezzanine	25,000	1	ALF
0.0%	—	2028	Working capital	1,545	1	SNF
8.8%	12.0 %	2028	Mezzanine	17,000	1	ALF
6.5%	—	2030	Working capital	138	2	SNF
7.4%	—	2030	Working capital	500	1	ALF
7.4%	—	2030	Working capital	957	1	ALF
0.0%	—	2031	Working capital	2,693	1	ALF
				\$ 48,173 ⁽¹⁾	10	

(1) Excludes the impact of credit loss reserve.

The following table is a summary of our notes receivable components as of September 30, 2024 and December 31, 2023 (*in thousands*):

	At September 30, 2024	At December 31, 2023
Mezzanine loans	\$ 42,000	\$ 42,000
Working capital loans	6,173	19,101
Notes receivable credit loss reserve	(482)	(611)
Total	\$ 47,691	\$ 60,490

The following table summarizes our notes receivable activity for the nine months ended September 30, 2024 and 2023 (*in thousands*):

	Nine Months Ended September 30,	
	2024	2023
Advances under notes receivable	\$ 340	\$ 19,258
Principal payments received under notes receivable	(13,268) ⁽¹⁾	(14,537) ⁽²⁾
Recovery of credit losses	129	(48)
Net (decrease) increase in notes receivable	\$ (12,799)	\$ 4,673

- (1) During 2024, we received \$11,986 towards the paydown of a \$13,531 working capital note. The remaining \$1,545 balance of the working capital note is interest free and will be repaid in installments through 2028. Additionally, we received an aggregate \$1,282 related to the payoff of two working capital notes.
- (2) During 2023, we received \$4,545, which includes a prepayment fee and the exit IRR totaling \$190 from a mezzanine loan prepayment. The mezzanine loan was on a 136-unit ILF in Oregon. Additionally, another \$7,461 mezzanine loan was effectively prepaid through converting it as part of our \$51,111 investment in a participating interest in an existing mortgage loan that is secured by a 203-unit ALF, ILF and MC located in Georgia. We recorded \$1,380 of interest income in connection with the effective prepayment of the mezzanine loan. Subsequent to September 30, 2024, the \$51,111 mortgage loan was paid off.

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Lease Incentives

Lease Incentives

Lease Incentives

5. Lease Incentives

Our non-contingent lease incentive balances at September 30, 2024 and December 31, 2023 were \$3,584,000 and \$2,607,000, respectively. The following table summarizes our lease incentives activity for the nine months ended September 30, 2024 and 2023 (*in thousands*):

	Nine Months Ended September 30,	
	2024	2023
Lease incentives funded	\$ 1,794	\$ 1,023
Amortization of lease incentives	(626)	(584)
Adjustment for collectability of lease incentives	—	(26) ⁽²⁾
Other adjustments	(191) ⁽¹⁾	(9) ⁽¹⁾
Net increase in non-contingent lease incentives	\$ 977	\$ 404

- (1) Represents lease incentive balances written-off due to property sales.
- (2) Represents uncollectible lease incentive balances written-off.

Non-contingent lease incentives represent payments made to our lessees for various reasons including entering into a new lease or lease amendments and extensions. Contingent lease incentives represent potential contingent earn-out payments that may be made to our lessees in the future, as part of our lease agreements. From time to time, we may commit to provide contingent payments to our lessees, upon our properties achieving certain rent coverage ratios. Once the contingent payment becomes probable and estimable, the contingent payment is recorded as a lease incentive. Lease incentives are amortized as a yield adjustment to rental income over the remaining life of the lease.

XML 25 R14.htm IDEA: XBRL DOCUMENT

Credit Loss Reserve

Credit Loss Reserve

Credit Loss Reserve

6. Credit Loss Reserve

We apply Accounting Standards Codification Topic 326, Financial Instruments-Credit Losses (“ASC 326”), which requires a forward-looking “expected loss” model, to estimate our loan losses. We determined our *Financing receivables*, *Mortgage loans receivable* and *Notes receivable* line items on our *Consolidated Balance Sheets* are within the scope of ASC 326.

Financing receivables. We obtained controlling interests in JVs that acquired properties through sale and leaseback transactions. The JVs concurrently leased the purchased properties to affiliates of sellers and provided the sellers-lessees with purchase options. We consolidated the JVs as *Financing receivables* on our *Consolidated Balance Sheets*. For more information regarding these transactions See Note 2. Financing receivables above. At September 30, 2024, we had investments in four JVs accounted for as financing receivables that owned 31 properties in three states. In addition to owning the properties through our controlling interests in the JVs, generally, these leases provide one or more of the following: security deposits, property tax impounds, repair and maintenance escrows and other credit enhancements such as corporate or personal guarantees or letters of credit.

Mortgage loans. As part of our strategy of making investments in properties used in the provision of long-term health care services, we provided mortgage loan financing on such properties. At September 30, 2024, we had ten mortgage loans secured by 27 properties in five states with seven borrowers. In addition to a lien on the mortgaged properties, the loans are generally secured by non-real estate assets of the properties and contain certain other security provisions in the form of letters of credit and/or security deposits.

Notes receivable. Our notes receivable consist of mezzanine loans and working capital notes. Security for these notes can include all or a portion of the following credit enhancements: secured second mortgage, pledge of equity interests and personal/corporate guarantees.

The following table summarizes our financial instruments within the scope of ASC 326 by year of origination (*dollar amounts in thousands*):

Investment Type:	Year of origination ⁽¹⁾						At September 30, 2024	
	2024	2023	2022	2021	2020	Prior	Total	Credit loss reserve
Financing receivables	\$ 163,460	\$ 121,418	\$ 76,626	\$ —	\$ —	\$ —	\$ 361,504	\$ 3,615
Mortgage loans receivable	\$ —	\$ 92,360	\$ —	\$ 16,706	\$ —	\$ 255,348	\$ 364,414	\$ 3,638
Mezzanine loans	\$ —	\$ 17,000	\$ 25,000	\$ —	\$ —	\$ —	\$ 42,000	\$ 420
Working Capital loans	50	—	—	2,045	1,095	2,983	6,173	62
Total Notes Receivable	\$ 50	\$ 17,000	\$ 25,000	\$ 2,045	\$ 1,095	\$ 2,983	\$ 48,173	\$ 482

(1) Excludes paid-off loans. Additional funding, if any, is included in the year of the origination of the initial loan.

We monitor the credit quality of our financial instruments through a variety of methods determined by the underlying collateral or other protective rights, operator’s payment history and other internal metrics. Our monitoring process includes periodic review of financial statements for each facility, scheduled property inspections and review of covenant compliance, industry conditions and current and future economic conditions. The future economic conditions are based on the economic data from the Federal Reserve and reasonable assumptions for the future economic trends.

In determining the “expected” credit loss reserves on these instruments, we utilize the probability of default and discounted cash flow methods. Further, we stress-test the results to reflect the impact of unknown adverse future events including recessions.

The expected credit losses related to our financial instruments that are within the scope of ASC 326 are as follows (*in thousands*):

Description	Balance at 12/31/2023	Recovery due to payoffs	due to Originations/ additional funding	Balance at 9/30/2024
Credit Loss Reserve- Financing Receivables	\$ 1,980	\$ —	1,635	\$ 3,615
Credit Loss Reserve- Mortgage Loans Receivable	4,814	(1,369)	193	3,638
Credit Loss Reserve-Notes Receivable	611	(132)	3	482

We elected not to measure an allowance for expected credit losses on accrued interest receivable under the expected credit loss standard as we have a policy in place to reserve or write off accrued interest receivable in a timely manner through our quarterly review of the loan and property performance. Therefore, we elected the policy to write off accrued interest receivable by recognizing credit loss expense. As of September 30, 2024, the total balance of accrued interest receivable of \$58,421,000 was not included in the measurement of expected credit loss. During the three and nine months ended September 30, 2024, we wrote-off \$613,000 related to accrued interest receivable. During the three and nine months ended September 30, 2023, we did not recognize any write-off related to accrued interest receivable.

XML 26 R15.htm IDEA: XBRL DOCUMENT

Debt Obligations

Debt Obligations
Debt Obligations

9 Months Ended
Sep. 30, 2024

7. Debt Obligations

Unsecured Credit Facility. We had an unsecured credit agreement (the “Original Credit Agreement”) that provided for an aggregate commitment of the lenders of up to \$500,000,000 comprising of a \$400,000,000 revolving credit facility (the “Revolving Line of Credit”) and two \$50,000,000 term loans (the “Term Loans”). The Term Loans mature on November 19, 2025 and November 19, 2026. The Revolving Line of Credit had a maturity date of November 19, 2025 and provided a one-year extension option at our discretion, subject to customary conditions. During the first quarter of 2024, we entered into an amendment to the Original Credit Agreement (the “Credit Agreement”) to accelerate our one-year extension option notice to January 4, 2024. Concurrently, we exercised our option to extend the maturity date to November 19, 2026. Other material terms of the Original Credit Agreement remained unchanged. The Credit Agreement permitted us to request increases to the Revolving Line of Credit and Term Loans commitments up to a total of \$1,000,000,000 (the “Accordion”). As permitted under the terms of the Credit Agreement, we exercised \$25,000,000 of the available \$500,000,000 Accordion feature of the Revolving Line of Credit, effective September 30, 2024. Accordingly, the aggregate commitment of the lenders under the Credit Agreement increased to \$525,000,000, with \$475,000,000 remaining available under the Accordion. The exercise of the Accordion did not materially change any other term or condition of the Credit Agreement, including its maturity date or covenant requirements.

Based on our leverage at September 30, 2024, the facility provides for interest annually at Adjusted SOFR plus 110 basis points and a facility fee of 15 basis points and the Term Loans provide for interest annually at Adjusted SOFR plus 125 basis points.

Interest Rate Swap Agreements. In connection with entering into the Term Loans described above, we entered into two receive variable/pay fixed interest rate swap agreements (the “Interest Rate Swaps”) with maturities of November 19, 2025 and November 19, 2026, respectively, that will effectively lock-in the forecasted interest payments on the Term Loans’ borrowings over their four and five year terms of the loans. The Interest Rate Swaps are considered cash flow hedges and are recorded on our *Consolidated Balance Sheets* at fair value in *Prepaid expenses and other assets*, with cumulative changes in the fair value of these instruments recognized in *Accumulated other comprehensive income (loss)* on our *Consolidated Balance Sheets*. During the three and nine months ended September 30, 2024, we recorded a decrease of \$2,326,000 and \$2,471,000 in fair value of Interest Rate Swaps, respectively. During the three and nine months ended September 30, 2023, we recorded an increase of \$28,000 and a decrease of \$123,000 in fair value of Interest Rate Swaps, respectively.

Information regarding our interest rate swaps measured at fair value, which are classified as Level 2 of the fair value hierarchy is presented below (*dollar amounts in thousands*):

Date Entered	Maturity Date	Swap Rate	Rate Index	Notional Amount	Fair Value at		
					September 30, 2024	December 31, 2023	
November 2021	November 19, 2025	2.62 %	1-month SOFR	\$ 50,000	\$ 1,448	\$ 2,698	
November 2021	November 19, 2026	2.76 %	1-month SOFR	50,000	2,191	3,412	
				\$ 100,000	\$ 3,639	\$ 6,110	

Senior Unsecured Notes. We have senior unsecured notes held by institutional investors with interest rates ranging from 3.66% to 4.5%. The senior unsecured notes mature between 2026 and 2033.

The senior unsecured notes and the Credit Agreement, including the Revolving Line of Credit and the Term Loans, contain financial covenants, which are measured quarterly, that require us to maintain, among other things:

- a ratio of total indebtedness to total asset value not greater than 0.6 to 1.0;
- a ratio of secured debt to total asset value not greater than 0.35 to 1.0;
- a ratio of unsecured debt to the value of the unencumbered asset value not greater than 0.6 to 1.0; and
- a ratio of EBITDA, as calculated in the debt obligation, to fixed charges not less than 1.50 to 1.0.

At September 30, 2024, we were in compliance with all applicable financial covenants. These debt obligations also contain additional customary covenants and events of default that are subject to a number of important and significant limitations, qualifications and exceptions.

The following table sets forth information regarding debt obligations by component as of September 30, 2024 and December 31, 2023 (*dollar amounts in thousands*):

Debt Obligations	Applicable Interest Rate ⁽¹⁾	At September 30, 2024		At December 31, 2023	
		Outstanding Balance	Available for Borrowing	Outstanding Balance	Available for Borrowing
Revolving line of credit ⁽²⁾	6.17%	\$ 240,150	\$ 184,850	\$ 302,250	\$ 97,750
Term loans, net of debt issue costs	2.69%	99,771	—	99,658	—
Senior unsecured notes, net of debt issue costs	4.15%	445,402	—	489,409	—
Total	4.58%	\$ 785,323	\$ 184,850	\$ 891,317	\$ 97,750

- (1) Represents weighted average of interest rate as of September 30, 2024.
- (2) Subsequent to September 30, 2024, we repaid \$93,800 under our unsecured revolving line of credit. Accordingly, we have \$146,350 outstanding and \$278,650 available for borrowing under our unsecured revolving line of credit.

During the nine months ended September 30, 2024 and 2023, our debt borrowings and repayments were as follows (*in thousands*):

Debt Obligations	Nine Months Ended September 30,			
	2024		2023	
	Borrowings	Repayments	Borrowings	Repayments
Revolving line of credit	\$ 19,200	\$ (81,300) ⁽¹⁾	\$ 274,450	\$ (42,200)
Term loans	—	—	—	—
Senior unsecured notes	—	(44,160)	—	(44,160)
Total	\$ 19,200	\$ (125,460)	\$ 274,450	\$ (86,360)

- (1) Subsequent to September 30, 2024, we repaid \$93,800 under our unsecured revolving line of credit. Accordingly, we have \$146,350 outstanding and \$278,650 available for borrowing under our unsecured revolving line of credit.

XML 27 R16.htm IDEA: XBRL DOCUMENT

Equity

Equity
Equity

9 Months Ended
Sep. 30, 2024

8. Equity

Non-controlling Interests. We have entered into partnerships to develop and/or own real estate. Given that our limited members do not have the substantive kick-out rights, liquidation rights, or participation rights, we have concluded that the partnerships are VIEs. As we exercise power over and receive benefits from the VIEs, we are considered the primary beneficiary. Accordingly, we consolidate the VIEs and record the non-controlling interests on the consolidated financial statements.

As of September 30, 2024, we have the following consolidated VIEs (*in thousands*):

Investment Year	Purpose	Property Type	State	Gross Consolidated Assets ⁽¹⁾	Non-Controlling Interests
2024	Owned real estate	ALF/MC	NC/SC	\$ 122,460	\$ 58,010
2024	Owned real estate	ALF	NC	41,000	3,015
2023	Owned real estate	ILF/ALE/MC	OH	54,782	9,134
2023	Owned real estate	ALF/MC	NC	121,419	3,831
2022	Owned real estate	SNF	FL	76,625	14,325
2018	Owned real estate	ILF	OR	14,650	2,907
2018	Owned real estate and development	ALF/MC	OR	18,452	1,156
2017	Owned real estate	ALF/MC	SC	11,680	1,240
Total				\$ 461,068	\$ 93,618

- (1) Includes the total real estate investments and excludes intangible assets.

Common Stock. We have separate equity distribution agreements (collectively, “Equity Distribution Agreements”) to offer and sell, from time to time, up to \$200,000,000 in aggregate offering price of shares of our common stock. The Equity Distribution Agreements provide for sales of common shares to be made by means of ordinary brokers’ transactions, which may include block trades, or transactions that are deemed to be “at the market” offerings.

During the nine months ended September 30, 2023, we sold 48,500 shares of common stock for \$1,777,000 in net proceeds under our Equity Distribution Agreements. In conjunction with the sale of common stock, we incurred \$80,000 of costs associated with this agreement which have been recorded in additional paid in capital as a reduction of proceeds received.

During the nine months ended September 30, 2024, we sold 1,886,900 shares of common stock for \$65,629,000 in net proceeds under our Equity Distribution Agreements. In conjunction with the sale of common stock, we incurred \$119,000 of costs associated with this agreement which have been recorded in additional paid in capital as a reduction of proceeds received. At September 30, 2024, we had \$9,558,000 available under the Equity Distribution Agreements. Subsequent to September 30, 2024, we sold 226,370 shares of common stock for \$7,936,000 in net proceeds under our Equity Distribution Agreements. Accordingly, subsequent to September 30, 2024, we had \$1,522,000 available under the Equity Distribution Agreements.

During the nine months ended September 30, 2024 and 2023, we acquired 49,540 shares and 43,933 shares, respectively, of common stock held by employees who tendered owned shares to satisfy tax withholding obligations.

Available Shelf Registration. We have an automatic shelf registration statement on file with the SEC, and currently have the ability to file additional automatic shelf registration statements, to provide us with capacity to publicly offer an indeterminate amount of common stock, preferred stock, warrants, debt, depositary shares, or units. We may from time to time raise capital under our automatic shelf registration statement in amounts, at prices, and on terms to be announced when and if the securities are offered. The specifics of any future offerings, along with the use of proceeds of any securities offered, will be described in detail in a prospectus supplement, or other offering materials, at the time of the offering. Our shelf registration statement expires on February 17, 2025.

Distributions. We declared and paid the following cash dividends (*in thousands*):

Common Stock ⁽¹⁾	Nine Months Ended September 30,			
	2024		2023	
	Declared	Paid	Declared	Paid
	\$ 74,684	\$ 74,684	\$ 70,767	\$ 70,767

(1) Represents \$0.19 per share per month for the nine months ended September 30, 2024 and 2023.

In October 2024, we declared a monthly cash dividend of \$0.19 per share on our common stock for the months of October, November and December 2024, payable on October 31, November 29, and December 31, 2024, respectively, to stockholders of record on October 23, November 21, and December 23, 2024, respectively.

Stock-Based Compensation. During 2021, we adopted and our shareholders approved the 2021 Equity Participation Plan (“the 2021 Plan”) which replaces the 2015 Equity Participation Plan (“the 2015 Plan”). Under the 2021 Plan, 1,900,000 shares of common stock have been authorized and reserved for awards, less one share for every one share that was subject to an award granted under the 2015 Plan after December 31, 2020 and prior to adoption. In addition, any shares that are not issued under outstanding awards under the 2015 Plan because the shares were forfeited or cancelled after December 31, 2020 will be added to and again be available for awards under the 2021 Plan. Under the 2021 Plan, the shares were authorized and reserved for awards to officers, employees, non-employee directors and consultants. The terms of the awards granted under the 2021 Plan and the 2015 Plan are set by our compensation committee at its discretion. Beginning in the first quarter of 2024, we entered into Performance Stock Unit Award Agreements, based upon absolute and relative total shareholder return, under the 2021 Plan. Forms of such Performance Stock Unit Award Agreements are filed as exhibits to this quarter report.

During the nine months ended September 30, 2024 and 2023, no stock options were granted or exercised. During each of the nine months ended September 30, 2024 and 2023, 5,000 stock options expired and were cancelled. At September 30, 2024, we had no stock options outstanding and exercisable.

The following table summarizes our restricted stock activity for the nine months ended September 30, 2024 and 2023:

	Nine Months Ended September 30,	
	2024	2023
Outstanding, January 1		
Granted	258,620	229,236
Vested	175,431	146,020
Cancelled	(132,842)	(115,551)
	—	(1,085)
Outstanding, September 30	301,209	258,620

No performance-based stock units vested during the nine months ended September 30, 2024, and 2023.

During the nine months ended September 30, 2024 and 2023, we granted restricted stock and performance-based stock units under the 2021 Plan as follows:

Year	No. of Shares/Units	Price per Share	Reward Type	Vesting Period
2024	159,536	\$ 30.72	Restricted stock	ratably over 3 years
	69,610	\$ 31.84	Performance-based stock units	TSR targets ⁽¹⁾
	62,914	\$ 31.84	Performance-based stock units	TSR targets ⁽²⁾
	15,895	\$ 34.60	Restricted stock	TSR targets ⁽³⁾
	307,955			
2023	127,960	\$ 37.16	Restricted stock	ratably over 3 years
	86,867	\$ 37.16	Performance-based stock units	TSR targets ⁽⁴⁾
	15,060	\$ 31.54	Restricted stock	May 24, 2024
	3,000	\$ 35.45	Restricted stock	July 25, 2024
	232,887			

(1) Vesting is based on achieving certain total shareholder return (“TSR”) targets in 3 years.

(2) Vesting is based on achieving certain TSR targets relative to the TSR of a predefined peer group in 3 years.

(3) Vesting date is the earlier of the one-year anniversary of the award date and the date of the next annual meeting of the stockholders of LTC following the award date.

(4) Vesting is based on achieving certain total shareholder return (“TSR”) targets in 4 years with acceleration opportunity in 3 years.

Compensation expense recognized related to the vesting of restricted common stock and performance-based stock units for the nine months ended September 30, 2024 and 2023 were \$6,791,000 and \$6,349,000, respectively. At September 30, 2024, the remaining compensation expense to be recognized related to the future service period of unvested outstanding restricted common stock and performance-based stock units are as follows (*in thousands*):

Vesting Date	Remaining Compensation Expense
October - December 2024	\$ 2,260
2025	6,450
2026	3,385
2027	369
Total	\$ 12,464

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Commitments and Contingencies

Commitments and Contingencies

Commitments and Contingencies

9. Commitments and Contingencies

At September 30, 2024, we had commitments as follows (*in thousands*):

	Investment Commitment	2024 Funding	Total Commitment Funded	Remaining Commitment
Real estate properties (<i>Note 2. Real Estate Investments</i>)	\$ 15,920 ⁽¹⁾	\$ 7,862	\$ 8,814	\$ 7,106
Accrued incentives and earn-out liabilities (<i>Note 5. Lease Incentives</i>)	6,625 ⁽²⁾	587	2,045	4,580
Mortgage loans (<i>Note 2. Real Estate Investments</i>)	63,620 ⁽³⁾	9,999	11,999	51,621
Joint venture investments (<i>Note 3. Investments in Unconsolidated Joint Ventures</i>)	1,536 ⁽⁴⁾	98	98	1,438
Notes receivable (<i>Note 4. Notes Receivable</i>)	940 ⁽⁵⁾	50	50	890
Total	\$ 88,641	\$ 18,596	\$ 23,006	\$ 65,635

(1) Represents commitments to purchase land and improvements, if applicable, and to develop, re-develop, renovate or expand seniors housing and skilled nursing properties.

(2) Includes an earn-out payment of up to \$3,000 to an operator under a master lease on four SNFs in Texas which were acquired during 2022. The master lease allows either an earn-out payment up to \$3,000 or a purchase option. The earn-out payment is available, contingent on achieving certain thresholds per the lease, beginning in April 2024 through March 2027. If neither option is elected within the timeframe defined in the lease, both elections are terminated. For more information regarding the purchase option see *Note 2. Real Estate Investments*.

(3) Represents \$45,620 related to construction loans and \$18,000 of commitments which are contingent upon the borrower achieving certain coverage ratios.

(4) Represents an interest reserve of \$750 and capital expenditure reserve of \$786 related to a mortgage loan secured by a SNF and ALF in Texas. The loan is accounted for as an unconsolidated JV in accordance with GAAP. For more information regarding this loan see *Note 3. Investment in Unconsolidated Joint Ventures*.

(5) Represents working capital loan commitments.

Additionally, some of our lease agreements provide purchase options allowing the lessee to purchase the properties they currently lease from us. See *Note 2. Real Estate Investments* for a table summarizing information about our purchase options.

We are a party from time to time to various general and professional liability claims and lawsuits asserted against the lessees or borrowers of our properties, which in our opinion are not singularly or in the aggregate material to our results of operations or financial condition. These types of claims and lawsuits may include matters involving general or professional liability, which we believe under applicable legal principles are not our responsibility as a non-possessory landlord or mortgage holder. We believe that these matters are the responsibility of our lessees and borrowers pursuant to general legal principles and pursuant to insurance and indemnification provisions in the applicable leases or mortgages. We intend to continue to vigorously defend such claims.

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Major Operators

Major Operators

Major Operators

10. Major Operators

We have one operator that represents 10% or more of our combined rental revenue and interest income from mortgage loans. The following table sets forth information regarding our major operator as of September 30, 2024:

Operator	Number of		Number of		Percentage of	
	SNF	ALF	Beds	Units	Revenues	Total Assets ⁽¹⁾
Prestige Healthcare ⁽²⁾	23	—	2,694	93	15.4 %	14.0 %

(1) Represents the net carrying value of the mortgage loans and properties we own divided by the *Total assets* on the *Consolidated Balance Sheets*.

(2) The majority of the revenue derived from this operator relates to interest income from mortgage loans.

Our financial position and ability to make distributions may be adversely affected if Prestige Healthcare or any of our lessees and borrowers face financial difficulties, including any bankruptcies, inability to emerge from bankruptcy, insolvency or general downturn in business of any such operator, or in the event any such operator does not renew and/or extend its relationship with us.

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Earnings per Share

Earnings per Share

Earnings per Share

11. Earnings per Share

The following table sets forth the computation of basic and diluted net income per share (*in thousands, except per share amounts*):

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
Net income	\$ 30,862	\$ 22,627	\$ 75,289	\$ 62,792
Less income allocated to non-controlling interests	(1,496)	(430)	(2,332)	(1,287)
Less income allocated to participating securities:				
Non-forfeitable dividends on participating securities	(173)	(147)	(511)	(440)
Income allocated to participating securities	(28)(1)	—	—(1)	—
Total net income allocated to participating securities	(201)	(147)	(511)	(440)
Net income available to common stockholders	29,165	22,050	72,446	61,065
Effect of dilutive securities:				
Participating securities (2)	—	—	—	—
Net income for diluted net income per share	\$ 29,165	\$ 22,050	\$ 72,446	\$ 61,065
Shares for basic net income per share	43,868	41,153	43,313	41,127
Effect of dilutive securities:				
Stock options (2)	—	—	—	—
Performance-based stock units	526	58	526	58
Participating securities (2)	—	—	—	—
Total effect of dilutive securities	526	58	526	58
Shares for diluted net income per share	44,394	41,211	43,839	41,185
Basic net income per share	\$ 0.66	\$ 0.54	\$ 1.67	\$ 1.48
Diluted net income per share	\$ 0.66	\$ 0.54	\$ 1.65	\$ 1.48

(1) The computation of the net income per share for the three and nine months ended September 30, 2024 and 2023 are made independently. Therefore, the sum of the quarters may not agree with the amounts for the year-to-date periods.

(2) For the three and nine months ended September 30, 2024 and 2023, the participating securities and stock options were excluded from the computation of diluted net income per share as such inclusion would be anti-dilutive.

XML 31 R20.htm IDEA: XBRL DOCUMENT

[Fair Value Measurements](#)

[Fair Value Measurements](#)
[Fair Value Measurements](#)

12. Fair Value Measurements

In accordance with the accounting guidance regarding the fair value option for financial assets and financial liabilities, entities are permitted to choose to measure certain financial assets and liabilities at fair value, with the change in unrealized gains and losses reported in earnings. We did not elect the fair value option for any of our financial assets and financial liabilities.

The carrying amount of cash and cash equivalents approximates their fair value because of the short-term maturity of these instruments. We do not invest our cash in auction rate securities. The carrying value and estimated fair value of our financial instruments as of September 30, 2024 and December 31, 2023 were as follows (*in thousands*):

	At September 30, 2024		At December 31, 2023	
	Carrying Value	Fair Value	Carrying Value	Fair Value
Financing receivables, net of credit loss reserve	\$ 357,889	\$ 363,900 (1)	\$ 196,032	\$ 199,199 (1)
Mortgage loans receivable, net of credit loss reserve	360,776	422,180 (2)	477,266	554,993 (2)
Notes receivable, net of credit loss reserve	47,691	53,923 (3)	60,490	67,877 (3)
Revolving line of credit	240,150	240,150 (4)	302,250	302,250 (4)
Term loans, net of debt issue costs	99,771	100,000 (4)	99,658	100,000 (4)
Senior unsecured notes, net of debt issue costs	445,402	417,267 (5)	489,409	439,865 (5)

(1) Our investment in financing receivables is classified as Level 3. The fair value is determined using a widely accepted valuation technique, discounted cash flow analysis on the expected cash flows. The discount rate used to value our future cash inflows of the financing receivables at September 30, 2024 and December 31, 2023 was 7.3% and 7.6%, respectively.

(2) Our investment in mortgage loans receivable is classified as Level 3. The fair value is determined using a widely accepted valuation technique, discounted cash flow analysis on the expected cash flows. The discount rate is determined using our assumption on market conditions adjusted for market and credit risk and current returns on our investments. The discount rate used to value our future cash inflows of the mortgage loans receivable at September 30, 2024 and December 31, 2023 was 9.8% and 9.2%, respectively.

(3) Our investments in notes receivable are classified as Level 3. The discount rate is determined using our assumption on market conditions adjusted for market and credit risk and current returns on our investments. The discount rate used to value our future cash flows of the notes receivable at September 30, 2024 and December 31, 2023 was 7.6% and 6.9%, respectively.

(4) Our revolving line of credit and term loans bear interest at a variable interest rate. The estimated fair value of our revolving line of credit and term loans approximated their carrying values at September 30, 2024 and December 31, 2023 upon prevailing market interest rates for similar debt arrangements.

(5) Our obligation under our senior unsecured notes is classified as Level 3 and thus the fair value is determined using a widely accepted valuation technique, discounted cash flow analysis on the expected cash flows. The discount rate is measured based upon management’s estimates of rates currently prevailing for comparable loans available to us, and instruments of comparable maturities. At September 30, 2024, the discount rate used to value our future cash outflow of our senior unsecured notes was 5.5% for those maturing before year 2030 and 5.75% for those maturing at or beyond year 2030. At December 31, 2023, the discount rate used to value our future cash outflow of our senior unsecured notes was 6.5% for those maturing before year 2030 and 6.75% for those maturing at or beyond year 2030.

XML 32 R21.htm IDEA: XBRL DOCUMENT

[Subsequent Events](#)

[Subsequent Events](#)
[Subsequent Events](#)

13. Subsequent Events

Subsequent to September 30, 2024, the following events occurred:

Real Estate. We sold a closed assisted living community located in Colorado for \$5,250,000. At September 30, 2024, the community was classified as held-for-sale and had a gross book value of \$5,852,000 and a net book value of \$4,058,000.

Mortgage Loan Receivable. We received the payoff of a \$51,111,000 mortgage loan receivable secured by a 203-unit assisted living community in Georgia.

Debt. We repaid \$93,800,000 under our unsecured revolving line of credit. Accordingly, we have \$146,350,000 outstanding and \$278,650,000 available for borrowing under our unsecured revolving line of credit.

Equity: We sold 226,370 shares of common stock for \$7,936,000 in net proceeds under our Equity Distribution Agreements. Accordingly, we have \$1,522,000 available under our Equity Distribution Agreements.

We declared a monthly cash dividend of \$0.19 per share on our common stock for the months of October, November and December 2024, payable on October 31, November 29, and December 31, 2024, respectively to stockholders of record on October 23, November 21, and December 23, 2024, respectively.

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Pay vs Performance Disclosure - USD (\$) \$ in Thousands	3 Months Ended Sep. 30, 2024 Sep. 30, 2023		9 Months Ended Sep. 30, 2024 Sep. 30, 2023	
Pay vs Performance Disclosure				
Net Income (Loss)	\$ 29,366	\$ 22,197	\$ 72,957	\$ 61,505

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Insider Trading Arrangements	3 Months Ended Sep. 30, 2024	
Trading Arrangements, by Individual		
Rule 10b5-1 Arrangement Adopted	false	
Non-Rule 10b5-1 Arrangement Adopted	false	
Rule 10b5-1 Arrangement Terminated	false	
Non-Rule 10b5-1 Arrangement Terminated	false	

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[General \(Policies\)](#)

[General](#)
[Basis of Presentation](#)

We have prepared consolidated financial statements included herein without audit and in the opinion of management have included all adjustments necessary for a fair presentation of the consolidated financial statements pursuant to the rules and regulations of the Securities and Exchange Commission (“SEC”). Certain information and note disclosures normally included in financial statements prepared in accordance with U.S. generally accepted accounting principles (“GAAP”) have been condensed or omitted pursuant to rules and regulations governing the presentation of interim financial statements. The accompanying consolidated financial statements include the accounts of our company and its wholly-owned subsidiaries. All significant intercompany accounts and transactions have been eliminated in consolidation. The results of operations for the three and nine months ended September 30, 2024 and 2023 are not necessarily indicative of the results for a full year.

[Income taxes](#)

No provision has been made for federal or state income taxes. Our company qualifies as a REIT under Sections 856 through 860 of the Internal Revenue Code of 1986, as amended. As such, we generally are not taxed on income that is distributed to our stockholders.

We apply Accounting Standards Codification Topic 326, Financial Instruments-Credit Losses (“ASC 326”), which requires a forward-looking “expected loss” model, to estimate our loan losses. We determined our *Financing receivables*, *Mortgage loans receivable* and *Notes receivable* line items on our *Consolidated Balance Sheets* are within the scope of ASC 326.

Financing receivables. We obtained controlling interests in JVs that acquired properties through sale and leaseback transactions. The JVs concurrently leased the purchased properties to affiliates of sellers and provided the sellers-lessees with purchase options. We consolidated the JVs as *Financing receivables* on our *Consolidated Balance Sheets*. For more information regarding these transactions See Note 2. Financing receivables above. At September 30, 2024, we had investments in four JVs accounted for as financing receivables that owned 31 properties in three states. In addition to owning the properties through our controlling interests in the JVs, generally, these leases provide one or more of the following: security deposits, property tax impounds, repair and maintenance escrows and other credit enhancements such as corporate or personal guarantees or letters of credit.

9 Months Ended
Sep. 30, 2024

9 Months Ended
Sep. 30, 2024

9 Months Ended
Sep. 30, 2024

Mortgage loans. As part of our strategy of making investments in properties used in the provision of long-term health care services, we provided mortgage loan financing on such properties. At September 30, 2024, we had ten mortgage loans secured by 27 properties in five states with seven borrowers. In addition to a lien on the mortgaged properties, the loans are generally secured by non-real estate assets of the properties and contain certain other security provisions in the form of letters of credit and/or security deposits.

Notes receivable. Our notes receivable consist of mezzanine loans and working capital notes. Security for these notes can include all or a portion of the following credit enhancements: secured second mortgage, pledge of equity interests and personal/corporate guarantees.

The following table summarizes our financial instruments within the scope of ASC 326 by year of origination (*dollar amounts in thousands*):

Investment Type:	Year of origination ⁽¹⁾						At September 30, 2024	
	2024	2023	2022	2021	2020	Prior	Total	Credit loss reserve
Financing receivables	\$ 163,460	\$ 121,418	\$ 76,626	\$ —	\$ —	\$ —	\$ 361,504	\$ 3,615
Mortgage loans receivable	\$ —	\$ 92,360	\$ —	\$ 16,706	\$ —	\$ 255,348	\$ 364,414	\$ 3,638
Mezzanine loans	\$ —	\$ 17,000	\$ 25,000	\$ —	\$ —	\$ —	\$ 42,000	\$ 420
Working Capital loans	50	—	—	2,045	1,095	2,983	6,173	62
Total Notes Receivable	\$ 50	\$ 17,000	\$ 25,000	\$ 2,045	\$ 1,095	\$ 2,983	\$ 48,173	\$ 482

(1) Excludes paid-off loans. Additional funding, if any, is included in the year of the origination of the initial loan.

We monitor the credit quality of our financial instruments through a variety of methods determined by the underlying collateral or other protective rights, operator’s payment history and other internal metrics. Our monitoring process includes periodic review of financial statements for each facility, scheduled property inspections and review of covenant compliance, industry conditions and current and future economic conditions. The future economic conditions are based on the economic data from the Federal Reserve and reasonable assumptions for the future economic trends.

In determining the “expected” credit loss reserves on these instruments, we utilize the probability of default and discounted cash flow methods. Further, we stress-test the results to reflect the impact of unknown adverse future events including recessions.

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Real Estate
Investments (Tables)

Real Estate
Investments

Summary of
investments in owned
properties

9 Months Ended
Sep. 30, 2024

The following table summarizes our investments in owned properties at September 30, 2024 (*dollar amounts in thousands*):

Type of Property	Gross Investment	Percentage of Investment	Number of Properties ⁽¹⁾	Number of		Average Investment per Bed/Unit
				SNF Beds	ALF Units	
Assisted Living	\$ 732,120	54.5 %	73	—	4,341	\$ 168.65
Skilled Nursing	598,063	44.6 %	50	6,113	236	\$ 94.20
Other ⁽²⁾	12,005	0.9 %	1	118	—	—
Total	\$ 1,342,188	100.0 %	124	6,231	4,577	

(1) We own properties in 23 states that are leased to 23 different operators.

(2) Includes three parcels of land held-for-use, and one behavioral health care hospital.

Schedule of assisted
living portfolio property

During 2023, Brookdale Senior Living Communities, Inc. (“Brookdale”) elected not to exercise its renewal option under a master lease that matured on December 31, 2023. The 35-property assisted living portfolio was apportioned as follows (*dollar amounts in thousands*):

Lease Commencement	State	Type of Property	Number of Properties	Number of Units	First Year Rent	Lease Term
November 2023	OK	ALF	5 ⁽¹⁾	184	\$ 960	Three years
January 2024	CO, KS, OH, TX	ALF	17 ⁽²⁾	738	9,325	Six years
January 2024	NC	ALF	3 ⁽³⁾	210	3,300	Six years
			27	1,132	\$ 13,585	

Year sold	State	Type of Property	Number of Properties	Number of Units	Sales Price	Net Proceeds ⁽⁴⁾
2023	FL	ALF	4	176	\$ 18,750	\$ 14,310 ⁽⁵⁾
2023	OK	ALF	1	37	800	769
2023	SC	ALF	3	128	8,409	8,153
			8	341	\$ 27,959	\$ 23,232
Total			35	1,473		

(1) These communities were transitioned to an existing LTC operator. The new master lease includes a purchase option that can be exercised starting in November 2027 through October 2029 if the lessee exercises its four-year extension option. Rent increases to \$984 in the second year, and \$1,150 in the third year.

(2) These communities were re-leased to Brookdale under a new master lease. Rent escalates by approximately 2.0% annually. The new master lease includes a purchase option that can be exercised in 2029. We also agreed to fund \$7,200 for capital expenditures for the first two years of the lease at an initial rate of 8.0% escalating by approximately 2.0% annually thereafter.

(3) These communities were transitioned to an operator new to us. Rent escalates by approximately 3.0% annually.

(4) Net of transaction costs and seller financing, if any.

(5) We provided seller financing collateralized by two of the Florida properties, with a total of 92 units. The \$4,000 seller-financed mortgage loan has a two-year term, with a one-year extension, at an interest rate of 8.75%.

Summary of
components of our
rental income

The following table summarizes components of our rental income for the three and nine months ended September 30, 2024 and 2023 (*in thousands*):

Rental Income	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
Contractual cash rental income	\$ 29,215	\$ 29,065	\$ 89,142 ⁽¹⁾	\$ 87,204 ⁽¹⁾
Variable cash rental income	3,194	3,442	9,830	9,902
Straight-line rent	37 ⁽²⁾	(747) ⁽²⁾	(561) ⁽²⁾	(1,635) ⁽²⁾
Adjustment of lease incentives and rental income	—	—	(321) ⁽³⁾	(26) ⁽⁴⁾
Amortization of lease incentives	(188)	(171)	(626)	(584)
Total	\$ 32,258	\$ 31,589	\$ 97,464	\$ 94,861

(1) Increased primarily due to \$2,377 repayment of rent credit in connection with the sale of our interest in a consolidated joint venture (“JV”), rental income from 2023 acquisitions and annual rent escalations and contractual rent increases, partially offset by property sales and transitioned portfolios.

(2) Straight-line rent income increased due to lease extensions and more leases accounted for on a straight-line basis.

(3) Represents a straight-line rent receivable write-off related to a lease converting to periodic fair market rent resets.

(4) Represents lease incentive balance write-offs related to lease terminations.

Summary of information
about purchase options
included in our lease
agreements

Some of our lease agreements provide purchase options allowing the lessees to purchase the properties they currently lease from us. The following table summarizes information about purchase options included in our lease agreements (*dollar amounts in thousands*):

State	Type of Property	Number of Properties	Gross Investments ⁽¹⁾	Net Book Value	Option Window
California	ALF/MC	2	\$ 38,895	\$ 32,072	2020-2029
Colorado/Kansas/Ohio/Texas	ALF/MC	17	63,576	29,928	2029
Florida	SNF	3	76,625	76,625	2025-2027 ⁽²⁾
Georgia/South Carolina	ALF/MC	2	31,904	24,721	2027
North Carolina	ALF/MC	11	121,419	121,419	2025-2028 ⁽³⁾
North Carolina	ALF	5	14,654	6,876	2029 ⁽⁴⁾
North Carolina	ALF	4	41,000	41,000	2024-2028 ⁽⁵⁾
North Carolina/ South Carolina	ALF/MC	13	122,460	122,460	2024-2028 ⁽⁶⁾
Ohio	MC	1	16,161	13,158	2024-2025
Ohio	ILF/ALF/MC	1	54,782	51,877	2025-2027
Oklahoma	ALF/MC	5	11,221	4,170	2027-2029 ⁽⁷⁾
Tennessee	SNF	2	5,275	2,157	2023-2024
Texas	SNF	4	52,726	49,332	2027-2029 ⁽⁸⁾
Texas	MC	1	12,743	9,440	2026-2028 ⁽⁹⁾
Total			\$ 663,441	\$ 585,235	

(1) Gross investments include previously recorded impairment losses, if any.

(2) During 2023, we re-leased 17 ALFs with a total of 738 units to Brookdale under a new six-year master lease. The new master lease commenced in January 2024 and includes a purchase option that can be exercised in 2029. See above for more information.

(3) During 2023, we entered into a JV that purchased 11 ALFs and MCs with a total of 523 units and leased the communities under a 10-year master lease. The master lease provides the operator with the option to buy up to 50% of the properties at the beginning of the third lease year, and the remaining properties at the beginning of the fourth lease year through the end of the sixth lease year, with an exit Internal Rate of Return (“IRR”) of 9.0% on any portion of the properties being purchased. For more information regarding this transaction see *Financing Receivables* below.

(4) During 2023, we transferred five ALFs with a total of 210 units from Brookdale to an operator new to us. The new master lease commenced in January 2024 and includes a purchase option that can be exercised in 2029. See above for more information.

(5) During 2024, we entered into a joint venture agreement with ALG Senior Living (“ALG”) and obtained a 92.7% controlling interest in the \$41,000 newly formed JV that owns four ALFs in North Carolina with a total of 217 units. The JV leased the communities back to an affiliate of the seller under a 10-year master lease agreement. The master lease includes a purchase option that can be exercised through 2028, with an exit IRR of 8.0%. For more information regarding this transaction see *Financing Receivables* below.

(6) During 2024, we entered into a joint venture agreement with ALG and obtained a 52.6% controlling interest in the \$122,460 newly formed JV that owns 13 ALFs and MCs in North Carolina (12) and South Carolina (1) with a total of 523 units. The JV leased the communities back to an affiliate of the seller under a 10-year master lease agreement. The master lease includes a purchase option that can be exercised through 2028, with an exit IRR of 8.0%. For more information regarding this transaction see *Financing Receivables* below.

(7) During 2023, we transferred five ALFs in Oklahoma with a total of 184 units from Brookdale to an existing operator. The new master lease commenced in November 2023 and includes a purchase option that can be exercised starting in November 2027 through October 2029 if the lessee exercises its four-year extension option. See above for more information.

(8) During 2022, we purchased four skilled nursing centers and leased these properties under a 10-year lease with an existing operator. The lease allows the operator to elect either an earn-out payment or purchase option. If neither option is elected within the timeframe defined in the lease, both elections are terminated. For more information regarding the earn-out see *Note 9. Commitments and Contingencies*.

(9) During 2024, we transferred this community to an operator new to us. The new master lease commenced in April 2024 and includes a purchase option that can be exercised in May 2026 through April 2028, if the lessee exercises its one-year extension option.

[Schedule of impairment loss](#) The following table summarizes information regarding impairment losses recorded during the nine months ended September 30, 2024 and 2023 (*dollar amounts in thousands*):

Year	State	Type of Properties	Number of Properties	Number of Beds/Units	Impairment Loss
2024	n/a	n/a	—	—	\$ —
2023	Florida	ALF	1	70	\$ 434 ⁽¹⁾
	Florida	ALF	1	60	7,522
	Mississippi	ALF	1	67	4,554 ⁽²⁾
			3	197	\$ 12,510

- (1) In conjunction with the ongoing negotiations to sell this community, we recorded a \$434 impairment loss during the three months ended March 31, 2023, and a \$1,222 impairment loss during the fourth quarter of 2022. This community was sold during the second quarter of 2023 for \$4,850 and we recorded a net gain on sale of real estate of \$64 as a result of this transaction.
- (2) This community was sold during the fourth quarter of 2023 for \$1,650 and we recorded a net loss on sale of real estate of \$219 as a result of this transaction.

[Schedule of properties held-for-sale](#) The following summarizes our held-for-sale properties as of September 30, 2024 and December 31, 2023 (*dollar amounts in thousands*):

	State	Type of Property	Number of Properties	Number of Beds/units	Gross Investment	Accumulated Depreciation
At September 30, 2024	CO	ALF ⁽¹⁾	1	— ⁽¹⁾	\$ 5,852	\$ (1,794)
At December 31, 2023	WI	ALF ⁽²⁾	1	110	\$ 22,007	\$ (3,616)

- (1) Subsequent to September 30, 2024, this closed property was sold for \$5,250.
- (2) This community was sold during the three months ended March 31, 2024.

[Summary of acquisitions](#) The following table summarizes our acquisitions for the nine months ended September 30, 2024 and 2023 (*dollar amounts in thousands*):

Year	Type of Property	Cash Paid at Acquisition	Assumed Liabilities	Non-Controlling Interest	Transaction Costs	Assets Acquired	Number of Properties	Number of Beds/Units
2024	OTH ⁽¹⁾	\$ 300	\$ —	\$ —	\$ 19	\$ 319	—	—
2023	ALF ⁽²⁾	43,759	9,767	9,133	363	63,022 ⁽³⁾	1	242

- (1) We acquired a parcel of land in Kansas adjacent to an existing community operated by Brookdale. Rent was increased by 8.0% of our total cost of the investment.
- (2) We entered into a \$54,134 JV and contributed \$45,000 into the JV that purchased an ILF/ALF/MC in Ohio. Under the JV agreement, the seller, our JV partner, has the option to purchase the campus between the third and fourth lease years for LTC's allocation of the JV investment plus an IRR of 9.75%. The campus was leased to Encore Senior Living ("Encore") under a 10-year term with an initial yield of 8.25% on LTC's allocation of the JV investment. LTC committed to fund \$2,100 of lease incentives under the Encore lease.
- (3) Includes \$8,585 tax abatement intangible included in the *Prepaid expenses and other assets* line item in our *Consolidated Balance Sheets*.

[Summary of the carrying amount of intangible assets](#) The following is a summary of the carrying amount of intangible assets as of September 30, 2024 and December 31, 2023 (*in thousands*):

Assets	September 30, 2024			December 31, 2023		
	Cost	Accumulated Amortization	Net	Cost	Accumulated Amortization	Net
In-place leases	\$ 11,155 ⁽¹⁾	\$ (6,650) ⁽²⁾	\$ 4,505	\$ 11,348 ⁽¹⁾	\$ (6,109) ⁽²⁾	\$ 5,239
Tax abatement intangible	\$ 8,309 ⁽³⁾	\$ (924) ⁽³⁾	\$ 7,385	\$ 8,309 ⁽³⁾	\$ (405) ⁽³⁾	\$ 7,904

- (1) Included in the *Buildings and improvements* line item in our *Consolidated Balance Sheets*.
- (2) Included in the *Accumulated depreciation and amortization* line item in our *Consolidated Balance Sheets*.
- (3) Included in the *Prepaid expenses and other assets* line item in our *Consolidated Balance Sheets*.

[Schedule of developments and improvement projects](#) During the nine months ended September 30, 2024 and 2023, we invested in the following capital improvement projects (*in thousands*):

Type of Property	Nine Months Ended September 30,	
	2024	2023
Assisted Living Communities	\$ 8,663	\$ 2,418
Skilled Nursing Centers	1,245	2,548
Other	—	87
Total	\$ 9,908	\$ 5,053

[Schedule of property sold](#) The following table summarizes property sales during the nine months ended September 30, 2024 and 2023 (*dollar amounts in thousands*):

Year	State	Type of Properties	Number of Properties	Number of Beds/Units	Sales Price	Carrying Value	Net (Loss) Gain ⁽¹⁾
2024	Florida	ALF	1	60	\$ 4,500	\$ 4,579	\$ (289)
	Texas	ALF	5	208	1,600	1,282	(390)
	Texas	ALF	2	—	500	389	—
	Texas	ALF	1	80	7,959 ⁽²⁾	4,314	3,635
	Wisconsin	ALF	1	110	20,193 ⁽³⁾	16,195	3,986
	n/a	n/a	—	—	—	(60) ⁽⁴⁾	—
Total ⁽⁵⁾			10	458	\$ 34,752	\$ 26,759	\$ 6,882
2023	Florida	ALF	1	70	\$ 4,850	\$ 4,082	\$ 65
	Kentucky	ALF	1	60	11,000	10,720	57
	New Jersey	ALF	1	39	2,000	1,552	266
	New Mexico	SNF	2	235	21,250	5,523	15,287
	Nebraska	ALF	3	117	2,984	2,934	—
	Pennsylvania	ALF	2	130	11,128	6,054	4,870
Total			10	651	\$ 53,212	\$ 30,865	\$ 20,545

- (1) Calculation of net gain includes cost of sales and write-off of straight-line receivable and lease incentives, when applicable.
- (2) Additionally, as part of the negotiated sale, we received an additional \$441 representing rental income through lease maturity in January 2025.
- (3) Represents the price to sell our portion of interest in a JV, net of the JV partner's \$2,305 contributions in the joint venture.
- (4) We recognized additional loss due to additional incurred costs related to properties sold during 2023.
- (5) Subsequent to September 30, 2024, we sold a closed ALF located in Colorado for \$5,250. At September 30, 2024, the community was classified as held-for-sale and had a gross book value of \$5,852 and a net book value of \$4,058.

[Schedule of investments in financing receivables](#) The following tables provide information regarding our investments in financing receivables (*dollar amounts in thousands*):

Interest Rate	Investment Year	Maturity	State	Gross Investments	LTC Investment	Type of Properties	Number of Properties	Number of Beds/Units	Investment per Bed/Unit
7.25% ⁽¹⁾	2022	2032	FL	\$ 76,626	\$ 62,301	SNF	3	299	\$ 256.27
7.25% ⁽²⁾	2023	2033	NC	121,419	117,588	ALF/MC	11	523	\$ 232.16
7.25% ⁽³⁾	2024	2034	NC/SC	122,460	64,450	ALF/MC	13	523	\$ 234.15
7.25% ⁽⁴⁾	2024	2034	NC	41,000	37,985	ALF	4	217	\$ 188.94
				\$ 361,505	\$ 282,324		31	1,562	

- (1) During 2022, we entered into a JV with an operator new to us. The JV purchased three SNFs and leased the centers back to an affiliate of the seller under a 10-year master lease, with two five-year renewal options and provided the seller-lessee with a purchase option, exercisable at the beginning of the fourth year through the end of the fifth year.
- (2) During 2023, we entered into a JV with ALG. The JV purchased 11 ALFs and MCs and leased these communities back to an affiliate of the seller under a 10-year master lease, with two five-year renewal options. The contractual initial cash yield of 7.25% increases to 7.5% in year three then escalates thereafter based on Consumer Price Index("CPI") subject to a floor of 2.0% and a ceiling of 4.0%. The JV provided the seller-lessee with a purchase option to buy up to 50% of the properties at the beginning of the third lease year and the remaining properties at the beginning of the fourth lease year through the end of the sixth lease year, with an exit IRR of 9.0%. During 2024, we deferred a total of \$2,240 consolidated JV interest income from financing receivables for May through September 2024 and agreed to defer up to approximately \$258 per month for October through December 2024 consolidated JV interest income from financing receivables.
- (3) During the second quarter of 2024, we funded an additional \$5,546 under a mortgage loan receivable due from an ALG affiliate secured by 13 ALFs and MCs located in North Carolina (12) and South Carolina (1). We then entered into a newly formed \$122,460 JV with ALG, whereby we exchanged our \$64,450 mortgage loan receivable for a 53% controlling interest in the JV. Concurrently, ALG contributed these properties to the joint venture for a 47% non-controlling interest. The JV leased the properties to an ALG affiliate under a 10-year master lease, with two five-year renewal options and provided the seller-lessee with a purchase option exercisable through 2028, with an exit IRR of 8.0%.
- (4) During the second quarter of 2024, we funded an additional \$2,766 under a mortgage loan receivable due from an ALG affiliate secured by four ALFs located in North Carolina. We then entered into a newly formed \$41,000 JV with ALG, whereby we exchanged \$37,985 mortgage loan receivables for a 93% controlling interest in the JV. Concurrently, ALG contributed these properties and a parcel of land to the joint venture for a 7% non-controlling interest. The JV leased the properties to an ALG affiliate under a 10-year master lease, with two five-year renewal options and provided the seller-lessee with a purchase option exercisable through 2028, with an exit IRR of 8.0%.

[Summary of financing receivables activities](#) The following table summarizes our financing receivables activities for the nine months ended September 30, 2024 and 2023 (*dollar amounts in thousands*):

	Nine Months Ended September 30,	
	2024	2023
Investment and funding under financing receivables	\$ 163,557 ⁽¹⁾	\$ 121,332 ⁽²⁾
Amortization of capital costs	(65)	(65)
Provision for loan loss reserve	(1,635) ⁽¹⁾	(1,213) ⁽²⁾
	\$ 161,857	\$ 120,054

- (1) During 2024, we entered into two joint venture agreements with affiliates of ALG. We recorded an aggregate *Provision for Credit losses* of \$1,635 equal to 1.0% of the investment balance. See above for more information.
- (2) During 2023, we entered into a joint venture agreement with an affiliate of ALG. We recorded *Provision for credit losses* of \$1,213 equal to 1.0% of the investment balance. See above for more information.

[Summary of investments in mortgage loans secured by first mortgages](#) During 2024, we committed to fund a \$26,120,000 mortgage loan for the construction of a 116-unit independent living, assisted living and memory care community in Illinois. The borrower contributed \$12,300,000 of equity which will initially fund the construction. The loan term is approximately six years at a current rate of 9.0% and an IRR of 9.5%. The following table sets forth information regarding our investments in mortgage loans secured by first mortgages at September 30, 2024 (*dollar amounts in thousands*):

Interest Rate	Maturity	State	Gross Investment	Type of Property	Percentage of Investment	Loans ⁽¹⁾	Number of Properties ⁽²⁾	SNF Beds	ALF Units	Investment per Bed/Unit
7.5%	2024	GA	\$ 51,111 ⁽³⁾	ALF	14.0 %	1	1	—	203	\$ 251.78
8.8%	2025	FL	4,000	ALF	1.1 %	1	2	—	92	\$ 43.48
7.8%	2025	FL	16,706	ALF	4.7 %	1	1	—	112	\$ 149.16
7.3%	2025	NC	10,750	ALF	2.9 %	1	1	—	45	\$ 238.89
8.8% ⁽⁴⁾	2026	MI	9,999	UDP	2.7 %	1	— ⁽⁴⁾	—	—	\$ n/a
8.8%	2028	IL	16,500	SNF	4.5 %	1	1	150	—	\$ 110.00
10.8% ⁽⁵⁾	2043	MI	180,973	SNF	49.7 %	1	14	1,749	—	\$ 103.47
9.9% ⁽⁵⁾	2045	MI	39,850	SNF	10.9 %	1	4	480	—	\$ 83.02
10.3% ⁽⁵⁾	2045	MI	19,700	SNF	5.4 %	1	2	201	—	\$ 98.01
10.5% ⁽⁵⁾	2045	MI	14,825	SNF	4.1 %	1	1	146	—	\$ 101.54
Total			\$ 364,414		100.0 %	10	27	2,726	452	\$ 114.67

- (1) Some loans contain certain guarantees and provide for certain facility fees.
- (2) Our mortgage loans are secured by properties located in five states with seven borrowers.
- (3) Subsequent to September 30, 2024, we received the payoff of this mortgage loan receivable.
- (4) During the third quarter of 2023, we committed to fund a \$19,500 mortgage loan for the construction of an 85-unit ALF and MC in Michigan. The borrower contributed \$12,100 of equity, which initially funded the
- (5)

construction. In 2024, once all of the borrower's equity was drawn, we began funding the commitment. Our remaining commitment is \$9,500. The 8.75% interest-only loan matures in September 2026 and includes two, one-year extensions, each of which is contingent on certain coverage thresholds.

(5) Mortgage loans provide for 2.25% annual increases in the interest rate.

The following table summarizes our mortgage loan activity for the nine months ended September 30, 2024 and 2023 (*in thousands*):

	Nine Months Ended September 30,			
	2024		2023	
Originations and funding under mortgage loans receivable	\$	19,078	(1)	\$ 83,383
Exchange of mortgage loans for controlling interests in joint ventures accounted for as financing receivables		(102,435)	(3)	—
Pay-offs received		(34,094)	(2)	—
Application of interest reserve		169		1,609
Scheduled principal payments received		(380)		(301)
Mortgage loan premium amortization		(4)		(5)
Recovery (provision) for loan loss reserve		1,176		(847)
Net (decrease) increase in mortgage loans receivable	\$	(116,490)	(4)	\$ 83,839

(1) The following funding occurred:

- (a) \$9,999 under a \$19,500 mortgage loan commitment for the construction of an 85-unit ALF and MC in Michigan. The borrower contributed \$12,100 of equity upon origination in July 2023, which was used to initially fund the construction. Our remaining commitment is \$9,500. The interest-only loan term is approximately three years at a rate of 8.75%, and includes two, one-year extensions, each of which is contingent on certain coverage thresholds;
- (b) \$5,546 of additional funding under a mortgage loan receivable agreement with an ALG affiliate secured by 13 ALFs and MCs in North Carolina (12) and South Carolina (1). During the three months ended June 30, 2024, we exchanged this \$64,450 mortgage loan receivable for a controlling interest in a JV investment with an ALG affiliate. See *Financing Receivables* above for more information;
- (c) \$2,766 of additional funding under a mortgage loan receivable agreement with an ALG affiliate secured by four ALFs in North Carolina. During the three months ended June 30, 2024, we exchanged this \$37,985 mortgage loan receivable for a controlling interest in a JV investment with an ALG affiliate. See *Financing Receivables* above for more information; and
- (d) \$767 of additional funding under various loans.
- (2) We received the payoff of a \$29,347 mortgage loan secured by a 189-bed SNF in Louisiana and a \$2,013 mortgage loan secured by a parcel of land in Missouri. Additionally, we received a partial principal payday of \$2,734 related to the sale of a SNF securing the mortgage loan previously secured by 15-SNFs in Michigan.
- (3) The following occurred:
- (a) \$64,450 mortgage loan receivable due from an ALG affiliate was exchanged for a controlling interest in a JV. See (1)(b) above for more information; and
- (b) \$37,985 mortgage loan receivable due from an ALG affiliate was exchanged for a controlling interest in a JV. See (1)(c) above for more information.
- (4) Subsequent to September 30 2024, we received the payoff of a \$51,111 mortgage loan receivable secured by a 203-unit ALF in Georgia.
- (5) The following funding and originations occurred:
- (a) \$10,750 mortgage loan secured by a 45-unit MC located in North Carolina. The loan carries a two-year term with an interest-only rate of 7.25% and an IRR of 9.0%;
- (b) \$51,111 mortgage loan investment secured by a 203-unit ILF, ALF and MC located in Georgia. We acquired a participating interest owned by existing lenders for \$42,251 in addition to converting our \$7,461 mezzanine loan in the property into a participating interest in the mortgage loan. The mortgage loan matures in October 2024 and our investment is at an initial rate of 7.5% with an IRR of 7.75%. We recorded \$1,380 of additional interest income in connection with the effective prepayment of the mezzanine loan in the first quarter of 2023. Subsequent to September 30, 2024, the \$51,111 mortgage loan was paid off. See (4) above;
- (c) \$16,500 senior loan for the purchase of a 150-bed Medicare focused SNF in Illinois. The mortgage loan matures in June 2028 and our investment is at an interest rate of 8.75%; and
- (d) \$5,022 of additional funding under other mortgage loans receivable.

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Investment in Unconsolidated Joint Ventures (Tables)

Investment in Unconsolidated Joint Ventures

Summary of the preferred equity investments

The following table provides information regarding these preferred equity investments (*dollar amounts in thousands*):

State	Type of Properties	Type of Investment	Total Preferred Return	Contractual Cash Portion	Number of Beds/ Units	Carrying Value
Texas	SNF/ALF	Senior Loan	(1)	9.2 %	104	\$ 11,262
Washington	ALF/MC	Preferred Equity	(2)	12.0 %	95	6,340
Washington	ILF/ALF	Preferred Equity	(3)	14.0 %	267	13,000
Total					466	\$ 30,602

- (1) We originated a \$12,700 mortgage loan to a current operator secured by a SNF/ALF in Texas. The investment commitment amount includes \$11,164, funded during the three months ended June 30, 2024, an interest reserve of \$750 and a capital expenditure reserve of \$786. In accordance with GAAP, this mortgage loan was determined to be an ADC loan and is accounted for as an unconsolidated JV. The campus has 104 beds (70 skilled nursing and 34 assisted living). The five-year mortgage loan is interest-only at a current rate of 9.15%.
- (2) Our investment represents 15.5% of the total investment. The preferred equity investment earns an initial cash rate of 7% increasing to 9% in year four until the IRR is 8%. After achieving an 8% IRR, the cash rate drops to 8% with an IRR ranging between 12% to 14%, depending upon timing of redemption. We have the option to require the JV partner to purchase our preferred equity interest at any time between August 17, 2031 and December 31, 2036.
- (3) Our investment represents 11.6% of the estimated total investment. The preferred equity investment earns an initial cash rate of 8% with an IRR of 14%. The JV partner has the option to buy out our investment at any time after August 31, 2023 at the IRR rate. Also, we have the option to require the JV partner to purchase our preferred equity interest at any time between August 31, 2027 and prior to the end of the first renewal term of the lease.

The following table summarizes our capital contributions, income recognized, and cash interest received related to our investments in unconsolidated joint ventures during the nine months ended September 30, 2024 and 2023 (*in thousands*):

Year	Type of Properties	Income Recognized	Cash Income Earned	Non-cash Income Accrued
2024	SNF/ALF	\$ 589	\$ 589	—
	ALF/MC	359	359	—
	ILF/ALF (1)	791	—	791
	Total	\$ 1,739	\$ 948	\$ 791
2023	ALF/MC	\$ 337	\$ —	\$ 337
	UDP (1)	790	—	790
	Total	\$ 1,127	\$ —	\$ 1,127

(1) The JV developed and owns a 267-unit ILF and ALF in Washington. The development project was completed during the fourth quarter of 2023.

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Notes Receivable (Tables)

Notes Receivable.

Summary of investments in notes receivable

Notes receivable consist of mezzanine loans and working capital loans. The following table summarizes our investments in notes receivable at September 30, 2024 (*dollar amounts in thousands*):

Interest Rate	IRR	Maturity	Type of Loan	Gross Investment	# of loans	Type of Property
8.3%	—	2025	Working capital	\$ 50	1	ALF
9.0%	—	2026	Working capital	290	1	ALF
8.0%	11.0 %	2027	Mezzanine	25,000	1	ALF
0.0%	—	2028	Working capital	1,545	1	SNF
8.8%	12.0 %	2028	Mezzanine	17,000	1	ALF
6.5%	—	2030	Working capital	138	2	SNF
7.4%	—	2030	Working capital	500	1	ALF
7.4%	—	2030	Working capital	957	1	ALF
0.0%	—	2031	Working capital	2,693	1	ALF
				\$ 48,173	10	

(1) Excludes the impact of credit loss reserve.

The following table is a summary of our notes receivable components as of September 30, 2024 and December 31, 2023 (*in thousands*):

	At September 30, 2024	At December 31, 2023
Mezzanine loans	\$ 42,000	\$ 42,000
Working capital loans	6,173	19,101
Notes receivable credit loss reserve	(482)	(611)
Total	\$ 47,691	\$ 60,490

The following table summarizes our notes receivable activity for the nine months ended September 30, 2024 and 2023 (*in thousands*):

	Nine Months Ended September 30,			
	2024		2023	
Advances under notes receivable	\$	340	\$	19,258
Principal payments received under notes receivable		(13,268)	(1)	(14,537)
Recovery of credit losses		129		(48)
Net (decrease) increase in notes receivable	\$	(12,799)	\$	4,673

- (1) During 2024, we received \$11,986 towards the payoff of a \$13,531 working capital note. The remaining \$1,545 balance of the working capital note is interest free and will be repaid in installments through 2028. Additionally, we received an aggregate \$1,282 related to the payoff of two working capital notes.
- (2) During 2023, we received \$4,545, which includes a prepayment fee and the exit IRR totaling \$190 from a mezzanine loan prepayment. The mezzanine loan was on a 136-unit ILF in Oregon. Additionally, another \$7,461 mezzanine loan was effectively prepaid through converting it as part of our \$51,111 investment in a participating interest in an existing mortgage loan that is secured by a 203-unit ALF, ILF and MC located in Georgia. We recorded \$1,380 of interest income in connection with the effective prepayment of the mezzanine loan. Subsequent to September 30, 2024, the \$51,111 mortgage loan was paid off.

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Lease Incentives (Tables)

Lease Incentives

Summary of non- contingent lease incentive activity

Our non-contingent lease incentive balances at September 30, 2024 and December 31, 2023 were \$3,584,000 and \$2,607,000, respectively. The following table summarizes our lease incentives activity for the nine months ended September 30, 2024 and 2023 (*in thousands*):

	Nine Months Ended September 30,			
	2024		2023	
Lease incentives funded	\$	1,794	\$	1,023
Amortization of lease incentives		(626)		(584)
Adjustment for collectability of lease incentives		—		(26)
Other adjustments		(191)	(1)	(9)
Net increase in non-contingent lease incentives	\$	977	\$	404

- (1) Represents lease incentive balances written-off due to property sales.
- (2) Represents uncollectible lease incentive balances written-off.

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Credit Loss Reserve
(Tables)

Credit Loss Reserve
Summary of financial
instruments within the
scope of ASC 326

9 Months Ended
Sep. 30, 2024

The following table summarizes our financial instruments within the scope of ASC 326 by year of origination (*dollar amounts in thousands*):

Investment Type:	Year of origination ⁽¹⁾						At September 30, 2024	
	2024	2023	2022	2021	2020	Prior	Total	Credit loss reserve
Financing receivables	\$ 163,460	\$ 121,418	\$ 76,626	\$ —	\$ —	\$ —	\$ 361,504	\$ 3,615
Mortgage loans receivable	\$ —	\$ 92,360	\$ —	\$ 16,706	\$ —	\$ 255,348	\$ 364,414	\$ 3,638
Mezzanine loans	\$ —	\$ 17,000	\$ 25,000	\$ —	\$ —	\$ —	\$ 42,000	\$ 420
Working Capital loans	50	—	—	2,045	1,095	2,983	6,173	62
Total Notes Receivable	\$ 50	\$ 17,000	\$ 25,000	\$ 2,045	\$ 1,095	\$ 2,983	\$ 48,173	\$ 482

- (1) Excludes paid-off loans. Additional funding, if any, is included in the year of the origination of the initial loan.

Summary of expected
credit losses

The expected credit losses related to our financial instruments that are within the scope of ASC 326 are as follows (*in thousands*):

Description	Balance at 12/31/2023	Recovery due to payoffs	due to Originations/ additional funding	Balance at 9/30/2024
Credit Loss Reserve- Financing Receivables	\$ 1,980	\$ —	\$ 1,635	\$ 3,615
Credit Loss Reserve- Mortgage Loans Receivable	4,814	(1,369)	193	3,638
Credit Loss Reserve-Notes Receivable	611	(132)	3	482

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Debt Obligations
(Tables)

Debt Obligations
Schedule of interest
rate swaps

9 Months Ended
Sep. 30, 2024

Information regarding our interest rate swaps measured at fair value, which are classified as Level 2 of the fair value hierarchy is presented below (*dollar amounts in thousands*):

Date Entered	Maturity Date	Swap Rate	Rate Index	Notional Amount	Fair Value at	
					September 30, 2024	December 31, 2023
November 2021	November 19, 2025	2.62 %	1-month SOFR	\$ 50,000	\$ 1,448	\$ 2,698
November 2021	November 19, 2026	2.76 %	1-month SOFR	50,000	2,191	3,412
				\$ 100,000	\$ 3,639	\$ 6,110

The following table sets forth information regarding debt obligations by component as of September 30, 2024 and December 31, 2023 (*dollar amounts in thousands*):

Debt Obligations	Applicable Interest Rate ⁽¹⁾	At September 30, 2024	At December 31, 2023
		Outstanding Balance	Outstanding Balance
Revolving line of credit ⁽²⁾	6.17%	\$ 240,150	\$ 302,250
Term loans, net of debt issue costs	2.60%	99,771	99,658
Senior unsecured notes, net of debt issue costs	4.15%	445,402	489,409
Total	4.58%	\$ 785,323	\$ 891,317

- (1) Represents weighted average of interest rate as of September 30, 2024.
- (2) Subsequent to September 30, 2024, we repaid \$93,800 under our unsecured revolving line of credit. Accordingly, we have \$146,350 outstanding and \$278,650 available for borrowing under our unsecured revolving line of credit.

Schedule of borrowings
and repayments

During the nine months ended September 30, 2024 and 2023, our debt borrowings and repayments were as follows (*in thousands*):

Debt Obligations	2024		2023	
	Borrowings	Repayments	Borrowings	Repayments
Revolving line of credit	\$ 19,200	\$ (81,300) ⁽¹⁾	\$ 274,450	\$ (42,200)
Term loans	—	(44,160)	—	(44,160)
Senior unsecured notes	—	(125,460)	—	(86,360)
Total	\$ 19,200	\$ (146,920)	\$ 274,450	\$ (172,720)

- (1) Subsequent to September 30, 2024, we repaid \$93,800 under our unsecured revolving line of credit. Accordingly, we have \$146,350 outstanding and \$278,650 available for borrowing under our unsecured revolving line of credit.

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Equity (Tables)

Equity
Schedule of
consolidated VIEs

9 Months Ended
Sep. 30, 2024

As of September 30, 2024, we have the following consolidated VIEs (*in thousands*):

Investment Year	Purpose	Property Type	State	Gross Consolidated Assets ⁽¹⁾	Non-Controlling Interests	
2024	Owned real estate	ALF/MC	NC/SC	\$ 122,460	\$ —	\$ 58,010
2024	Owned real estate	ALF	NC	41,000	—	3,015
2023	Owned real estate	ILF/ALF/MC	OH	54,782	—	9,134
2023	Owned real estate	ALF/MC	NC	121,419	—	3,831
2022	Owned real estate	SNF	FL	76,625	—	14,325
2018	Owned real estate	ILF	OR	14,650	—	2,907
2018	Owned real estate and development	ALF/MC	OR	18,452	—	1,156
2017	Owned real estate	ALF/MC	SC	11,680	—	1,240
Total				\$ 461,068	\$ —	\$ 93,618

- (1) Includes the total real estate investments and excludes intangible assets.

Schedule of cash
dividends declared and
paid

We declared and paid the following cash dividends (*in thousands*):

Common Stock ⁽¹⁾	2024		2023	
	Declared	Paid	Declared	Paid
	\$ 74,684	\$ 74,684	\$ 70,767	\$ 70,767

- (1) Represents \$0.19 per share per month for the nine months ended September 30, 2024 and 2023.

Schedule of restricted
stock activity

Outstanding, January 1	Nine Months Ended September 30,	
	2024	2023
Granted	258,620	229,236
Vested	175,431	146,020
Cancelled	(132,842)	(115,551)
Outstanding, September 30	301,209	258,620

Schedule of restricted
stock granted

Year	No. of Shares/Units	Price per Share	Reward Type	Vesting Period
2024	159,536	\$ 30.72	Restricted stock	ratably over 3 years
	69,610	\$ 31.84	Performance-based stock units	TSR targets ⁽¹⁾
	62,914	\$ 31.84	Performance-based stock units	TSR targets ⁽²⁾
	15,895	\$ 34.60	Restricted stock	(3)
	307,955			
2023	127,960	\$ 37.16	Restricted stock	ratably over 3 years
	86,867	\$ 37.16	Performance-based stock units	TSR targets ⁽⁴⁾
	15,060	\$ 31.54	Restricted stock	May 24, 2024
	3,000	\$ 35.45	Restricted stock	July 25, 2024
	232,887			

- (1) Vesting is based on achieving certain total shareholder return ("TSR") targets in 3 years.
- (2) Vesting is based on achieving certain TSR targets relative to the TSR of a predefined peer group in 3 years.
- (3) Vesting date is the earlier of the one-year anniversary of the award date and the date of the next annual meeting of the stockholders of LTC following the award date.
- (4) Vesting is based on achieving certain total shareholder return ("TSR") targets in 4 years with acceleration opportunity in 3 years.

Schedule of restricted
common stock and
performance-based
stock unit scheduled to
vest and remaining
compensation expense

Vesting Date		Remaining Compensation Expense
October - December 2024		\$ 2,260
2025		6,450
2026		3,385
2027		369
Total		\$ 12,464

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Commitments and
Contingencies

9 Months Ended
Sep. 30, 2024

(Tables)
[Commitments and Contingencies](#)
[Schedule of commitments](#)

At September 30, 2024, we had commitments as follows (*in thousands*):

	Investment Commitment	2024 Funding	Total Commitment Funded	Remaining Commitment
Real estate properties (<i>Note 2. Real Estate Investments</i>)	\$ 15,920 ⁽¹⁾	\$ 7,862	\$ 8,814	\$ 7,106
Accrued incentives and earn-out liabilities (<i>Note 5. Lease Incentives</i>)	6,625 ⁽²⁾	587	2,045	4,580
Mortgage loans (<i>Note 2. Real Estate Investments</i>)	63,620 ⁽³⁾	9,999	11,999	51,621
Joint venture investments (<i>Note 3. Investments in Unconsolidated Joint Ventures</i>)	1,536 ⁽⁴⁾	98	98	1,438
Notes receivable (<i>Note 4. Notes Receivable</i>)	940 ⁽⁵⁾	50	50	890
Total	\$ 88,641	\$ 18,596	\$ 23,006	\$ 65,635

(1) Represents commitments to purchase land and improvements, if applicable, and to develop, re-develop, renovate or expand seniors housing and skilled nursing properties.

(2) Includes an earn-out payment of up to \$3,000 to an operator under a master lease on four SNFs in Texas which were acquired during 2022. The master lease allows either an earn-out payment up to \$3,000 or a purchase option. The earn-out payment is available, contingent on achieving certain thresholds per the lease, beginning in April 2024 through March 2027. If neither option is elected within the timeframe defined in the lease, both elections are terminated. For more information regarding the purchase option see *Note 2. Real Estate Investments*.

(3) Represents \$45,620 related to construction loans and \$18,000 of commitments which are contingent upon the borrower achieving certain coverage ratios.

(4) Represents an interest reserve of \$750 and capital expenditure reserve of \$786 related to a mortgage loan secured by a SNF and ALF in Texas. The loan is accounted for as an unconsolidated JV in accordance with GAAP. For more information regarding this loan see *Note 3. Investment in Unconsolidated Joint Ventures*.

(5) Represents working capital loan commitments.

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Major Operators
(Tables)
[Major Operators](#)
[Schedule of concentration of risk by major operators](#)

We have one operator that represents 10% or more of our combined rental revenue and interest income from mortgage loans. The following table sets forth information regarding our major operator as of September 30, 2024:

Operator	Number of		Number of		Percentage of	
	SNF	ALF	SNF Beds	ALF Units	Total Revenues	Total Assets ⁽¹⁾
Prestige Healthcare ⁽²⁾	23	—	2,694	93	15.4 %	14.0 %

- (1) Represents the net carrying value of the mortgage loans and properties we own divided by the *Total assets* on the *Consolidated Balance Sheets*.
- (2) The majority of the revenue derived from this operator relates to interest income from mortgage loans.

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Earnings per Share
(Tables)
[Earnings per Share](#)
[Schedule of basic and diluted net income per share](#)

The following table sets forth the computation of basic and diluted net income per share (*in thousands, except per share amounts*):

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
Net income	\$ 30,862	\$ 22,627	\$ 75,289	\$ 62,792
Less income allocated to non-controlling interests	(1,496)	(430)	(2,332)	(1,287)
Less income allocated to participating securities:				
Non-forfeitable dividends on participating securities	(173)	(147)	(511)	(440)
Income allocated to participating securities	(28) ⁽¹⁾	—	— ⁽¹⁾	—
Total net income allocated to participating securities	(201)	(147)	(511)	(440)
Net income available to common stockholders	29,165	22,050	72,446	61,065
Effect of dilutive securities:				
Participating securities ⁽²⁾	—	—	—	—
Net income for diluted net income per share	\$ 29,165	\$ 22,050	\$ 72,446	\$ 61,065
Shares for basic net income per share	43,868	41,153	43,313	41,127
Effect of dilutive securities:				
Stock options ⁽²⁾	—	—	—	—
Performance-based stock units	526	58	526	58
Participating securities ⁽²⁾	—	—	—	—
Total effect of dilutive securities	526	58	526	58
Shares for diluted net income per share	44,394	41,211	43,839	41,185
Basic net income per share	\$ 0.66	\$ 0.54	\$ 1.67	\$ 1.48
Diluted net income per share	\$ 0.66	\$ 0.54	\$ 1.65	\$ 1.48

- (1) The computation of the net income per share for the three and nine months ended September 30, 2024 and 2023 are made independently. Therefore, the sum of the quarters may not agree with the amounts for the year-to-date periods.
- (2) For the three and nine months ended September 30, 2024 and 2023, the participating securities and stock options were excluded from the computation of diluted net income per share as such inclusion would be anti-dilutive.

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Fair Value Measurements
(Tables)
[Fair Value Measurements](#)
[Schedule of carrying value and fair value of the entity's financial instruments](#)

9 Months Ended
Sep. 30, 2024

The carrying value and estimated fair value of our financial instruments as of September 30, 2024 and December 31, 2023 were as follows (*in thousands*):

	At September 30, 2024		At December 31, 2023	
	Carrying Value	Fair Value	Carrying Value	Fair Value
Financing receivables, net of credit loss reserve	\$ 357,889	\$ 363,900 ⁽¹⁾	\$ 196,032	\$ 199,199 ⁽¹⁾
Mortgage loans receivable, net of credit loss reserve	360,776	422,180 ⁽²⁾	477,266	554,993 ⁽²⁾
Notes receivable, net of credit loss reserve	47,691	53,923 ⁽³⁾	60,490	67,877 ⁽³⁾
Revolving line of credit	240,150	240,150 ⁽⁴⁾	302,250	302,250 ⁽⁴⁾
Term loans, net of debt issue costs	99,771	100,000 ⁽⁴⁾	99,658	100,000 ⁽⁴⁾
Senior unsecured notes, net of debt issue costs	445,402	417,267 ⁽⁵⁾	489,409	439,865 ⁽⁵⁾

- (1) Our investment in financing receivables is classified as Level 3. The fair value is determined using a widely accepted valuation technique, discounted cash flow analysis on the expected cash flows. The discount rate used to value our future cash inflows of the financing receivables at September 30, 2024 and December 31, 2023 was 7.3% and 7.6%, respectively.
- (2) Our investment in mortgage loans receivable is classified as Level 3. The fair value is determined using a widely accepted valuation technique, discounted cash flow analysis on the expected cash flows. The discount rate is determined using our assumption on market conditions adjusted for market and credit risk and current returns on our investments. The discount rate used to value our future cash inflows of the mortgage loans receivable at September 30, 2024 and December 31, 2023 was 9.8% and 9.2%, respectively.
- (3) Our investments in notes receivable are classified as Level 3. The discount rate is determined using our assumption on market conditions adjusted for market and credit risk and current returns on our investments. The discount rate used to value our future cash flows of the notes receivable at September 30, 2024 and December 31, 2023 was 7.6% and 6.9%, respectively.
- (4) Our revolving line of credit and term loans bear interest at a variable interest rate. The estimated fair value of our revolving line of credit and term loans approximated their carrying values at September 30, 2024 and December 31, 2023 upon prevailing market interest rates for similar debt arrangements.
- (5) Our obligation under our senior unsecured notes is classified as Level 3 and thus the fair value is determined using a widely accepted valuation technique, discounted cash flow analysis on the expected cash flows. The discount rate is measured based upon management's estimates of rates currently prevailing for comparable loans available to us, and instruments of comparable maturities. At September 30, 2024, the discount rate used to value our future cash outflow of our senior unsecured notes was 5.5% for those maturing before year 2030 and 5.75% for those maturing at or beyond year 2030. At December 31, 2023, the discount rate used to value our future cash outflow of our senior unsecured notes was 6.5% for those maturing before year 2030 and 6.75% for those maturing at or beyond year 2030.

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General (Details)

Real Estate Investments - Owned Properties (Details)
\$ in Thousands

9 Months Ended
Sep. 30, 2024
segment

USD (\$)
property
item
state
\$ / item

[Real Estate \[Line Items\]](#)
[Gross Investment | \\$](#)
[Percentage of Investment](#)
[Number of properties | property](#)
[Number of beds/units](#)
[Number of states | state](#)
[Number of operators](#)
[SNF Beds](#)

\$ 1,342,188
100.00%
124
466
23
23

Real Estate [Line Items]	
Number of beds/units	6,231
ALF Units	
Real Estate [Line Items]	
Number of beds/units	4,577
ALF	
Real Estate [Line Items]	
Gross Investment \$	\$ 732,120
Percentage of Investment	54.50%
Number of properties property	73
Average Investment per Bed/Unit \$ / item	168.65
ALF ALF Units	
Real Estate [Line Items]	
Number of beds/units	4,341
SNF	
Real Estate [Line Items]	
Gross Investment \$	\$ 598,063
Percentage of Investment	44.60%
Number of properties property	50
Average Investment per Bed/Unit \$ / item	94.20
SNF SNF Beds	
Real Estate [Line Items]	
Number of beds/units	6,113
SNF ALF Units	
Real Estate [Line Items]	
Number of beds/units	236
Other	
Real Estate [Line Items]	
Gross Investment \$	\$ 12,005
Percentage of Investment	0.90%
Number of properties property	1
Number of parcels of land	3
Other SNF Beds	
Real Estate [Line Items]	
Number of beds/units	118
Hospital	
Real Estate [Line Items]	
Number of properties property	1

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Real Estate Investment - Details (Details)	1 Months Ended		3 Months Ended			9 Months Ended		12 Months Ended
	Jan. 31, 2024 USD (\$)	Nov. 30, 2023 USD (\$)	Sep. 30, 2024 USD (\$) property item	Jun. 30, 2024 USD (\$)	Mar. 31, 2024 item Center	Sep. 30, 2023 USD (\$)	Sep. 30, 2024 USD (\$) lease Center property item	Dec. 31, 2023 USD (\$) item property
Real Estate [Line Items]								
Number of properties property			124				124	
Number of beds/units item			466				466	
Gross Investment			\$ 1,342,188,000				\$ 1,342,188,000	
Lease renewal term		4 years						
Write-off of straight-line rent and lease incentives balances			\$ 0			\$ 0	321,000	\$ 26,000
Income and Expenses, Lessor [Abstract]								
Adjustment of lease incentives and rental income							\$ (321,000)	\$ (26,000)
SNF								
Real Estate [Line Items]								
Number of properties property			50				50	
Gross Investment			\$ 598,063,000				\$ 598,063,000	
ALF								
Real Estate [Line Items]								
Number of properties property			73				73	
Gross Investment			\$ 732,120,000				\$ 732,120,000	
Mortgage Loans								
Real Estate [Line Items]								
Number of properties property			27				27	
Gross Investment			\$ 364,414,000				\$ 364,414,000	
Mortgage Loans SNF								
Real Estate [Line Items]								
Interest rate (as a percent)							2.25%	
Mortgage Loans Mortgage Loans With 8.75 Interest ALF								
Real Estate [Line Items]								
Loan Term						1 year		
Interest rate (as a percent)						8.75%		
Master lease agreement								
Real Estate [Line Items]								
Specified annual increase over the prior year's rent (as a percent)				3.30%				
2024				\$ 9,000,000				
2025				9,500,000				
2026				\$ 10,000,000				
Number of operating lease renewals lease							2	
Lease renewal term				5 years				
Master lease agreement Working capital loans								
Real Estate [Line Items]								
Gross Investment			\$ 13,531,000				\$ 13,531,000	
Master lease agreement Texas SNF								
Real Estate [Line Items]								
Number of beds/units item					1,444			
Skilled nursing center purchased Center					11			
Additional term of lessor's operating lease renewal					7 months			
Annual Rent				\$ 8,000,000				
New master lease agreement								
Real Estate [Line Items]								
Number of properties property								

Number of beds/units item	666	666	1,473
Rental income to be received in first year			\$ 13,585,000
Specified annual increase over the prior year's rent (as a percent)		2.50%	
Number of properties sold property			8
Number of beds or units in property sold item			341
Amount of real estate property sold			\$ 27,959,000
Proceeds from Sale of Real Estate			23,232,000
Gross Investment	\$ 13,531,000	\$ 13,531,000	
Skilled nursing center purchased Center		4	
Contractual annual cash rent		\$ 8,004,000	
Repayment on working capital		\$ 11,986,000	
New master lease agreement Mortgage Loans Mortgage Loans With 8.75 Interest ALF			
Real Estate [Line Items]			
Gross Investment			\$ 4,000,000
Loan Term			2 years
Loan extension term			1 year
Interest rate (as a percent)			8.75%
New master lease agreement Texas			
Real Estate [Line Items]			
Skilled nursing center purchased Center		3	
New master lease agreement Oklahoma ALF			
Real Estate [Line Items]			
Lease term			3 years
Rental income to be received in first year			\$ 960,000
Rental income to be received in second year	\$ 984,000		
Rental income to be received in third year	\$ 1,150,000		
Number of properties sold property			1
Number of beds or units in property sold item			37
Amount of real estate property sold			\$ 800,000
Proceeds from Sale of Real Estate			\$ 769,000
New master lease agreement North Carolina ALF			
Real Estate [Line Items]			
Lease term			6 years
Rental income to be received in first year			\$ 3,300,000
Specified annual increase over the prior year's rent (as a percent)	3.00%		
New master lease agreement Florida ALF			
Real Estate [Line Items]			
Number of properties sold property			4
Number of beds or units in property sold item			176
Amount of real estate property sold			\$ 18,750,000
Proceeds from Sale of Real Estate			\$ 14,310,000
New master lease agreement Florida Mortgage Loans ALF			
Real Estate [Line Items]			
Number of properties provided for collateral to seller financing property			2,000
Number of units included in properties provided for collateral to seller financing item			92
New master lease agreement South Carolina ALF			
Real Estate [Line Items]			
Number of properties sold property			3
Number of beds or units in property sold item			128
Amount of real estate property sold			\$ 8,409,000
Proceeds from Sale of Real Estate			\$ 8,153,000
New master lease agreement Wisconsin			
Real Estate [Line Items]			
Skilled nursing center purchased Center		1	
Brookdale Senior Living New master lease agreement ALF			
Real Estate [Line Items]			
Number of properties property			35
Fund for capital expenditures	\$ 7,200,000		
Tenure for funding capital expenditure	2 years		
Initial rate for capital expenditure by lessor (as a percent)	8.00%		
Annual increase in rate for capital expenditure by lessor (as a percent)	2.00%		
XML 50 R39.htm IDEA: XBRL DOCUMENT			
Real Estate Investments - Assisted Living Portfolio Property (Details)	12 Months Ended		
\$ in Thousands	Dec. 31, 2023 USD (\$) property item	Sep. 30, 2024 item property	
Real Estate Properties [Line Items]			
Number of Properties property		124	
Number of beds/units item		466	
New master lease agreement			
Real Estate Properties [Line Items]			
Number of Properties property	27		
Number of Units item	1,132		
First Year Rent \$	\$ 13,585		
Number of properties sold property	8		
Number of beds or units in property sold item	341		
Sales Price \$	\$ 27,959		
Net Proceeds \$	\$ 23,232		
Number of Properties property	35		
Number of beds/units item	1,473	666	
ALF			
Real Estate Properties [Line Items]			
Number of Properties property		73	
ALF New master lease agreement Oklahoma			
Real Estate Properties [Line Items]			
Number of Properties property	5		
Number of Units item	184		
First Year Rent \$	\$ 960		
Lease term	3 years		
Number of properties sold property	1		
Number of beds or units in property sold item	37		
Sales Price \$	\$ 800		
Net Proceeds \$	\$ 769		
ALF New master lease agreement Colorado, Kansas, Ohio and Texas			

Real Estate Properties [Line Items]	
Number of Properties property	17
Number of Units item	738
First Year Rent \$	\$ 9,325
Lease term	6 years

[ALF | New master lease agreement | North Carolina](#)

Real Estate Properties [Line Items]	
Number of Properties property	5
Number of Units item	210
First Year Rent \$	\$ 3,300
Lease term	6 years

[ALF | New master lease agreement | Florida](#)

Real Estate Properties [Line Items]	
Number of properties sold property	4
Number of beds or units in property sold item	176
Sales Price \$	\$ 18,750
Net Proceeds \$	\$ 14,310

[ALF | New master lease agreement | South Carolina](#)

Real Estate Properties [Line Items]	
Number of properties sold property	3
Number of beds or units in property sold item	128
Sales Price \$	\$ 8,409
Net Proceeds \$	\$ 8,153

[ALF | New master lease agreement | Brookdale Senior Living](#)

Real Estate Properties [Line Items]	
Number of Properties property	35

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Real Estate Investments - Components of Rental Income (Details) \$ in Thousands	3 Months Ended		9 Months Ended		12 Months Ended
	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023	Dec. 31, 2023
	USD (\$)	USD (\$)	USD (\$)	USD (\$)	USD (\$)
	item		item		

Income and Expenses, Lessor [Abstract]

Contractual cash rental income	\$ 29,215	\$ 29,065	\$ 89,142	\$ 87,204	
Variable cash rental income	3,194	3,442	9,830	9,902	
Straight-line rent	37	(747)	(561)	(1,635)	
Adjustment of lease incentives and rental income			(321)	(26)	
Amortization of lease incentives	(188)	(171)	(626)	(584)	
Total Rental Income	\$ 32,258	\$ 31,589	\$ 97,464	\$ 94,861	
Repayment of rent credit					\$ 2,377
Number of units item	466		466		

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Real Estate Investments - Purchase Options (Details) \$ in Thousands	9 Months Ended		12 Months Ended	
	Sep. 30, 2024	Dec. 31, 2023	Sep. 30, 2024	Dec. 31, 2022
	USD (\$)	USD (\$)	USD (\$)	USD (\$)
	item	property	item	property

Real estate investments

Number of Properties property	124	
Gross Investment	\$ 1,342,188	
Net Book Value	\$ 942,314	\$ 987,965
Number of units item	466	

[Purchase Option in Lease Arrangements](#)

Real estate investments	
Gross Investment	\$ 663,441
Net Book Value	\$ 585,235

[Financing receivables](#)

Real estate investments

Number of Properties property	31
Gross Investment	\$ 361,505

[ALF](#)

Real estate investments

Number of Properties property	73
Gross Investment	\$ 732,120

[Number of properties acquired | property](#)

[ALF | Purchase Option in Lease Arrangements | Colorado/Kansas/Ohio/Texas | Brookdale Senior Living](#)

Real estate investments

Number of Properties property	17
Number of units item	738
Lease term	6 years

[ALF | Purchase Option in Lease Arrangements | North Carolina](#)

Real estate investments

Number of Properties property	5	5
Gross Investment	\$ 14,654	
Net Book Value	\$ 6,876	
Number of units item		210

[ALF | Purchase Option in Lease Arrangements | Oklahoma](#)

Real estate investments

Number of ALF transferred to existing operator property	5
Number of units item	184
Lease term, extension period	4 years

[ALF \(Option window 2024- 2028\) | Purchase Option in Lease Arrangements | North Carolina](#)

Real estate investments

Number of Properties property	4
Gross Investment	\$ 41,000
Net Book Value	\$ 41,000
Controlling interest obtained from JV (%)	92.70%
Number of units item	217
Lease term	10 years
Percentage of cash return	8.00%

[MC | Purchase Option in Lease Arrangements | Ohio](#)

Real estate investments

Number of Properties property	1
Gross Investment	\$ 16,161
Net Book Value	\$ 13,158

[MC | Purchase Option in Lease Arrangements | Texas](#)

Real estate investments

Number of Properties property	1
Gross Investment	\$ 12,743

Number of Beds/Units item	197			197
Impairment loss				
ALF Florida				
Real Estate Properties [Line Items]				
Impairment loss			\$ 434,000	\$ 1,222,000
Sales price			\$ 4,850,000	
Net gain (loss)			\$ 64,000	
ALF Florida 1				
Real Estate Properties [Line Items]				
Number of properties property	1			1
Number of Beds/Units item	70			70
Impairment loss				\$ 434,000
ALF Florida 2				
Real Estate Properties [Line Items]				
Number of properties property	1			1
Number of Beds/Units item	60			60
Impairment loss				\$ 7,522,000
ALF Mississippi				
Real Estate Properties [Line Items]				
Number of properties property	1			1
Number of Beds/Units item	67			67
Impairment loss				\$ 4,554,000
Sales price	\$ 1,650,000			
Net gain (loss)	\$ 219,000			
ALF Properties sold Florida				
Real Estate Properties [Line Items]				
Sales price			\$ 4,500,000	\$ 4,850,000
XML 54 R43.htm IDEA: XBRL DOCUMENT				

Real Estate Investments - Properties Held-For-Sale (Details) \$ in Thousands	Oct. 01, 2024 USD (\$)	Sep. 30, 2024 USD (\$) property	Dec. 31, 2023 USD (\$) property item	Jun. 30, 2023 property	Mar. 31, 2023 property		
Real Estate Properties [Line Items]							
Accumulated depreciation and amortization		\$ (398,080)	\$ (387,751)				
ALF Properties held-for-sale Texas							
Real Estate Properties [Line Items]							
Number of Properties property		1					
Gross Investment		\$ 5,852					
Accumulated depreciation and amortization		\$ (1,794)					
ALF Properties held-for-sale Wisconsin							
Real Estate Properties [Line Items]							
Number of Properties property			1				
Number of Beds/units item			110				
Gross Investment			\$ 22,007				
Accumulated depreciation and amortization			\$ (3,616)				
ALF Properties held-for-sale Subsequent Event Texas							
Real Estate Properties [Line Items]							
Proceeds from sale of real estate	\$ 5,250						
ALF Properties sold Florida							
Real Estate Properties [Line Items]							
Number of Properties property				2	2		
ALF Properties sold Mississippi							
Real Estate Properties [Line Items]							
Number of Properties property				1	1		
XML 55 R44.htm IDEA: XBRL DOCUMENT							
	3 Months Ended			9 Months Ended 12 Months Ended			
Real Estate Investments - Acquisitions (Details)	Jun. 30, 2024 USD (\$)	Mar. 31, 2024 USD (\$)	Jun. 30, 2023 USD (\$)	Mar. 31, 2023 USD (\$)	Sep. 30, 2024 USD (\$)	Dec. 31, 2023 USD (\$) item property	Nov. 30, 2023
Real estate investments							
Non-Controlling Interest	\$ 61,025,000	\$ 50,000	\$ 9,133,000	\$ 3,831,000			
Lease renewal term							4 years
OTH							
Real estate investments							
Cash Paid at Acquisition					\$ 300,000		
Transaction Costs					19,000		
Assets Acquired					\$ 319,000		
OTH Kansas							
Real estate investments							
Increase in rent (as percent)					8.00%		
ALF							
Real estate investments							
Cash Paid at Acquisition						\$ 43,759,000	
Assumed Liabilities						9,767,000	
Non-Controlling Interest						9,133,000	
Transaction Costs						363,000	
Assets Acquired						\$ 63,022,000	
Number of properties acquired property						1	
Number of beds/units acquired item						242	
Tax abatement intangible						\$ 8,585	
ALF/ILF/MC Ohio Encore Senior Living							
Real estate investments							
Amount of joint venture investment						54,134	
LTC Investment						\$ 45,000	
Percentage of IRR						9.75%	
Lease term						10 years	
Percentage of contractual initial cash yield						8.25%	
Amount committed to fund						\$ 2,100	

Real Estate Investments - Carrying Amount of Intangible Assets (Details) - USD (\$) \$ in Thousands	Sep. 30, 2024	Dec. 31, 2023
In-place leases		
Real estate investments		
Cost	\$ 11,155	\$ 11,348

Accumulated Amortization	(6,650)	(6,109)
Net	4,505	5,239
Tax abatement intangible		
Real estate investments		
Cost	8,309	8,309
Accumulated Amortization	(924)	(405)
Net	\$ 7,385	\$ 7,904

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Real Estate Investments - Improvements (Details) - USD (\$) \$ in Thousands	9 Months Ended	
	Sep. 30, 2024	Sep. 30, 2023
Real estate investments		
Invested in projects	\$ 18,596	
Improvements Development and Improvement Commitments		
Real estate investments		
Invested in projects	9,908	\$ 5,053
ALF Improvements Development and Improvement Commitments		
Real estate investments		
Invested in projects	8,663	2,418
SNF Improvements Development and Improvement Commitments		
Real estate investments		
Invested in projects	\$ 1,245	2,548
Other Improvements Development and Improvement Commitments		
Real estate investments		
Invested in projects		\$ 87

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Real Estate Investments - Properties Sold (Details)	1 Months Ended		3 Months Ended			9 Months Ended		12 Months Ended
	Oct. 01, 2024	Oct. 31, 2024	Sep. 30, 2024	Dec. 31, 2023	Sep. 30, 2023	Jun. 30, 2023	Sep. 30, 2024	Sep. 30, 2023
	USD (\$)	USD (\$)	USD (\$)	USD (\$)	USD (\$)	USD (\$)	USD (\$) property item	USD (\$) property item
	USD (\$)	USD (\$)	USD (\$)	USD (\$)	USD (\$)	USD (\$)	USD (\$) property item	USD (\$) property item
Disposals and other								
Carrying value			\$ 942,314,000	\$ 987,965,000			\$ 942,314,000	\$ 987,965,000
Net gain (loss)			3,663,000		\$ 4,870,000		6,882,000	\$ 20,545,000
Distributions paid to non-controlling interests related to property sale							2,305,000	
Rental income			32,258,000		31,589,000		\$ 97,464,000	94,861,000
ALF Florida								
Disposals and other								
Sales price						\$ 4,850,000		
Net gain (loss)						\$ 64,000		
ALF Mississippi								
Disposals and other								
Sales price				1,650,000				
Net gain (loss)				219,000				
Properties sold								
Disposals and other								
Number of properties sold property							10	10
Number of beds or units in property sold item							458	651
Sales price							\$ 34,752,000	\$ 53,212,000
Carrying value			26,759,000	30,865,000			26,759,000	30,865,000
Net gain (loss)			3,663,000		\$ 4,870,000		6,882,000	\$ 20,545,000
Net (Loss) Gain							(60,000)	\$ 20,545,000
Properties sold Subsequent Event								
Disposals and other								
Sales price	\$ 5,250,000							
Carrying value	\$ 5,852,000							
Net gain (loss)		\$ 4,058,000						
Properties sold ALF								
Disposals and other								
Carrying value			4,058,000				\$ 4,058,000	
Properties sold ALF Florida								
Disposals and other								
Number of properties sold property							1	1
Number of beds or units in property sold item							60	70
Sales price							\$ 4,500,000	\$ 4,850,000
Carrying value			4,579,000	4,082,000			4,579,000	4,082,000
Net (Loss) Gain							\$ (289,000)	\$ 65,000
Properties sold ALF Kentucky								
Disposals and other								
Number of properties sold property								1
Number of beds or units in property sold item								60
Sales price								\$ 11,000,000
Carrying value				10,720,000				10,720,000
Net (Loss) Gain								\$ 57,000
Properties sold ALF New Jersey								
Disposals and other								
Number of properties sold property								1
Number of beds or units in property sold item								39
Sales price								\$ 2,000,000
Carrying value				1,552,000				1,552,000
Net (Loss) Gain								\$ 266,000
Properties sold ALF Nebraska								
Disposals and other								
Number of properties sold property								3
Number of beds or units in property sold item								117
Sales price								\$ 2,984,000
Carrying value				2,934,000				\$ 2,934,000
Properties sold ALF Pennsylvania								
Disposals and other								
Number of properties sold property								2
Number of beds or units in property sold item								130
Sales price								\$ 11,128,000
Carrying value				6,054,000				6,054,000

Net (Loss) Gain									\$ 4,870,000
Properties sold ALF Texas									
Disposals and other									
Number of properties sold property								5	
Number of beds or units in property sold item								208	
Sales price								\$ 1,600,000	
Carrying value								1,282,000	
Net (Loss) Gain								\$ (390,000)	
Properties sold ALF Texas 1 Property obtained from JV									
Disposals and other									
Number of properties sold property								1	
Number of beds or units in property sold item								80	
Sales price								\$ 7,959,000	
Carrying value								4,314,000	
Net (Loss) Gain								3,635,000	
Rental income								\$ 441,000	
Properties sold ALF Texas 2 Properties obtained from JV									
Disposals and other									
Number of properties sold property								2	
Sales price								\$ 500,000	
Carrying value								\$ 389,000	
Properties sold ALF Wisconsin									
Disposals and other									
Number of properties sold property								1	
Number of beds or units in property sold item								110	
Sales price								\$ 20,193,000	
Carrying value								16,195,000	
Net (Loss) Gain								3,986,000	
Distributions paid to non-controlling interests related to property sale								\$ 2,305,000	
Properties sold SNF New Mexico									
Disposals and other									
Number of properties sold property								2	
Number of beds or units in property sold item								235	
Sales price								\$ 21,250,000	
Carrying value								5,523,000	
Net (Loss) Gain								\$ 15,287,000	

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	3 Months Ended			9 Months Ended		12 Months Ended		33 Months Ended	
Real Estate Investments - Financing Receivable (Details) \$ in Thousands	Sep. 30, 2024 USD (\$) property	Jun. 30, 2024 USD (\$) property Option	Sep. 30, 2023 USD (\$)	Sep. 30, 2024 USD (\$) item property \$ / item	Sep. 30, 2023 USD (\$)	Dec. 31, 2023 USD (\$) item Option property \$ / item	Dec. 31, 2022 USD (\$) item Option property \$ / item	Sep. 30, 2024 USD (\$) property item	Nov. 30, 2023
Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]									
Gross Investment	\$ 1,342,188			\$ 1,342,188				\$ 1,342,188	
Number of properties property	124			124				124	
Interest income from financing receivables	\$ 7,001		\$ 3,832	\$ 14,661	\$ 11,413				
Non-controlling interest owned by JV partner		7.00%							
Lease renewal term									4 years
Provision for credit losses	215		\$ 189	942	\$ 2,107				
Financing receivables									
Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]									
Gross Investment	\$ 361,505			\$ 361,505				\$ 361,505	
LTC Investment								\$ 282,324	
Number of properties property	31			31				31	
Number of Beds/Units item								1,562	
Florida 7.25% (2032 Maturity Year)									
Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]									
Number of properties property							3		
Lease term							10 years		
Number of operating lease renewals Option							2		
Lease renewal term							5 years		
SNF									
Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]									
Gross Investment	\$ 598,063			\$ 598,063				\$ 598,063	
Number of properties property	50			50				50	
Investment per Bed/Unit \$ / item				94.20					
SNF Florida 7.25% (2032 Maturity Year)									
Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]									
Interest rate (as a percent)							7.25%		
Gross Investment							\$ 76,626		
LTC Investment							\$ 62,301		
Number of properties property							3		
Number of Beds/Units item							299		
Investment per Bed/Unit \$ / item							256.27		
ALF & MC North Carolina/ South Carolina 7.25% (2034 Maturity Year)									
Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]									
Interest rate (as a percent)				7.25%					
Gross Investment	\$ 122,460			\$ 122,460				\$ 122,460	
LTC Investment				\$ 64,450					
Number of properties property	13	13		13				13	
Number of Beds/Units item				523					
Investment per Bed/Unit \$ / item				234.15					
Additional amount funded under mortgage loan			\$ 5,546						
ALF & MC North Carolina 7.25% (2033 Maturity Year)									
Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]									
Interest rate (as a percent)							7.25%		
Gross Investment							\$ 121,419		

LTC Investment		\$ 117,588
Number of properties property		11
Number of Beds/Units item		523
Investment per Bed/Unit \$ / item		232,160
Percentage of contractual initial cash yield		7.25%
Lease term		10 years
Number of operating lease renewals Option		2
Lease renewal term		5 years
Percentage of contractual initial cash yield in year three		7.50%
Percentage of floor on initial cash yield		2.00%
Percentage of ceiling on initial cash yield		4.00%
Maximum percentage of purchase option to buy properties		50.00%
Percentage of cash return		9.00%
Interest income deferred	\$ 2,240	
Interest income deferred per month	258	
ALF & MC North Carolina 7.25% (2034 Maturity Year)		

Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]

Gross Investment	122,460
LTC Investment	\$ 64,450
Number of properties property	12
Controlling interest obtained from JV (%)	53.00%
Non-controlling interest owned by JV partner	47.00%
Lease term	10 years
Number of operating lease renewals Option	2
Lease renewal term	5 years
Percentage of cash return	8.00%

ALF & MC | South Carolina | 7.25% (2034 Maturity Year)

Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]

Number of properties property	1
ALF	

Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]

Gross Investment	\$ 732,120		\$ 732,120		\$ 732,120
Number of properties property	73		73		73
Investment per Bed/Unit \$ / item			168.65		
ALF North Carolina/ South Carolina 7.25% (2034 Maturity Year)					
Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]					
Interest rate (as a percent)			7.25%		
Gross Investment	\$ 41,000		\$ 41,000		\$ 41,000
LTC Investment		\$ 37,985	\$ 37,985		
Number of properties property	4	4	4		4
Number of Beds/Units item			217		
Investment per Bed/Unit \$ / item			188.94		
Additional amount funded under mortgage loan		\$ 2,766			
Controlling interest obtained from JV (%)		93.00%			
Lease term		10 years			
Number of operating lease renewals Option		2			
Lease renewal term		5 years			
Percentage of cash return		8.00%			

Affiliates of ALG

Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]

Additional amount funded under mortgage loan\$ 5,546

Affiliates of ALG | ALF | 7.25% (2034 Maturity Year)

Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]

Gross Investment	\$ 41,000
Affiliates of ALG ALF North Carolina	

Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]

Additional amount funded under mortgage loan\$ 2,766

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Real Estate Investments - Financing Receivable Activities (Details) - Financing receivables \$ in Thousands	9 Months Ended	
	Sep. 30, 2024 USD (\$) item	Sep. 30, 2023 USD (\$)
Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]		
Investment and funding under financing receivables	\$ 163,557	\$ 121,332
Amortization of capital costs	(65)	(65)
Provision for loan loss reserve	(1,635)	(1,213)
Financial Receivable, Net	161,857	120,054
Affiliates of ALG		
Collaborative Arrangements and Non-collaborative Arrangement Transactions [Line Items]		
Provision for loan loss reserve	\$ (1,635)	\$ 1,213
Number of joint venture agreements item	2	
Percentage of the investment balance	1.00%	1.00%

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	3 Months Ended		9 Months Ended		
Real Estate Investments - Mortgage Loan (Details)	Sep. 30, 2023 USD (\$) property item period	Mar. 31, 2023 USD (\$)	Sep. 30, 2024 USD (\$) loan item property state \$ / item	Sep. 30, 2023 USD (\$) property item period	Dec. 31, 2023 USD (\$)

Real Estate [Line Items]

Gross Investment	\$ 1,342,188,000	
Percentage of Investment	100.00%	
Number of properties property	124	
Number of beds/units item	466	
Notes receivable, net of credit loss reserve	\$ 47,691,000	\$ 60,490,000
Remaining commitment	\$ 65,635,000	
Additional interest income related to the exit IRR		\$ 1,380,000

SNF Beds

Real Estate [Line Items]

Number of beds/units item				6,231
ALF Units				
Real Estate [Line Items]				
Number of beds/units item				4,577
SNF				
Real Estate [Line Items]				
Gross Investment				\$ 598,063,000
Percentage of Investment				44.60%
Number of properties property				50
Average Investment per Bed/Unit \$ / item				94.20
SNF SNF Beds				
Real Estate [Line Items]				
Number of beds/units item				6,113
SNF ALF Units				
Real Estate [Line Items]				
Number of beds/units item				236
ALF				
Real Estate [Line Items]				
Gross Investment				\$ 732,120,000
Percentage of Investment				54.50%
Number of properties property				73
Average Investment per Bed/Unit \$ / item				168.65
ALF ALF Units				
Real Estate [Line Items]				
Number of beds/units item				4,341
ALF/ILF/MC Georgia				
Real Estate [Line Items]				
Payments to Acquire Real Estate				\$ 51,111,000
Mezzanine loan				
Real Estate [Line Items]				
Number of beds/units item	136			136
Additional interest income related to the exit IRR		\$ 1,380,000		
Mezzanine loan ALF/ILF/MC Georgia				
Real Estate [Line Items]				
Gross Investment		\$ 42,251,000		\$ 42,251,000
Mortgage loans with 7.5% Interest Maturing 2024 Mezzanine loan				
Real Estate [Line Items]				
Notes receivable, net of credit loss reserve	7,461,000			\$ 7,461,000
Mortgage loans with 10.3% Interest Maturing 2045 SNF				
Real Estate [Line Items]				
Interest rate (as a percent)				10.30%
Mortgage Loans With 8.75 Interest SNF Illinois				
Real Estate [Line Items]				
Interest rate (as a percent)				8.75%
Gross Investment		\$ 16,500,000		\$ 16,500,000
Number of beds/units property	150			150
Mortgage Loans				
Real Estate [Line Items]				
Gross Investment				\$ 364,414,000
Percentage of Investment				100.00%
Number of Loans loan				10
Number of properties property				27
Average Investment per Bed/Unit \$ / item				114.67
Number of states in which properties are located state				5
Number of borrowers item				7
Mortgage Loans SNF Beds				
Real Estate [Line Items]				
Number of beds/units item				2,726
Mortgage Loans ALF Units				
Real Estate [Line Items]				
Number of beds/units item				452
Mortgage Loans SNF				
Real Estate [Line Items]				
Interest rate (as a percent)				2.25%
Mortgage Loans ALF/ILF/MC Georgia				
Real Estate [Line Items]				
Interest rate (as a percent)				7.50%
Gross Investment		\$ 51,111,000		\$ 51,111,000
Number of beds/units item	203			203
Internal Rate of Return				7.75%
Mortgage Loans ALF/ILF/MC Illinois				
Real Estate [Line Items]				
Interest rate (as a percent)				9.00%
Gross Investment				\$ 26,120,000
Number of beds/units item				116
Internal Rate of Return				9.50%
Borrower contribution				\$ 12,300,000
Loan Term				6 years
Mortgage Loans Mortgage loans with 7.5% Interest Maturing 2024 ALF				
Real Estate [Line Items]				
Interest rate (as a percent)				7.50%
Gross Investment				\$ 51,111,000
Percentage of Investment				14.00%
Number of Loans loan				1
Number of properties property				1
Average Investment per Bed/Unit \$ / item				251.78
Mortgage Loans Mortgage loans with 7.5% Interest Maturing 2024 ALF ALF Units				
Real Estate [Line Items]				
Number of beds/units item				203
Mortgage Loans Mortgage loans with 8.8% Interest Maturing 2025 ALF				
Real Estate [Line Items]				
Interest rate (as a percent)				8.80%
Gross Investment				\$ 4,000,000
Percentage of Investment				1.10%
Number of Loans loan				1
Number of properties property				2
Average Investment per Bed/Unit \$ / item				43.48

Mortgage Loans Mortgage loans with 8.8% Interest Maturing 2025 ALF ALF Units			
Real Estate [Line Items]			
Number of beds/units item		92	
Mortgage Loans Mortgage loans with 7.8% Interest Maturing 2025 ALF			
Real Estate [Line Items]			
Interest rate (as a percent)		7.80%	
Gross Investment		\$ 16,706,000	
Percentage of Investment		4.70%	
Number of Loans loan		1	
Number of properties property		1	
Average Investment per Bed/Unit \$ / item		149.16	
Mortgage Loans Mortgage loans with 7.8% Interest Maturing 2025 ALF ALF Units			
Real Estate [Line Items]			
Number of beds/units item		112	
Mortgage Loans Mortgage loans with 7.3% Interest Maturing 2025, NC ALF			
Real Estate [Line Items]			
Interest rate (as a percent)		7.30%	
Gross Investment	\$ 10,750,000	\$ 10,750,000	\$ 10,750,000
Percentage of Investment		2.90%	
Number of Loans loan		1	
Number of properties property		1	
Average Investment per Bed/Unit \$ / item		238.89	
Mortgage Loans Mortgage loans with 7.3% Interest Maturing 2025, NC ALF ALF Units			
Real Estate [Line Items]			
Number of beds/units item		45	
Mortgage Loans Mortgage loans with 7.3% Interest Maturing 2025, NC ALF ALF Units North Carolina			
Real Estate [Line Items]			
Interest rate (as a percent)			7.25%
Number of beds/units item	45		45
Internal Rate of Return			9.00%
Loan Term			2 years
Mortgage Loans Mortgage loans with 8.8% Interest Maturing 2026 ALF			
Real Estate [Line Items]			
Gross Investment	\$ 19,500		\$ 19,500
Number of beds/units item	85		85
Borrower contribution	\$ 12,100		
Remaining commitment	\$ 9,500		\$ 9,500
Mortgage Loans Mortgage loans with 8.8% Interest Maturing 2026 UDP			
Real Estate [Line Items]			
Interest rate (as a percent)		8.80%	
Gross Investment		\$ 9,999,000	
Percentage of Investment		2.70%	
Number of Loans loan		1	
Mortgage Loans Mortgage loans with 8.8% Interest Maturing 2028 SNF			
Real Estate [Line Items]			
Interest rate (as a percent)		8.80%	
Gross Investment		\$ 16,500,000	
Percentage of Investment		4.50%	
Number of Loans loan		1	
Number of properties property		1	
Average Investment per Bed/Unit \$ / item		110.00	
Mortgage Loans Mortgage loans with 8.8% Interest Maturing 2028 SNF SNF Beds			
Real Estate [Line Items]			
Number of beds/units item		150	
Mortgage Loans Mortgage Loans With 10.8% Interest Maturing 2043 SNF			
Real Estate [Line Items]			
Interest rate (as a percent)		10.80%	
Gross Investment		\$ 180,973,000	
Percentage of Investment		49.70%	
Number of Loans loan		1	
Number of properties property		14	
Average Investment per Bed/Unit \$ / item		103.47	
Mortgage Loans Mortgage Loans With 10.8% Interest Maturing 2043 SNF SNF Beds			
Real Estate [Line Items]			
Number of beds/units item		1,749	
Mortgage Loans Mortgage loans with 9.9% Interest Maturing 2045 SNF			
Real Estate [Line Items]			
Interest rate (as a percent)		9.90%	
Gross Investment		\$ 39,850,000	
Percentage of Investment		10.90%	
Number of Loans loan		1	
Number of properties property		4	
Average Investment per Bed/Unit \$ / item		83.02	
Mortgage Loans Mortgage loans with 9.9% Interest Maturing 2045 SNF SNF Beds			
Real Estate [Line Items]			
Number of beds/units item		480	
Mortgage Loans Mortgage loans with 10.3% Interest Maturing 2045 SNF			
Real Estate [Line Items]			
Gross Investment		\$ 19,700,000	
Percentage of Investment		5.40%	
Number of Loans loan		1	
Number of properties property		2	
Average Investment per Bed/Unit \$ / item		98.01	
Mortgage Loans Mortgage loans with 10.3% Interest Maturing 2045 SNF SNF Beds			
Real Estate [Line Items]			
Number of beds/units item		201	
Mortgage Loans Mortgage loans with 10.5% Interest Maturing 2045 SNF			
Real Estate [Line Items]			
Interest rate (as a percent)		10.50%	
Gross Investment		\$ 14,825,000	
Percentage of Investment		4.10%	
Number of Loans loan		1	
Number of properties property		1	
Average Investment per Bed/Unit \$ / item		101.54	
Mortgage Loans Mortgage loans with 10.5% Interest Maturing 2045 SNF SNF Beds			
Real Estate [Line Items]			
Number of beds/units item		146	
Mortgage Loans Mortgage Loans With 8.75 Interest ALF			

Real Estate [Line Items]					
Interest rate (as a percent)	8.75%				
Remaining commitment			\$ 9,500		
Loan Term	1 year				
Extension term number of options period	2			2	
XML 62 R51.htm IDEA: XBRL DOCUMENT					
Real Estate Investments - Mortgage Loans Activity (Details)	3 Months Ended		9 Months Ended		
	Oct. 01, 2024	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023	
	USD (\$)	USD (\$)	USD (\$)	USD (\$)	
	item	USD (\$)	item	item	property
			property	period	period
Mortgage Loans					
Originations and funding under mortgage loans receivable			\$ 19,078,000		\$ 83,383,000
Exchange of mortgage loans for controlling interests in joint ventures accounted for as financing receivables			(102,435,000)		
Pay-offs received			(34,094,000)		
Application of interest reserve			169,000		1,609,000
Scheduled principal payments received			(380,000)		(301,000)
Mortgage loan premium amortization			(4,000)		(5,000)
Recovery (provision) for loan loss reserve			1,176,000		(847,000)
Net (decrease) increase in mortgage loans receivable			(116,490,000)		83,839,000
Gross Investment			\$ 1,342,188,000		
Number of properties property			124		
Number of beds/units item			466		
Remaining commitment			\$ 65,635,000		
Percentage of Investment			100.00%		
Additions to mortgage loans			\$ 5,022,000		
Accrued interest receivable			58,421,000,000		
Mortgage Loans					
Mortgage Loans					
Gross Investment			\$ 364,414,000		
Number of properties property			27		
Percentage of Investment			100.00%		
Other Mortgage Loans					
Mortgage Loans					
Additions to mortgage loans			\$ 767,000		
Mezzanine loan					
Mortgage Loans					
Exit IRR					\$ 190,000
Number of beds/units item		136			136
SNF					
Mortgage Loans					
Gross Investment			\$ 598,063,000		
Number of properties property			50		
Percentage of Investment			44.60%		
SNF Mortgage Loans					
Mortgage Loans					
Interest rate (as a percent)			2.25%		
SNF Mortgage loans with 8.8% Interest Maturing 2028 Mortgage Loans					
Mortgage Loans					
Gross Investment			\$ 16,500,000		
Interest rate (as a percent)			8.80%		
Number of properties property			1		
Percentage of Investment			4.50%		
ALF					
Mortgage Loans					
Gross Investment			\$ 732,120,000		
Number of properties property			73		
Percentage of Investment			54.50%		
ALF Mortgage loans with 7.3% Interest Maturing 2025, NC Mortgage Loans					
Mortgage Loans					
Gross Investment		\$ 10,750,000	\$ 10,750,000		\$ 10,750,000
Interest rate (as a percent)			7.30%		
Number of properties property			1		
Percentage of Investment			2.90%		
ALF Mortgage loans with 7.5% Interest Maturing 2024 Mortgage Loans					
Mortgage Loans					
Gross Investment			\$ 51,111,000		
Interest rate (as a percent)			7.50%		
Number of properties property			1		
Percentage of Investment			14.00%		
ALF Mortgage Loans With 8.75 Interest Mortgage Loans					
Mortgage Loans					
Loan Term		1 year			
Interest rate (as a percent)		8.75%			
Remaining commitment			\$ 9,500		
Extension term number of options period		2			2
Michigan ALF & MC Mortgage Loans With 8.75 Interest					
Mortgage Loans					
Loan Term				3 years	
Gross Investment			\$ 19,500,000		
Interest rate (as a percent)			8.75%		
Number of beds/units item			85		
Borrower contribution			\$ 12,100,000		
Funding under mortgage loan commitment			\$ 9,999,000		
Extension term number of options period			2		
Loan extension term			1 year		
Georgia ALF/ILF/MC					
Mortgage Loans					
Payments to Acquire Real Estate					\$ 51,111,000
Georgia ALF/ILF/MC Mortgage Loans					
Mortgage Loans					
Gross Investment		\$ 51,111,000			\$ 51,111,000
Interest rate (as a percent)					7.50%
Internal Rate of Return					7.75%
Number of beds/units item		203			203
Georgia ALF/ILF/MC Mezzanine loan					
Mortgage Loans					
Gross Investment		\$ 42,251,000			\$ 42,251,000

Illinois SNF Mortgage Loans With 8.75 Interest						
Mortgage Loans						
Gross Investment				\$ 16,500,000		\$ 16,500,000
Interest rate (as a percent)						8.75%
Number of beds/units property				150		150
Illinois ALF/ILF/MC Mortgage Loans						
Mortgage Loans						
Loan Term					6 years	
Gross Investment					\$ 26,120,000	
Interest rate (as a percent)					9.00%	
Internal Rate of Return					9.50%	
Number of beds/units item					116	
Borrower contribution					\$ 12,300,000	
Affiliates of ALG						
Mortgage Loans						
Exchange of mortgage loans for controlling interests in joint ventures accounted for as financing receivables				\$ (64,450,000)		
Additional amount funded under mortgage loan					5,546,000	
Affiliates of ALG North Carolina/ South Carolina ALF & MC						
Mortgage Loans						
Exchange of mortgage loans for controlling interests in joint ventures accounted for as financing receivables					\$ (64,450,000)	
Number of properties collateralized property					13	
Affiliates of ALG North Carolina ALF						
Mortgage Loans						
Exchange of mortgage loans for controlling interests in joint ventures accounted for as financing receivables					\$ (37,985,000)	
Additional amount funded under mortgage loan					\$ 2,766,000	
Number of properties collateralized property					4	
Affiliates of ALG North Carolina ALF & MC						
Mortgage Loans						
Number of properties collateralized property					12	
Affiliates of ALG South Carolina ALF & MC						
Mortgage Loans						
Number of properties collateralized property					1	
SNF Beds						
Mortgage Loans						
Number of beds/units item					6,231	
SNF Beds Mortgage Loans						
Mortgage Loans						
Number of beds/units item					2,726	
SNF Beds SNF						
Mortgage Loans						
Number of beds/units item					6,113	
SNF Beds SNF Mortgage loans with 8.8% Interest Maturing 2028 Mortgage Loans						
Mortgage Loans						
Number of beds/units item					150	
ALF Units						
Mortgage Loans						
Number of beds/units item					4,577	
ALF Units Mortgage Loans						
Mortgage Loans						
Number of beds/units item					452	
ALF Units SNF						
Mortgage Loans						
Number of beds/units item					236	
ALF Units ALF						
Mortgage Loans						
Number of beds/units item					4,341	
ALF Units ALF Mortgage loans with 7.3% Interest Maturing 2025, NC Mortgage Loans						
Mortgage Loans						
Number of beds/units item					45	
ALF Units ALF Mortgage loans with 7.5% Interest Maturing 2024 Mortgage Loans						
Mortgage Loans						
Number of beds/units item					203	
ALF Units North Carolina ALF Mortgage loans with 7.3% Interest Maturing 2025, NC Mortgage Loans						
Mortgage Loans						
Loan Term						2 years
Interest rate (as a percent)						7.25%
Internal Rate of Return						9.00%
Number of beds/units item				45		45
ALF 203 Georgia Subsequent Event						
Mortgage Loans						
Pay-offs received				\$ 51,111,000		
Number of beds/units item				203		
SNF 189 Louisiana						
Mortgage Loans						
Pay-offs received					\$ (29,347,000)	
Parcel of land Missouri						
Mortgage Loans						
Pay-offs received					(2,013,000)	
SNF 15 Michigan						
Mortgage Loans						
Pay-offs received					\$ (2,734,000)	
XML 63 R52.htm IDEA: XBRL DOCUMENT						
Investment in			3 Months Ended		9 Months Ended	
Unconsolidated Joint			Sep. 30,		Sep. 30,	
Ventures - Investment			2024	Jun. 30,	2024	Dec. 31,
(Details)			USD (\$)	2023	Sep. 30,	2023
\$ in Thousands			item	USD (\$)	2023	USD (\$)
Investment in Unconsolidated Joint Ventures						
Number of beds/units item			466		466	
Carrying Value			\$ 30,602		\$ 30,602	\$ 19,340
Percentage of Investment			100.00%		100.00%	
Non-cash Income Accrued					\$ 233	\$ 1,788
Gross Investment			\$ 1,342,188		1,342,188	
Income from unconsolidated joint ventures			\$ 692	\$ 375	\$ 1,739	1,127
Mortgage Loans						
Investment in Unconsolidated Joint Ventures						
Percentage of Investment			100.00%		100.00%	
Gross Investment			\$ 364,414		\$ 364,414	

Joint Venture Not primary beneficiary			
Investment in Unconsolidated Joint Ventures			
Income Recognized		1,739	1,127
Cash Income Earned		948	
Non-cash Income Accrued		\$ 791	1,127
SNF/ALF Senior Loan Texas			
Investment in Unconsolidated Joint Ventures			
Preferred return percentage		9.20%	
Contractual cash portion		9.20%	
Number of beds/units item	104	104	
Carrying Value	\$ 11,262	\$ 11,262	
Investment commitment		\$ 11,164	
Amount With held in Reserve		750	
Capital expenditure reserve		\$ 786	
SNF/ALF Senior Loan Texas Mortgage Loans With Interest 9.15			
Investment in Unconsolidated Joint Ventures			
Interest rate (as a percent)		9.15%	
Loan Term		5 years	
SNF/ALF Senior Loan Texas Mortgage Loans			
Investment in Unconsolidated Joint Ventures			
Gross Investment	\$ 12,700	\$ 12,700	
SNF/ALF Joint Venture Not primary beneficiary			
Investment in Unconsolidated Joint Ventures			
Income Recognized		589	
Cash Income Earned		\$ 589	
SNF Senior Loan Texas			
Investment in Unconsolidated Joint Ventures			
Number of beds/units item	70	70	
ALF			
Investment in Unconsolidated Joint Ventures			
Percentage of Investment	54.50%	54.50%	
Gross Investment	\$ 732,120	\$ 732,120	
ALF Senior Loan Texas			
Investment in Unconsolidated Joint Ventures			
Number of beds/units item	34	34	
UDP Joint Venture Not primary beneficiary			
Investment in Unconsolidated Joint Ventures			
Income Recognized			790
Non-cash Income Accrued			790
UDP Joint Venture Not primary beneficiary Washington			
Investment in Unconsolidated Joint Ventures			
Percentage of Investment	11.60%	11.60%	
Percentage of cash return		8.00%	
Percentage of internal rate of return		14.00%	
Combination ALF/MC Joint Venture Not primary beneficiary			
Investment in Unconsolidated Joint Ventures			
Income Recognized		\$ 359	337
Cash Income Earned		\$ 359	
Non-cash Income Accrued			\$ 337
Combination ALF/MC Joint Venture Not primary beneficiary Internal Rate of Return is Until Eight Percent			
Investment in Unconsolidated Joint Ventures			
Percentage of internal rate of return		8.00%	
Combination ALF/MC Joint Venture Not primary beneficiary The Internal Rate of Return is Between Twelve and Fourteen Percent Minimum			
Investment in Unconsolidated Joint Ventures			
Percentage of internal rate of return		12.00%	
Combination ALF/MC Joint Venture Not primary beneficiary The Internal Rate of Return is Between Twelve and Fourteen Percent Maximum			
Investment in Unconsolidated Joint Ventures			
Percentage of internal rate of return		14.00%	
Combination ALF/MC Joint Venture Not primary beneficiary Washington			
Investment in Unconsolidated Joint Ventures			
Percentage of Investment	15.50%	15.50%	
Combination ALF/MC Joint Venture Not primary beneficiary Washington Internal Rate of Return is Until Eight Percent Minimum			
Investment in Unconsolidated Joint Ventures			
Percentage of cash return		7.00%	
Combination ALF/MC Joint Venture Not primary beneficiary Washington Internal Rate of Return is Until Eight Percent Maximum			
Investment in Unconsolidated Joint Ventures			
Percentage of cash return		9.00%	
Combination ILF/ALF Joint Venture Not primary beneficiary			
Investment in Unconsolidated Joint Ventures			
Income Recognized		\$ 791	
Non-cash Income Accrued		\$ 791	
Combination ILF/ALF Joint Venture Not primary beneficiary Washington			
Investment in Unconsolidated Joint Ventures			
Preferred return percentage		14.00%	
Contractual cash portion		8.00%	
Number of beds/units item	267	267	267
Carrying Value	\$ 13,000	\$ 13,000	
Combination ALF/IL/MC Joint Venture Not primary beneficiary Washington			
Investment in Unconsolidated Joint Ventures			
Preferred return percentage		12.00%	
Contractual cash portion		7.00%	
Number of beds/units item	95	95	
Carrying Value	\$ 6,340	\$ 6,340	

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Notes Receivable - Investment in Notes Receivable (Details) \$ in Thousands	9 Months Ended	
	Sep. 30, 2024	Sep. 30, 2023
	USD (\$)	item
	loan	item
Notes Receivable		
Gross Investment	\$ 1,342,188	
Number of units item	466	
ALF		
Notes Receivable		

Gross Investment	\$ 732,120
SNF	
Notes Receivable	
Gross Investment	598,063
Notes Receivable	
Notes Receivable	
Gross Investment	\$ 48,173
Number of Loans loan	10
Working capital loans Working capital loan 8.3% interest rate, 2025 maturity ALF	
Notes Receivable	
Gross Investment	\$ 50
Number of Loans loan	1
Interest rate (as a percent)	8.30%
Working capital loans Working capital loan 9% interest rate, 2025 maturity ALF	
Notes Receivable	
Gross Investment	\$ 290
Number of Loans loan	1
Interest rate (as a percent)	9.00%
Working capital loans Working capital loan 0.0% interest rate, 2028 maturity SNF	
Notes Receivable	
Gross Investment	\$ 1,545
Number of Loans loan	1
Interest rate (as a percent)	0.00%
Working capital loans Working capital loan 6.5% interest rate, 2030 maturity SNF	
Notes Receivable	
Gross Investment	\$ 138
Number of Loans loan	2
Interest rate (as a percent)	6.50%
Working capital loans Working capital loan with 7.4 percent interest rate 2030 maturity ALF	
Notes Receivable	
Gross Investment	\$ 500
Number of Loans loan	1
Interest rate (as a percent)	7.40%
Working capital loans Working capital loan with 7.4 percent interest rate 2030 maturity ALF	
Notes Receivable	
Gross Investment	\$ 957
Number of Loans loan	1
Working capital loans Working capital loan with 0.0 percent interest rate 2031 maturity ALF	
Notes Receivable	
Gross Investment	\$ 2,693
Number of Loans loan	1
Interest rate (as a percent)	0.00%
Mezzanine loan	
Notes Receivable	
Number of units item	136
Mezzanine loan Mezzanine loan loan 8% interest rate, 2027 maturity ALF	
Notes Receivable	
Internal Rate of Return	11.00%
Gross Investment	\$ 25,000
Number of Loans loan	1
Interest rate (as a percent)	8.00%
Mezzanine loan Mezzanine loan loan 8.8% interest rate, 2028 maturity ALF	
Notes Receivable	
Internal Rate of Return	12.00%
Gross Investment	\$ 17,000
Number of Loans loan	1
Interest rate (as a percent)	8.80%

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Notes Receivable - Components (Details)	Sep. 30, 2024		Dec. 31, 2023
- USD (\$)			
\$ in Thousands			

Notes receivable activities

Mezzanine loan	\$ 48,173		
Notes receivable credit loss reserve	(482)	\$ (611)	
Total	47,691	60,490	

Mezzanine loan

Notes receivable activities

Mezzanine loan	42,000	42,000	

Working capital loans

Notes receivable activities

Mezzanine loan	\$ 6,173	\$ 19,101	

XML 66 R55.htm IDEA: XBRL DOCUMENT

Notes Receivable - 9 Months Ended		
Notes Receivable Activity (Details) -	Sep. 30, 2024	
USD (\$)	Sep. 30, 2023	
\$ in Thousands		

Notes receivable activities

Advances under notes receivable	\$ 340	\$ 19,258
Principal payments received under notes receivable	(13,268)	(14,537)
Recovery of credit losses	129	(48)
Net (decrease) increase in notes receivable	\$ (12,799)	\$ 4,673

XML 67 R56.htm IDEA: XBRL DOCUMENT

Notes Receivable - New Loan Commitment (Details)	3 Months Ended		9 Months Ended		
	Oct. 01, 2024	Mar. 31, 2023	Sep. 30, 2024	Sep. 30, 2023	Dec. 31, 2023
	USD (\$)	USD (\$)	USD (\$)	USD (\$)	USD (\$)
	item	item	item	item	item

Notes Receivable

Gross Investment	\$ 1,342,188,000		
Principal payments received under notes receivable	(13,268,000)	\$ (14,537,000)	
Notes receivable, net of credit loss reserve	47,691,000		\$ 60,490,000
Principal payments received on notes receivable	\$ 13,268,000	7,077,000	
Number of units item	466		
Additional interest income related to the exit IRR		1,380,000	
Pay-offs received	\$ (34,094,000)		
Mortgage Loans			
Notes Receivable			
Gross Investment	364,414,000		

Notes Receivable

Gross Investment	\$ 51,111,000	
Number of units item	203	
Loan principal amount	\$ 7,461,000	

New master lease agreement

Notes Receivable

Repayment on working capital	11,986,000	
Gross Investment	\$ 13,531,000	
Number of units item	666	1,473

Working capital loans

Notes Receivable

Principal payments received under notes receivable	\$ 1,282,000	
Notes receivable, net of credit loss reserve	1,545,000	

Working capital loans | Master lease agreement

Notes Receivable

Gross Investment	13,531,000	
Principal payments received under notes receivable	11,986,000	
Notes receivable, net of credit loss reserve	\$ 1,545,000	

Mezzanine loan

Notes Receivable

Principal payments received on notes receivable	4,545,000	
Exit IRR	\$ 190,000	
Number of units item	136	

Additional interest income related to the exit IRR

\$ 1,380,000

Mezzanine loan | ALF/ILF/MC | Georgia

Notes Receivable

Gross Investment	\$ 42,251,000	

ALF 203 | Georgia | Subsequent Event

Notes Receivable

Number of units item	203	
Pay-offs received	\$ 51,111,000	

XML 68 R57.htm IDEA: XBRL DOCUMENT

Lease Incentives - Activity (Details) - USD (\$)	9 Months Ended Sep. 30, 2024	Sep. 30, 2023	Dec. 31, 2023

Lease Incentives

Non-contingent lease incentives	\$ 3,584,000		\$ 2,607,000
Lease incentives funded	(1,794,000)	\$ (1,023,000)	
Amortization of lease incentives	(626,000)	(584,000)	
Adjustment for collectability of lease incentives		(26,000)	
Other adjustments	(191,000)	(9,000)	
Net increase in non-contingent lease incentives	\$ 977,000	\$ 404,000	

XML 69 R58.htm IDEA: XBRL DOCUMENT

Credit Loss Reserve - Financial Instruments by Year of Origination (Details) \$ in Thousands	9 Months Ended Sep. 30, 2024	Dec. 31, 2023
	USD (\$)	USD (\$)
	property	
	borrower	
	item	
	state	

Financing Receivable, Credit Quality Indicator [Line Items]

Number of Properties property	124	
Financial instruments by year of origination		
2024	\$ 50	
2023	17,000	
2022	25,000	
2021	2,045	
2020	1,095	
Prior	2,983	
Total	48,173	
Credit loss reserve	\$ 482	\$ 611

Financing Receivables

Financing Receivable, Credit Quality Indicator [Line Items]

Number of joint ventures accounted for financing receivables item	4	
Number of Properties property	31	
Number of states in which properties are located state	3	

Financial instruments by year of origination

2024	\$ 163,460	
2023	121,418	
2022	76,626	
Total	361,504	
Credit loss reserve	\$ 3,615	1,980

Mortgage Loans Receivable

Financing Receivable, Credit Quality Indicator [Line Items]

Number of Properties property	27	
Number of states in which properties are located state	5	
Number of senior mortgage loans item	10	
Number of borrowers borrower	7	
Financial instruments by year of origination		
2023	\$ 92,360	
2021	16,706	
Prior	255,348	
Total	364,414	
Credit loss reserve	3,638	4,814
Notes Receivable		
Financial instruments by year of origination		
Credit loss reserve	482	\$ 611

Mezzanine Loans

Financial instruments by year of origination

2023	17,000	
2022	25,000	
Total	42,000	
Credit loss reserve	420	

Working Capital Loans Receivables

Financial instruments by year of origination

2024	50	
2021	2,045	
2020	1,095	

[Prior](#) 2,983
[Total](#) 6,173
[Credit loss reserve](#) \$ 62

XML 70 R59.htm IDEA: XBRL DOCUMENT

Credit Loss Reserve - Expected Credit Losses (Details) - USD (\$)	3 Months Ended		9 Months Ended	
	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023
	\$ in Thousands			

[Expected credit losses related to our financial instruments](#)

Balance at beginning of period			\$ 611	
due to Originations/ additional funding			321	\$ 26
Balance at end of period	\$ 482		482	
Accrued interest receivable	58,421,000		58,421,000	
Write-off of accrued interest receivable	613,000	\$ 0	613,000	\$ 0

[Financing Receivables](#)

[Expected credit losses related to our financial instruments](#)

Balance at beginning of period			1,980	
due to Originations/ additional funding			1,635	
Balance at end of period	3,615		3,615	

[Mortgage Loans Receivable](#)

[Expected credit losses related to our financial instruments](#)

Balance at beginning of period			4,814	
Recovery due to payoffs			(1,369)	
due to Originations/ additional funding			193	
Balance at end of period	3,638		3,638	

[Notes Receivable](#)

[Expected credit losses related to our financial instruments](#)

Balance at beginning of period			611	
Recovery due to payoffs			(132)	
due to Originations/ additional funding			3	
Balance at end of period	\$ 482		\$ 482	

XML 71 R60.htm IDEA: XBRL DOCUMENT

Debt Obligations - Bank Borrowings (Details)	9 Months Ended				
	Jan. 04, 2024	Sep. 30, 2024 USD (\$) loan	Sep. 30, 2023 USD (\$)	Oct. 31, 2024 USD (\$)	Dec. 31, 2023 USD (\$)
Debt Obligations					
Number of term loans loan	2				
Borrowings from revolving line of credit	\$ 19,200,000		\$ 274,450,000		
Available for borrowing	\$ 184,850,000				\$ 97,750,000
Revolving line of credit					
Debt Obligations					
Basis spread over base rate (as a percent)	1.10%				
Debt Instrument, Variable Interest Rate, Type [Extensible Enumeration]	us-gaap:SecuredOvernightFinancingRateSofrMember				
Unused commitment fee (as a percent)	0.15%				
Borrowings from revolving line of credit	\$ 19,200,000		\$ 274,450,000		
Available for borrowing	184,850,000				\$ 97,750,000
Revolving line of credit Subsequent Event					
Debt Obligations					
Available for borrowing				\$ 278,650,000	
Credit Agreement					
Debt Obligations					
Maximum available under facility	500,000,000				
Contingent increase in maximum borrowing capacity	\$ 1,000,000,000,000				
Additional extension period option	1 year	1 year			
Revolving Credit Facility					
Debt Obligations					
Maximum available under facility	\$ 400,000,000				
Term loans					
Debt Obligations					
Maximum available under facility	\$ 50,000,000				
Basis spread over base rate (as a percent)	1.25%				
Debt Instrument, Variable Interest Rate, Type [Extensible Enumeration]	us-gaap:SecuredOvernightFinancingRateSofrMember				
Revolving credit facility credit agreement					
Debt Obligations					
Maximum available under facility	\$ 500,000,000				
Contingent increase in maximum borrowing capacity	525,000,000				
Borrowings from revolving line of credit	25,000,000				
Available for borrowing	\$ 475,000,000				

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Debt Obligations - Interest Rate Swap Agreement (Details) \$ in Thousands	3 Months Ended		9 Months Ended		
	Sep. 30, 2024 USD (\$) item	Sep. 30, 2023 USD (\$)	Sep. 30, 2024 USD (\$) item	Sep. 30, 2023 USD (\$)	Dec. 31, 2023 USD (\$)
Level 2					
Debt Obligations					
Notional Amount	\$ 100,000		\$ 100,000		
Fair Value	\$ 3,639		\$ 3,639		\$ 6,110
Interest Rate Swap					
Debt Obligations					
Number of interest rate swaps item	2		2		
Interest Rate Swap Minimum					
Debt Obligations					
Debt instrument term			4 years		
Interest Rate Swap Maximum					
Debt Obligations					
Debt instrument term			5 years		
Interest Rate Swap Cash Flow Hedging					
Debt Obligations					
Increase (decrease) in fair value	\$ (2,326,000)	\$ 28,000	\$ (2,471,000)		\$ (123,000)
Interest Rate Swap Cash Flow Hedging Maturing on November 19, 2025 Level 2					
Debt Obligations					
Swap rate (in percentage)	2.62%		2.62%		
Debt Instrument, Variable Interest Rate, Type [Extensible Enumeration]			us-gaap:SecuredOvernightFinancingRateSofrMember		
Notional Amount	\$ 50,000		\$ 50,000		
Fair Value	\$ 1,448		\$ 1,448		2,698

Debt Obligations

Swap rate (in percentage)	2.76%	2.76%	
Debt Instrument, Variable Interest Rate, Type [Extensible Enumeration]		us-gaap:SecuredOvernightFinancingRateSofrMember	
Notional Amount	\$ 50,000	\$ 50,000	
Fair Value	\$ 2,191	\$ 2,191	\$ 3,412

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Debt Obligations - Senior Unsecured Notes (Details)	9 Months Ended Sep. 30, 2024

Senior Unsecured Notes | Minimum

Debt Obligations

Interest rate (as a percent)	3.66%
Senior Unsecured Notes Maximum	

Debt Obligations

Interest rate (as a percent)	4.50%
Revolving line of credit	

Financial covenants

Maximum ratio of total indebtedness to total asset value	0.6
Maximum ratio of secured debt to total asset value	0.35
Maximum ratio of unsecured debt to the value of the unencumbered asset pool	0.6
Minimum ratio of EBITDA to fixed charges	1.50

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Debt Obligations - Component (Details) - USD (\$)	Oct. 31, 2024	Sep. 30, 2024	Dec. 31, 2023
\$ in Thousands			

Debt Obligations

Applicable Interest Rate (as a percent)	4.58%		
Outstanding Balance	\$ 785,323	\$ 891,317	
Available for borrowing	\$ 184,850	97,750	
Revolving line of credit			

Debt Obligations

Applicable Interest Rate (as a percent)	6.17%		
Outstanding Balance	\$ 240,150	302,250	
Available for borrowing	\$ 184,850	97,750	
Term loans			

Debt Obligations

Applicable Interest Rate (as a percent)	2.69%		
Outstanding Balance	\$ 99,771	99,658	

Senior Unsecured Notes

Debt Obligations

Applicable Interest Rate (as a percent)	4.15%		
Outstanding Balance	\$ 445,402	\$ 489,409	

Subsequent Event | Revolving line of credit

Debt Obligations

Outstanding Balance	\$ 146,350
Available for borrowing	\$ 278,650

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Debt Obligations - Borrowings and Repayments (Details) - USD (\$)	1 Months Ended Oct. 31, 2024	9 Months Ended Sep. 30, 2024	Sep. 30, 2023	Dec. 31, 2023
\$ in Thousands				

Borrowings

Borrowings from revolving line of credit	\$ 19,200	\$ 274,450		
Total	19,200	274,450		
Repayments				
Revolving line of credit	(81,300)	(42,200)		
Senior unsecured notes	(44,160)	(44,160)		
Total	(125,460)	(86,360)		
Amount outstanding	240,150		\$ 302,250	
Revolving line of credit				

Borrowings

Borrowings from revolving line of credit	19,200	274,450		

Repayments

Revolving line of credit	(81,300)	(42,200)		
Senior Unsecured Notes				
Repayments				
Senior unsecured notes	\$ (44,160)	\$ (44,160)		

Subsequent Event | Revolving line of credit

Repayments

Repayment of debt	\$ 93,800
Amount outstanding	\$ 146,350

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Equity - Noncontrolling Interest (Details)	9 Months Ended Sep. 30, 2024	Sep. 30, 2023	Dec. 31, 2023
\$ in Thousands	USD (\$)	USD (\$)	USD (\$)

Noncontrolling interest

Gross Consolidated Assets	\$ 1,871,637	\$ 1,855,098	
Non-controlling interests	\$ 93,618	\$ 34,988	
Number of units item	466		
Principal payments received on notes receivable	\$ 13,268	\$ 7,077	

Partnership

Noncontrolling interest

Gross Consolidated Assets	461,068
Non-controlling interests	93,618

North Carolina/ South Carolina | 2024 Acquisitions | Partnership | ALF & MC

Noncontrolling interest

Gross Consolidated Assets	122,460
Non-controlling interests	58,010

Ohio | 2023 Acquisitions | Partnership | ALF/ILF/MC

Noncontrolling interest

Gross Consolidated Assets	54,782
Non-controlling interests	9,134

North Carolina | 2023 Acquisitions | Partnership | ALF & MC

Noncontrolling interest	
Gross Consolidated Assets	121,419
Non-controlling interests	3,831
North Carolina 2024 Acquisitions Partnership ALF	
Noncontrolling interest	
Gross Consolidated Assets	41,000
Non-controlling interests	3,015
Florida 2022 Acquisitions Partnership SNF	
Noncontrolling interest	
Gross Consolidated Assets	76,625
Non-controlling interests	14,325
Oregon 2018 Acquisitions Partnership ALF & MC	
Noncontrolling interest	
Gross Consolidated Assets	18,452
Non-controlling interests	1,156
Oregon 2018 Acquisitions Partnership ILF	
Noncontrolling interest	
Gross Consolidated Assets	14,650
Non-controlling interests	2,907
South Carolina 2017 Acquisitions Partnership ALF & MC	
Noncontrolling interest	
Gross Consolidated Assets	11,680
Non-controlling interests	\$ 1,240

Equity - Common Stock (Details) - USD (\$)	9 Months Ended Oct. 31, 2024	9 Months Ended Sep. 30, 2024	9 Months Ended Sep. 30, 2023
Equity			
Proceeds from common stock issued, net of issuance costs		\$ 65,629,000	\$ 1,777,000
Equity Distribution Agreements			
Equity			
Amount available under effective shelf registration statement		\$ 9,558,000	
Equity Distribution Agreements Subsequent Event			
Equity			
Amount available under effective shelf registration statement	\$ 1,522,000		
Common Stock			
Equity			
Number of shares repurchased		49,540	43,933
Common Stock Equity Distribution Agreements			
Equity			
Maximum offering capacity under shelf registration statement		\$ 200,000,000	
Shares common stock sold		1,886,900	48,500
Proceeds from common stock issued, net of issuance costs		\$ 65,629,000	\$ 1,777,000
Reclassification of accumulated costs to additional paid in capital		\$ 119,000	\$ 80,000
Common Stock Equity Distribution Agreements Subsequent Event			
Equity			
Shares common stock sold	226,370		
Proceeds from common stock issued, net of issuance costs	\$ 7,936,000		

[illegible]

Equity - Stock-Based Compensation plans (Details)	9 Months Ended	
	Sep. 30, 2024 shares	Sep. 30, 2023 shares
Stock Based Compensation Plans		
Stock options granted (in shares)	0	0
Options exercisable (in shares)	0	
Options expired	5,000	5,000
Options outstanding (in shares)	0	
2015 Plan		
Stock Based Compensation Plans		
Ratio of shares subject to award granted	1	

2021 Plan
Stock Based Compensation Plans
Total shares reserved for issuance of common stock related to the conversion of preferred stock 1,900,000
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Equity - Restricted Stock and Performance-based Stock Units (Details) - USD (\$)	9 Months Ended	
	Sep. 30, 2024	Sep. 30, 2023
Stock Based Compensation Plans		
Stock options granted (in shares)	0	0
Restricted stock and performance-based stock units		
Restricted stock and performance based stock units activity		
Granted (in shares)	307,955	232,887
Compensation expense		
Compensation expense related to share-based award	\$ 6,791,000	\$ 6,349,000
Remaining compensation expense	12,464,000	
Restricted stock and performance-based stock units October - December 2024		
Compensation expense		
Remaining compensation expense	2,260,000	
Restricted stock and performance-based stock units 2025		
Compensation expense		
Remaining compensation expense	6,450,000	
Restricted stock and performance-based stock units 2026		
Compensation expense		
Remaining compensation expense	3,385,000	
Restricted stock and performance-based stock units 2027		
Compensation expense		
Remaining compensation expense	\$ 369,000	
Restricted stock and performance-based stock units Grant Date Price \$37.16 Three year vesting		
Restricted stock and performance based stock units activity		
Vesting period	3 years	
Restricted stock and performance-based stock units Grant Date Price \$33.94 Three year vesting		
Restricted stock and performance based stock units activity		
Vesting period		3 years
Restricted stock		
Restricted stock and performance based stock units activity		
Outstanding at the beginning of the period (in shares)	258,620	229,236
Granted (in shares)	175,431	146,020
Vested (in shares)	(132,842)	(115,551)
Canceled (in shares)		(1,085)
Outstanding at the end of the period (in shares)	301,209	258,620
Restricted stock Grant Date Price \$30.72 Three year vesting		
Restricted stock and performance based stock units activity		
Granted (in shares)	159,536	
Granted (in dollars per share)	\$ 30.72	
Restricted stock Grant Date Price \$30.72 TSR Targets		
Restricted stock and performance based stock units activity		
Vesting period	3 years	
Restricted stock Grant Date Price \$34.60 One year anniversary vesting		
Restricted stock and performance based stock units activity		
Granted (in shares)	15,895	
Granted (in dollars per share)	\$ 34.60	
Restricted stock Grant Date Price \$37.16 Three year vesting		
Restricted stock and performance based stock units activity		
Granted (in shares)		127,960
Granted (in dollars per share)		\$ 37.16
Restricted stock Grant Date Price \$31.54 Vesting Date May 24,2024		
Restricted stock and performance based stock units activity		
Granted (in shares)		15,060
Granted (in dollars per share)		\$ 31.54
Restricted stock Grant Date Price 35.45 Vesting Date July 25, 2024		
Restricted stock and performance based stock units activity		
Granted (in shares)		3,000
Granted (in dollars per share)		\$ 35.45
Performance-based stock units		
Restricted stock and performance based stock units activity		
Vested (in shares)	0	0
Performance-based stock units Grant Date Price \$31.84 TSR Targets		
Restricted stock and performance based stock units activity		
Granted (in shares)	69,610	
Granted (in dollars per share)	\$ 31.84	
Performance-based stock units Grant Date Price \$31.84 TSR Targets Relating to Predefined Peer Group		
Restricted stock and performance based stock units activity		
Vesting period	3 years	
Performance-based stock units Grant Date Price \$31.84 TSR Targets		
Restricted stock and performance based stock units activity		
Granted (in shares)	62,914	
Granted (in dollars per share)	\$ 31.84	
Performance-based stock units Grant Date Price \$37.16 TSR Targets		
Restricted stock and performance based stock units activity		
Granted (in shares)		86,867
Granted (in dollars per share)		\$ 37.16
Vesting period	4 years	
Performance-based stock units Grant Date Price \$37.16 Accelerated TSR Targets		
Restricted stock and performance based stock units activity		
Vesting period	3 years	

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Commitments and Contingencies - Summary of Commitments (Details) \$ in Thousands	9 Months Ended	
	Sep. 30, 2024	USD (\$) property
Commitments and Contingencies		
Investment Commitment	\$ 88,641	
2024 Funding	18,596	
Total Commitment funded	23,006	
Remaining commitment	65,635	

Skilled Nursing Centers	
Commitments and Contingencies	
Fair value of earn-out liability	3,000
Earn-out liability, Write off	\$ 3,000
Number of properties acquired property	4
Real estate properties	
Commitments and Contingencies	
Investment Commitment	\$ 15,920
2024 Funding	7,862
Total Commitment funded	8,814
Remaining commitment	7,106
Accrued incentives and earn-out liabilities	

Commitments and Contingencies	
Investment Commitment	6,625
2024 Funding	587
Total Commitment funded	2,045
Remaining commitment	4,580
Mortgage loans	

Commitments and Contingencies	
Investment Commitment	63,620
2024 Funding	9,999
Total Commitment funded	11,999
Remaining commitment	51,621

Contingent Funding Commitments	
Commitments and Contingencies	
Investment Commitment	18,000
Joint venture investments	

Commitments and Contingencies	
Investment Commitment	1,536
2024 Funding	98
Total Commitment funded	98
Remaining commitment	1,438
Interest reserve	750
Capital expenditure reserve	786
Notes receivable	

Commitments and Contingencies	
Investment Commitment	940
2024 Funding	50
Total Commitment funded	50
Remaining commitment	890
Construction loans	

Commitments and Contingencies	
Investment Commitment	\$ 45,620

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Major Operators (Details)	9 Months Ended Sep. 30, 2024 item property
Major Operators	
Number of major operators	1
Number of beds/units	466
Prestige Healthcare SNF	
Major Operators	
Number of beds property	23
Number of beds/units	2,694
Prestige Healthcare ALF	
Major Operators	
Number of beds/units	93
Total Revenue Operator Concentration Risk Prestige Healthcare	
Major Operators	
Concentration risk (as a percent)	15.40%
Total Assets Credit Concentration Risk Prestige Healthcare	
Major Operators	
Concentration risk (as a percent)	14.00%

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Earnings per Share (Details) - USD (\$) \$ / shares in Units, shares in Thousands, \$ in Thousands	3 Months Ended					9 Months Ended		
	Sep. 30, 2024	Jun. 30, 2024	Mar. 31, 2024	Sep. 30, 2023	Jun. 30, 2023	Mar. 31, 2023	Sep. 30, 2024	Sep. 30, 2023
Net income	\$ 30,862	\$ 19,738	\$ 24,689	\$ 22,627	\$ 6,604	\$ 33,561	\$ 75,289	\$ 62,792
Less income allocated to non-controlling interests	(1,496)			(430)			(2,332)	(1,287)
Less income allocated to participating securities:								
Non-forfeitable dividends on participating securities	(173)			(147)			(511)	(440)
Income allocated to participating securities	(28)							
Total net income allocated to participating securities	(201)			(147)			(511)	(440)
Net income available to common stockholders	29,165			22,050			72,446	61,065
Net income for diluted net income per share	\$ 29,165			\$ 22,050			\$ 72,446	\$ 61,065
Reconciliation of shares								
Shares for basic net income per share	43,868			41,153			43,313	41,127
Effect of dilutive securities:								
Total effect of dilutive securities (in shares)	526			58			526	58
Shares for diluted net income per share	44,394			41,211			43,839	41,185
Basic net income per share (in dollars per share)	\$ 0.66			\$ 0.54			\$ 1.67	\$ 1.48
Diluted net income per share (in dollars per share)	\$ 0.66			\$ 0.54			\$ 1.65	\$ 1.48
Performance-based stock units								
Effect of dilutive securities:								
Stock options and performance-based stock units (in shares)	526			58			526	58

XML 84 R73.htm IDEA: XBRL DOCUMENT

Fair Value Measurements (Details) \$ in Thousands	Sep. 30, 2024 USD (\$) item	Dec. 31, 2023 USD (\$) item
Fair value measurements		
Mortgage loans receivable, net of credit loss reserve	\$ 360,776	\$ 477,266
Notes receivable, net of credit loss reserve	47,691	60,490
Term loans, net of debt issue costs	785,323	891,317
Senior unsecured notes, net of debt issue costs	\$ 445,402	\$ 489,409
Level 3 Senior Unsecured Notes maturing before 2030 Discount Rate		

Fair value measurements		
Future cash outflows discount rate (as a percent) item	0.055	0.065
Level 3 Senior Unsecured Notes maturing 2030 and after Discount Rate		
Fair value measurements		
Future cash outflows discount rate (as a percent) item	0.0575	0.0675
Level 3 Mortgage Loans Receivable Discount Rate		
Fair value measurements		
Future cash inflows discount rate (as a percent)	0.098	0.092
Level 3 Notes Receivable Discount Rate		
Fair value measurements		
Future cash inflows discount rate (as a percent)	0.076	0.069
Carrying Value		
Fair value measurements		
Mortgage loans receivable, net of credit loss reserve	\$ 360,776	\$ 477,266
Revolving line of credit	240,150	302,250
Term loans, net of debt issue costs	99,771	99,658
Senior unsecured notes, net of debt issue costs	445,402	489,409
Carrying Value Financing receivables		
Fair value measurements		
Notes receivable, net of credit loss reserve	357,889	196,032
Carrying Value Notes Receivable		
Fair value measurements		
Notes receivable, net of credit loss reserve	47,691	60,490
Fair Value		
Fair value measurements		
Revolving line of credit	240,150	302,250
Term loans, net of debt issue costs	100,000	100,000
Fair Value Financing receivables		
Fair value measurements		
Notes receivable, net of credit loss reserve	363,900	199,199
Fair Value Level 3		
Fair value measurements		
Mortgage loans receivable, net of credit loss reserve	422,180	554,993
Senior unsecured notes, net of debt issue costs	417,267	439,865
Fair Value Level 3 Notes Receivable		
Fair value measurements		
Notes receivable, net of credit loss reserve	\$ 53,923	\$ 67,877

XML 85 R74.htm IDEA: XBRL DOCUMENT

Subsequent Events (Details) - USD (\$)	1 Months Ended		9 Months Ended	
	Oct. 01, 2024	Dec. 31, 2024	Nov. 30, 2024	Oct. 31, 2024 Sep. 30, 2024 Sep. 30, 2023 Dec. 31, 2023
Subsequent Events				
Gross Investment				\$ 1,342,188,000
Net Book Value				942,314,000
Pay-offs received				(34,094,000)
Revolving line of credit				240,150,000
Amount available for borrowing				184,850,000
Proceeds from common stock issued, net of issuance costs				65,629,000
Equity Distribution Agreements				\$ 1,777,000
Subsequent Events				
Amount available under effective shelf registration statement				\$ 9,558,000
Common Stock Equity Distribution Agreements				
Subsequent Events				
Shares common stock sold				1,886,900
Proceeds from common stock issued, net of issuance costs				\$ 65,629,000
Revolving line of credit				\$ 1,777,000
Subsequent Events				
Amount available for borrowing				184,850,000
Properties sold				97,750,000
Subsequent Events				
Net Book Value				26,759,000
ALF				\$ 30,865,000
Subsequent Events				
Gross Investment				732,120,000
ALF Properties sold				
Subsequent Events				
Gross Investment				5,852,000
Net Book Value				\$ 4,058,000
Subsequent Event Cash Dividend, October 2024				
Subsequent Events				
Dividends declared and paid per common share			\$ 0.19	
Subsequent Event Cash Dividend, November 2024				
Subsequent Events				
Dividends declared and paid per common share			\$ 0.19	
Subsequent Event Cash Dividend, December 2024				
Subsequent Events				
Dividends declared and paid per common share		\$ 0.19		
Subsequent Event Equity Distribution Agreements				
Subsequent Events				
Amount available under effective shelf registration statement				\$ 1,522,000
Subsequent Event Common Stock Equity Distribution Agreements				
Subsequent Events				
Shares common stock sold				226,370
Proceeds from common stock issued, net of issuance costs				\$ 7,936,000
Subsequent Event Revolving line of credit				
Subsequent Events				
Repayment of debt				93,800,000
Revolving line of credit				146,350,000
Amount available for borrowing				\$ 278,650,000
Subsequent Event ALF 203 Georgia				
Subsequent Events				
Pay-offs received	\$ 51,111,000			
Subsequent Event Properties sold				
Subsequent Events				
Net Book Value	5,852,000			
Subsequent Event ALF Properties sold				
Subsequent Events				
Amount of real estate property sold	\$ 5,250,000			

Label

[illegible]

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[NE]>+1*6MR1A MH550WJR' Z#17G/MJ/];?/3&#127;+<1HC=RQ$3WJEAG:'J2BW=1/T' MLRL:FKQ(MO9)+>C1479R';?E<13+L-T-01' U/4S/'Q'G$32&{7R}4L4E5' MO:5E#++550HJJNOPF+S.%
.% ZB-24?47BJCN.Z#<L/L#M'A8{N1A55N5J6K M.'ZWO'K#>1?ZQX07'K4Z7F65X+A4 MD4U4$AJA'M.(=)>B44DK2.BJkE<N.M2K3 V3R{O'HWN'}$X;L[UQ4U1{K<+>
MXTZ1.IPA.6{&16-T#6N.X,C1F}D?0L.FD7=FE?1)NT'DYH{<676$S{#(FL MY8^+132<>ESX 0^0Q#YKDC-9XX.HFVMI{+<YMO.RKLZT#QIW{<^M+ ^M07
M{N{I'TC&TA'}D9PEJT=Jt<+O1M4A6M!>S5Y<O=J#M.&E#D3 1/3A KC{& Q' ML.A4A$5^0B*#DU2;GWL<5B>C<.(2R)DS{[<+<DMLBUGZ+A-LY/A=-(L[<+< MI-B{AP71CGVG9G$9W{6{N4UE
=R#WX 1M,'=N'ICW1V1'= (L[ +<016G 16L12M';LJNX.N%SDS'F'E!CO<+&Q?O.'F' DG#89{=(%L{I;K<3/2EWD<2BFC#G;+& M+0%$B'SF">R-
AAS5{J1.L<.;4$<C#1I4H4T.;HGU.;C.ZGSA<+P. HO(Y+33) MYT.C2?2.M1'<FQJA .7GU41FCA0IR+2.(VH ?GJ24;N.ZHOMNT'<+<G M4$L#!{!( /J"?#E#} .QKVQ< .SD- 8> <PO=VJR;V-
H9655{UL9K9{<X#S.# 2NW.K42;9X$Z $25;{TK<+<O;VLT&D&8M6 M[<#&#> ?W?31$K#<K5+<S$. Z-G7EDN{R144 FOR(-<)&1J1U'F+<H12;+<
MINI6{<#D160<+4XE{M3116}H%<C6WOLRS=CRA(C)'S#X6{0%G}GF+<A'<+ MBRK.OONW{L: U<X<XJL{[*X-J9?1.1T3=<{<N'&N.4 JHTX4$ [SOI.1=<{<OAO*+B50ELX6{5;LVHIN.A M%#LBU-
HH50 MWA+72A#<{<?H MAPX&OY%<#<OGR;9%10.1.H.3{<@<V 6'<[ANW8{<WONVVA8<=<'KF [M]=1 MOE?<ZWXU'UE$P3C&X/LU'U=<2'&1U{I}PH5$2.;UJ$N{K3;LGHN?>?JF#
MOM4.V.WANZVO#1+1#>85)>2}.B#O .CHZOMP=[9<@GPMY?<MK1O<K=+5 5%#M<#<SB .SPO;YS GPNX{MV.V'<OYNVUDY%<BQY0701(2B794IX{N<+<T$@K. MJ50$W_IR<5PW@9?
V>P=0UJUEJQ?#$1#1{?H 7.7>5J1F9O2DMP.9F{4,XV M3Z4RY830{[?V.[EGF.21BG77UN4.10*A-8#*+<A&KYVGS.XQ$X.#
M.1=RO>.>8UJ8{?<NH2$<4F>=<P$1ADF2%+F$$.<5T+N/YC=9.W9{7Y#M{JHK.MT?CG3<C-TN(TB)5}=W3U&H>+<LQ$5W1PRL$R{)=I]WU;V/= 'FZ8W.07GYD
M%#Y8585..Q1U.KM89S'LFO{UO12>[N$AH.ZD>{VPP}<+D F/E{+<J'D'J' M?<SV- P=02P.$S. @<H<69U2U?'?<I P<I<+<I X;JW;W{K+37K} M$S$.K'XD<BC.V;?EY{I;R:OF7*%O=6T
MEXNU4IOSY;+<U{QF{9G8$; YU{FBE}Y#<649R502-DF{I}+Y#M5HD.2EXL{+<RCM&O0 Y3N{YV1U5IUZ$<K=W127'Z'Z' M{UQ{74F9{96M-59TE 1U' W1M<K&LAY?
OUC JZ>O<R3RPEE+<ZO+R4U+ M1.Q I?I'DVTI$<{<#VAH+.7BZKM Z+G+<9H$?<E'0$<LWJ.MF?<7JHXX M{J#MP W(O<S$Q.<3#<B+<7UM# Z?<?<H)}[Y{Z.RYEBJNT'<A&LD-K
M.JU9' V'<M97V70W{Y4Y}>J2M.O.KZJ{M!>+<WJ2{J4VH<WKGX 9J L{L3 MNOE?<LQ8<L'1.W(2>+N2).@W=W3'WA+<XV6M<+<08<+F/MRTRW&G M{8;E'<A4UC+Y8XO5M "X"?
>OR&OSFDLGE=<8-LQ$<[!<NMO: XUBE9YB MN:GYM{<G{A.<=}<WJXK'D4}>+<Y+Y<B8N0 !W%<RBDIM4I+YH7?<R*G4?X?<X&KA M10XIDZD>
XVRWGMSOND1F&COJ4$35V3X{HRY.SPC#OFFI IT=<C'P.M#<OVRB 26#<VP0H 10 14!<Q'QC'K1 @<W4<+<1&54DR1R{11'. F'IKMX$<4& M>01X{R19{6T4#6+?%$&H7P

```

0H>=>QU64%K*ET/K(>K/>L2QXVR< MTL@(>L2DABS)P.ZHT=>3(10?..> G-BVY>RWUZA4C&=J]]N\$4Y%0CTM=HE=H0>D+R13.OP0HfH&UXWN?>0"E">E4
OHS7R7B?2,C**K1*Q*DA1H.#YU(1G&X2-1B M)&&4:S.F106(CJGLZ1EG.U@>T#VX\$57N;Y.4Y&GAE4E%]]N\$24Y[8B<> MXDY&[L0=[K?J2G7G.F4HQ=J] MU61(7&HQ.M;C%>Z
[4&8<~>B#M@JGZJ]2VD@B(193&Q1&BK&H;KA4 M?R+>%OCESJ] I<1R.;\$4.5-A'J'2&(-\$/QJl6@F%DJHIK *530I5N&T6TB+<< "C9F/K^A=&^8G=M/G/08TZRM@PD*8FL-LP77F(%6Y
>7151ET 16K861"DNNY1=N+8%>K#>=,9=K&L&0V*P4F^N5K.;2>U5HVE[73F(PXZ;3MEX.IJG5C9YJ:651R)M1[TTZ2J9D]YCBU@##1BIUD)U(CFO02D]J]Ais ^>3&D-JN[CJWVS, 03"?
G.F,0A0%[M[H=E8]DGHK[6%]6TJ. <4=,5*D.;6&WNJ*YYT:]078?5OWR'MMSO/>Q.T M(XG.2.8I!C9J% 5ASDLQ LPQ(LSWEOM&Q4G?> 3'AP;ICV0EYLA*8; MWJ[RCPP=JRL7-DJ% M?<
E)W5E% 5.6 67L1U>.>.:B21]].%&SKDMPBP&B*J4D16BJRQ(E)D2 MN3?>F&QTZ&NDY1+>=W?"Fs?>?M,FJ5;JNY>YKIVS913-Q;U>L--; MT0J;J4Z3;YJ*VTRKU
MBJ;J]"V0ZJ.6950YVYV7-3B15.3P5F;ZAS6DMG9;9>TT@<8HfZQ4>L(M?7+<@<6VRSYJ]74RS8H0YTO6T1K&Y&P#F+6=36U[VMCV>XB;M(QWZ;3.M?>P3-P3%Q0%*02CL:6:
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D.S0GR&XR>5W+KXH^*J.XMT+>5P.M&NX46+3MS-QS\$J]NKL~8J8M]P.P.104<J;I]W;W&NLP.C+>722402>9X48&XF4NZ%IBBBA.1.17?<+>+>A]M/<2AGQKBAVG^Z-
LSS\$EN69.4D+8S(QY09,V)[F:4%77 DICE.^~W&/' ML6\$;+Q./Z3:1.L!*K M2H BYI2I-;75>#63PV+>+4FMQ%(*@8'EP.-)8I(EC&CYK3.%P]P][% ./M
P0>PORYH(&K&L6Q4+9&SXH[KIANP5?>7 MQK"?>JY?WFJN+3@Q IZ] <O->?>J0VB5M&B/El+>1*Q3L1]Xf"?>F3;F4Ux1?>V+<O5>8P#M\$5>El.T<%3(1**QB&FOLIY?MIQ?<
L35>AD0? 2^&+>Q(NZ>X:M.=8GA^WML:M830+WJ]RIVUJ^ V9[UITI[02;RB->09?>SYD9I0D-KOD7F*TSQ\$&0L\$5147^ AGS2;<
M\$C:.\$N1M.W.9&SPFV1.8+4+>+1+5T?>T15&D1&P]RFDPT3&3H.447H3R4 M.Y02[("B+<+<E;V+B&P^C4Hf&FF%ZO7B-6 *%>D4 7K[47:]2TQT1P]M9.G750?>?>K">+K%GO9(?>A.N?<
S<.<RKS\$F1B3+6&0FV1 P8J&H MH M9QEO;N.T%69R7I[?J]MCO;E.E9+&+>T(T.KT4 I U&M?>?UTLS=>09.=.0s1 MGJ[WDRSLVX6P5PH;Y\$YS&E.A.%>+M3J])JCL6VXKV^>#>EJ[7;HHH+>M<
M.T<7Y>F.WWXS)>.>.>6S;A.D<?>22&K&M..<GW~3>G>MGN90I6%>@:<G>UO MM\$?>Z.N:NBGO^M^I@RRN&+7%67?=> 7C7JUA?>R7?)F]KfSOKA3>#>AG%>@<:< MQN3+>Q&EH0I8(F)P02P.\$%<
<H>f=6=176.5%.:24 I@;I]W;M;W&K;V(U.SL3;VY)D[O]OEY50P.05?>OW3;R&OW?>E\$&N\$YJ] M6V<+>=>C?>2G^WVKZ<N-WM-GZ?>NMI>+W;WS?>G4.[ZOIFTWISW^RZTS>?<
MKI8/Uf.Y.6QT7W\$>D]J2XN?>6JXLWKPY JOOFS.OUX<YNN6I WVRVC?>WS>?>?M;JN[]?7%>G^CS XQ.^>Sf6 I[U<O?>CTTGJOW[>Z]A]WW6J7S;Y7V]VB7 MJJFF ?3ZXI7Y9.FART.
(?)2UW<_Z4B>D>^XW/WYU?>CKX[FH -MIVO[YG>.;?7TUI M74;[G7: OMH? SKX=8Y+V77C=K>~>[I<[<+>I^AXN.^>?>FU>=>M?>8 1ITV+>JYLO5W=TON.Y?<
==KLWVW> 07 W7V;QRP>QF+W T/W05?> MA >S=W(F OLA^>?>9Y>S/JX09Y YUJGVJMFVYGRJ7LP^WZ<=NLK9 F M W^W5U;J3]WZ0ZJ V^?>H#UJ.O?>U.U[;[:>K^<_ONWL[W?<
KZR.SUHN] MK9N?Y.ZV^<["^[:<K>S]=9MRNS?>59WCRW]P.Q O'NV;[W:V6W>+>JOK M3V^>AD7^>?>73Z>V909N;B&KT&B^>5VMUe?>?>S4ZCKHN.DWJ;KR<OU:K=k
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[6]>[>G. TB+Y. 4S>.)EKM7L["O3(F6;D[.05\$&1.#. MT6BG&F/L0.<A>7 >ESN.OWTNM7J0SDR0TH?5L0&80TDB80L(T&SV.F9.>Y M.#>R^<@<UFRWCW?>?>PNWYJ&KVO<
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MD.>@<CF?>JYX55YVMN%>8Y0U57U>.>JG KT1F5 @81(04TB81L;..8HM7Y6 M.AU520XTH7W=>@<G-P&S]LZO%Q11Q1>>?>R&F.YCW4HBS^21.(FJW^GMBN)8F.M>?>CJS2QSG<
25=>163K<5QJN]J^&#>UJVQP%>WWW <@>Q4GVNB\$=>=994W@UK M.DV55]C<@<H3F&FE^2A-0VEFZ.RZXCHI.Z1A>>U=F672 [VN[61Y3GODZ M8R]QK.D38P] E.JJ<
T31Q"QKRK01.R 2'H98K5<^F WS<L.H5G5>S#ZM M<[-> V1GZV0;[OJ]U2S10H0XQ^YJ<~>M(L5D^80**J])92FH00-0I9I MT^MJS1L8TGC&HBK6AM^XZFF00ZG81WC.O/G^J4<
D7J4J]TTC249E T5.V.F&M&K^>@>?>TK0V4;=>?>XT-AD(ZR+>+>WEGK@<SE^A. 6EZZ2>2Q774?W@<1 MKA9N>2^>UR?ZM@<@<V#>J1L16M>T T@24J]ST].71?>Q;7&9JX4MQJ.J5HBU<
MI/ZAKR6FJEJL G2C3>>G>3R/8YN; <K^>I<W.U.SSQG 6Y.7/M;NMN>2^>U M&G&81V&ENJQ3.XSLT6730P>4>LJ=>5 S]JST;@<K(NQLP2^5RS>5>[6;S">K M.K1.D0Z7(1.0C)^DU?>@<MTE&90-
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9Y6N2M&K&28YVGH;?7 MLB[PLG&U?>*T^>4I\$?>Uf.09%G7J+88353/3K MOI.*M?>U?>01?>U?>U?>0=5 0MAN0MO.<2EM.0?>DU?>@<MTE&9

[illegible]

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[illegible]

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D=8752?7(MA>3UDC@~W+>+831@LREI=F+M+FTTAYI+<-(N#M+L+U+A;F2LO>>?3J%WQOAN5G;F-<=>H;MU4N9*X'I#M.36JAX4B?QJYKA)WN8Q M0;P;R0S2KLLW-WV;GGE0XA-6
+>9%7-OU3<CS>EJWHTT[~U+];J,P#Q0JHJ,D-U+<#-F%10J@M#5J42K9DFF>2WV-#7&UMFJ@F(A)&<@JHN2>;\$E,H"~I"FFPTI)~B7F;4D#H MQHM<2;0%Y7DA;1+I+N1WZ
K-Z-JHP/76:1%17BGP-29A-COZ>?>Q(1HEQ\$7520N@~#)R-KF5=273;+&FJ~>N%W&F=1+UM/FY,MFM@PZX\$C5C?J?7"8H&;>B;?OG,YJ%98S<3KCYEF+X-[MPOG#83V&D<%
MWJ2%|+>F.2%QBHTK>5L(~TG...3~YJ8J#@Q>>M^I4>J=>DV-M5*W7*8M;#CI9-12EAQGCLJ&>|+>ODP%X=;YW=>P|V>O-Z;-(TCLY=5X8ZF-M-(I,IMUQ(429C:UPC/(+
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Excludes cash and cash equivalents within disposal group and discontinued operation." } } }, "auth_ref": { "r25", "r199", "r733" } } }, "us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalents": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalents", "crdr": "debit", "presentation": { "http://www.Itcproperties.com/role/StatementConsolidatedStatementsOfCashFlows", "lang": { "en-us": { "role": { "label": "Cash, Cash Equivalents, Restricted Cash and Restricted Cash Equivalents", "periodEndLabel": "Cash and cash equivalents, end of period", "periodStartLabel": "Cash and cash equivalents, beginning of period", "documentation": "Amount of cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage. Excludes amount for disposal group and discontinued operations. 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Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates." } } }, "auth_ref": { "r0", "r107" } } }, "us-gaap_CashFlowHedgingMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashFlowHedgingMember", "presentation": { "http://www.Itcproperties.com/role/DisclosureDebtObligationsInterestRateSwapAgreementDetails", "lang": { "en-us": { "role": { "label": "Cash Flow Hedging", "terseLabel": "Cash Flow Hedging", "documentation": "Hedge of the exposure to variability in the cash flows of a recognized asset or liability, or of a forecasted transaction, that is attributable to a particular risk." } } }, "auth_ref": { "r66" } } }, "Itc_CashInterestEarnedInEquityMethod": { "xbrltype": "monetaryItemType", "nsuri": "http://www.Itcproperties.com/20240930", "localname": "CashInterestEarnedInEquityMethod", "crdr": "debit", "presentation": { "http://www.Itcproperties.com/role/DisclosureInvestmentInUnconsolidatedJointVenturesInvestmentDetails", "lang": { "en-us": { "role": { "documentation": "Amount of earned received from equity method investee for return on investment, classified as operating activities." }, "label": "Cash Interest Earned In Equity Method", "terseLabel": "Cash Income Earned" } } }, "auth_ref": { } }, "ecd_ChangedPeerGroupFnTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ChangedPeerGroupFnTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "label": "Changed Peer Group, Footnote [Text Block]", "terseLabel": "Changed Peer Group, Footnote" } } }, "auth_ref": { "r851" } } }, "ecd_ChngInFrValAsOfVstngDtOfPrYrEqtyAwrdsvStdnCvrdYrMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ChngInFrValAsOfVstngDtOfPrYrEqtyAwrdsvStdnCvrdYrMember", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "label": "Change in Fair Value as of Vesting Date of Prior Year Equity Awards Vested in Covered Year [Member]", "terseLabel": "Change in Fair Value as of Vesting Date of Prior Year Equity Awards Vested in Covered Year" } } }, "auth_ref": { "r848" } } }, "ecd_ChngInFrValOfOutsdngAndUnvstdEqtyAwrdsvGrntdInPrYrsMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ChngInFrValOfOutsdngAndUnvstdEqtyAwrdsvGrntdInPrYrsMember", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "label": "Year-over-Year Change in Fair Value of Equity Awards Granted in Prior Years That are Outstanding and Unvested [Member]", "terseLabel": "Year-over-Year Change in Fair Value of Equity Awards Granted in Prior Years That are Outstanding and Unvested" } } }, "auth_ref": { "r846" } } }, "det_CityAreaCode": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/det/2024", "localname": "CityAreaCode", "presentation": { "http://www.Itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": { "en-us": { "role": { "label": "City Area Code", "documentation": "Area code of city" } } }, "auth_ref": { } }, "us-gaap_ClassOfStockDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ClassOfStockDomain", "presentation": { "http://www.Itcproperties.com/role/DisclosureEquityCommonStockDetails", "http://www.Itcproperties.com/role/DisclosureEquityDistributionsDetails", "http://www.Itcproperties.com/role/DisclosureSubsequentEventsDetails", "lang": { "en-us": { "role": { "label": "Class of Stock [Domain]", "documentation": "Share of stock differentiated by the voting rights the holder receives. 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These shares represent capital invested by the firm's shareholders and owners, and may be all or only a portion of the number of shares authorized. Shares issued include shares outstanding and shares held in the treasury." } } }, "auth_ref": { "r87" } }, "us-gaap_CommonStockSharesOutstanding": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CommonStockSharesOutstanding", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheetsParenthetical", "lang": { "en-us": { "role": { "label": "Common Stock, Shares Outstanding", "terseLabel": "Common stock, shares outstanding (in shares)", "documentation": "Number of shares of common stock outstanding. Common stock represent the ownership interest in a corporation." } } }, "auth_ref": { "r12", "r87", "r649", "r666", "r1068", "r1069" } }, "us-gaap_CommonStockValue": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CommonStockValue", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets", "lang": { "en-us": { "role": { "label": "Common Stock, Value, Issued", "verboseLabel": "Common stock: \$0.01 par value; 60,000 shares authorized; shares issued and outstanding: 2024-45,034; 2023-43,022", "documentation": "Aggregate par or stated value of issued nonredeemable common stock (or common stock redeemable solely at the option of the issuer). This item includes treasury stock repurchased by the entity. Note: elements for number of nonredeemable common shares, par value and other disclosure concepts are in another section within stockholders' equity." } } }, "auth_ref": { "r87", "r593", "r774" } }, "ecd_CompActuallyPaidVsCoSelectedMeasureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsCoSelectedMeasureTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "label": "Compensation Actually Paid vs. Company Selected Measure [Text Block]", "terseLabel": "Compensation Actually Paid vs. Company Selected Measure" } } }, "auth_ref": { "r857" } }, "ecd_CompActuallyPaidVsNetIncomeTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsNetIncomeTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "label": "Compensation Actually Paid vs. Net Income [Text Block]", "terseLabel": "Compensation Actually Paid vs. Net Income" } } }, "auth_ref": { "r856" } }, "ecd_CompActuallyPaidVsOtherMeasureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsOtherMeasureTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "label": "Compensation Actually Paid vs. Other Measure [Text Block]", "terseLabel": "Compensation Actually Paid vs. Other Measure" } } }, "auth_ref": { "r858" } }, "ecd_CompActuallyPaidVsTotalShareholderRtnTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsTotalShareholderRtnTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "label": "Compensation Actually Paid vs. Total Shareholder Return [Text Block]", "terseLabel": "Compensation Actually Paid vs. Total Shareholder Return" } } }, "auth_ref": { "r855" } }, "us-gaap_ComprehensiveIncomeNetOfTax": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ComprehensiveIncomeNetOfTax", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfComprehensiveIncome", "lang": { "en-us": { "role": { "label": "Comprehensive Income (Loss), Net of Tax, Attributable to Parent", "totalLabel": "Comprehensive income attributable to LTC Properties, Inc.", "documentation": "Amount after tax of increase (decrease) in equity resulting from investments by owners and distributions to owners." } } }, "auth_ref": { "r19", "r210", "r212", "r220", "r583", "r603", "r605" } }, "us-gaap_ComprehensiveIncomeNetOfTaxAttributableToNoncontrollingInterest": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ComprehensiveIncomeNetOfTaxAttributableToNoncontrollingInterest", "crdr": "debit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfComprehensiveIncome", "lang": { "en-us": { "role": { "label": "Comprehensive Income (Loss), Net of Tax, Attributable to Noncontrolling Interest", "negatedLabel": "Less: Comprehensive income allocated to non-controlling interests", "documentation": "Amount after tax of increase (decrease) in equity from transactions and other events and circumstances from net income (loss) and other comprehensive income (loss), attributable to noncontrolling interests. Excludes changes in equity resulting from investments by owners and distributions to owners." } } }, "auth_ref": { "r4", "r56", "r65", "r210", "r212", "r219", "r582", "r603", "r604" } }, "us-gaap_ComprehensiveIncomeNetOfTaxIncludingPortionAttributableToNoncontrollingInterest": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ComprehensiveIncomeNetOfTaxIncludingPortionAttributableToNoncontrollingInterest", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfComprehensiveIncome", "lang": { "en-us": { "role": { "label": "Comprehensive Income (Loss), Net of Tax, Including Portion Attributable to Noncontrolling Interest", "totalLabel": "Comprehensive income", "documentation": "Amount after tax of increase (decrease) in equity from transactions and other events and circumstances from net income and other comprehensive income. Excludes changes in equity resulting from investments by owners and distributions to owners." } } }, "auth_ref": { "r65", "r123", "r210", "r212", "r218", "r581", "r603" } }, "us-gaap_ConcentrationRiskBenchmarkDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConcentrationRiskBenchmarkDomain", "presentation": { "http://www.itcproperties.com/role/DisclosureMajorOperatorsDetails", "lang": { "en-us": { "role": { "label": "Concentration Risk Benchmark {Domain}", "documentation": "The denominator in a calculation of a disclosed concentration risk percentage." } } }, "auth_ref": { "r32", "r33", "r73", "r74", "r294", "r716" } }, "us-gaap_ConcentrationRiskByBenchmarkAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConcentrationRiskByBenchmarkAxis", "presentation": { "http://www.itcproperties.com/role/DisclosureMajorOperatorsDetails", "lang": { "en-us": { "role": { "label": "Concentration Risk Benchmark [Axis]", "documentation": "Information by benchmark of concentration risk." } } }, "auth_ref": { "r32", "r33", "r73", "r74", "r294", "r716" } }, "us-gaap_ConcentrationRiskByTypeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConcentrationRiskByTypeAxis", "presentation": { "http://www.itcproperties.com/role/DisclosureMajorOperatorsDetails", "lang": { "en-us": { "role": { "label": "Concentration Risk Type [Axis]", "documentation": "Information by type of concentration risk, for example, but not limited to, asset, liability, net assets, geographic, customer, employee, supplier, lender." } } }, "auth_ref": { "r32", "r33", "r73", "r74", "r294", "r716" } }, "us-gaap_ConcentrationRiskDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConcentrationRiskDisclosureTextBlock", "presentation": { "http://www.itcproperties.com/role/DisclosureMajorOperators", "lang": { "en-us": { "role": { "label": "Concentration Risk Disclosure [Text Block]", "terseLabel": "Major Operators", "documentation": "The entire disclosure for any concentrations existing at the date of the financial statements that make an entity vulnerable to a reasonably possible, near-term, severe impact. This disclosure informs financial statement users about the general nature of the risk associated with the concentration, and may indicate the percentage of concentration risk as of the balance sheet date." } } }, "auth_ref": { "r110" } }, "us-gaap_ConcentrationRiskLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConcentrationRiskLineItems", "presentation": { "http://www.itcproperties.com/role/DisclosureMajorOperatorsDetails", "lang": { "en-us": { "role": { "label": "Concentration Risk [Line Items]", "verboseLabel": "Major Operators", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": { "r716" } }, "us-gaap_ConcentrationRiskPercentage": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConcentrationRiskPercentage", "presentation": { "http://www.itcproperties.com/role/DisclosureMajorOperatorsDetails", "lang": { "en-us": { "role": { "label": "Concentration Risk, Percentage", "terseLabel": "Concentration risk (as a percent)", "documentation": "For an entity that discloses a concentration risk in relation to quantitative amount, which serves as the benchmark (or denominator) in the equation, this concept represents the concentration percentage derived from the division." } } }, "auth_ref": { "r32", "r33", "r73", "r74", "r294" } }, "us-gaap_ConcentrationRiskTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConcentrationRiskTable", "presentation": { "http://www.itcproperties.com/role/DisclosureMajorOperatorsDetails", "lang": { "en-us": { "role": { "label": "Concentration Risk [Table]", "documentation": "Disclosure of information about concentration risk. Includes, but is not limited to, percentage of concentration risk and benchmark serving as denominator in calculation of percentage of concentration risk." } } }, "auth_ref": { "r31", "r32", "r33", "r34", "r73", "r126", "r716" } }, "us-gaap_ConcentrationRiskTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConcentrationRiskTypeDomain", "presentation": { "http://www.itcproperties.com/role/DisclosureMajorOperatorsDetails", "lang": { "en-us": { "role": { "label": "Concentration Risk Type {Domain}", "documentation": "For an entity that discloses a concentration risk as a percentage of some financial balance or benchmark, identifies the type (for example, asset, liability, net assets, geographic, customer, employee, supplier, lender) of the concentration." } } }, "auth_ref": { "r32", "r33", "r73", "r74", "r294", "r716" } }, "srt_ConsolidatedEntitiesAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ConsolidatedEntitiesAxis", "presentation": { "http://www.itcproperties.com/role/DisclosureEquityNoncontrollingInterestDetails", "http://www.itcproperties.com/role/DisclosureInvestmentInUnconsolidatedJointVenturesInvestmentDetails", "lang": { "en-us": { "role": { "label": "Consolidated Entities [Axis]", "documentation": "Information by consolidated entity or group of entities." } } }, "auth_ref": { "r166", "r180", "r236", "r471", "r472", "r475", "r476", "r530", "r722", "r910", "r911", "r912", "r964", "r967", "r968" } }, "srt_ConsolidatedEntitiesDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ConsolidatedEntitiesDomain", "presentation": { "http://www.itcproperties.com/role/DisclosureEquityNoncontrollingInterestDetails", "http://www.itcproperties.com/role/DisclosureInvestmentInUnconsolidatedJointVenturesInvestmentDetails", "lang": { "en-us": { "role": { "label": "Variable Interest Entity, Classification {Domain]", "documentation": "Entity or group of entities consolidated into reporting entity." } } }, "auth_ref": { "r166", "r180", "r236", "r471", "r472", "r475", "r476", "r530", "r722", "r910", "r911", "r912", "r964", "r967", "r968" } }, "us-gaap_ConstructionLoansMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConstructionLoansMember", "presentation": { "http://www.itcproperties.com/role/DisclosureCommitmentsAndContingenciesSummaryOfCommitmentsDetails", "lang": { "en-us": { "role": { "label": "Construction loans", "terseLabel": "Construction loans", "documentation": "A borrowing arrangement which provides the entity constructing a facility (such as a building and a landfill) with funds to effect construction, generally on a draw down, or as needed, basis." } } }, "auth_ref": { "r803", "r939" } }, "ltc_ContingentEarnOutLiabilitiesMember": { "xbrltype": "domainItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "ContingentEarnOutLiabilitiesMember", "presentation": { "http://www.itcproperties.com/role/DisclosureCommitmentsAndContingenciesSummaryOfCommitmentsDetails", "lang": { "en-us": { "role": { "documentation": "Represents information pertaining to contingent earn out liabilities." } } }, "label": "Accrued incentives and earn-out liabilities", "terseLabel": "Accrued incentives and earn-out liabilities" } }, "auth_ref": { "ltc_ContingentFundingCommitmentsMember": { "xbrltype": "domainItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "ContingentFundingCommitmentsMember", "presentation": { "http://www.itcproperties.com/role/DisclosureCommitmentsAndContingenciesSummaryOfCommitmentsDetails", "lang": { "en-us": { "role": { "documentation": "Represents information pertaining to contingent earn out liabilities." } } }, "label": "Accrued incentives and earn-out liabilities", "terseLabel": "Accrued incentives and earn-out liabilities" } } }

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A counterparty is the other party that participates in a financial transaction. Examples include, but not limited to, the name of the financial institution."}}, "auth_ref": {"r190": {"r191": {"r234": {"r235": {"r378": {"r404": {"r529": {"r542": {"r589": {"r734": {"r736": {}}, "dei_CoverAbstract": {"xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "CoverAbstract", "lang": {"en-us": {"role": {"label": "Document and Entity Information", "documentation": "Cover page."}}, "auth_ref": {"us-gaap_CreditConcentrationRiskMember": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CreditConcentrationRiskMember", "presentation": {"http://www.itcproperties.com/role/DisclosureMajorOperatorsDetails"}, "lang": {"en-us": {"role": {"label": "Credit Concentration Risk", "terseLabel": "Credit Concentration Risk", "documentation": "Reflects the percentage that a specified receivable or amount at risk from a counterparty under a contractual arrangement is to a specified benchmark, such as total receivables, net revenues, pretax results. Risk is the materially adverse effects of loss attributable to (a) the failure to collect a significant receivable from a major customer or group of homogeneous accounts, or (b) a failure by a counterparty to perform under terms of a contractual arrangement."}}, "auth_ref": {"r126": {"us-gaap_CreditLossAbstract": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CreditLossAbstract", "lang": {"en-us": {"role": {"label": "Credit Loss Reserve"}, "auth_ref": {"us-gaap_CreditLossFinancialInstrumentPolicyTextBlock": {"xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CreditLossFinancialInstrumentPolicyTextBlock", "presentation": {"http://www.itcproperties.com/role/DisclosureGeneralPolicies"}, "lang": {"en-us": {"role": {"label": "Credit Loss, Financial Instrument [Policy Text Block]", "verboselabel": "Credit loss reserve", "documentation": "Disclosure of accounting policy for credit loss on financial instrument measured at amortized cost basis, net investment in lease, off-balance sheet credit exposure, and available-for-sale debt security. Includes, but is not limited to, methodology used to estimate allowance for credit loss; how writeoff of uncollectible amount is recognized, and determination of past due status and nonaccrual status."}}, "auth_ref": {"r312": {"r313": {"r314": {"r315": {"r316": {"r320": {"r322": {"r324": {"r326": {"r327": {"r332": {"r333": {"r334": {"r335": {"r336": {"r337": {"r338": {"r340": {}}, "us-gaap_CreditLossFinancialInstrumentTextBlock": {"xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CreditLossFinancialInstrumentTextBlock", "presentation": {"http://www.itcproperties.com/role/DisclosureCreditLossReserve"}, "lang": {"en-us": {"role": {"label": "Credit Loss, Financial Instrument [Text Block]", "terseLabel": "Credit Loss Reserve", "documentation": "The entire disclosure for credit loss on financial instrument measured at amortized cost basis, net investment in lease, off-balance sheet credit exposure, and available-for-sale debt security."}}, "auth_ref": {"r300": {"r302": {"r316": {"r323": {"r324": {"r328": {"r331": {"r339": {"r340": {}}, "us-gaap_CumulativeDividends": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CumulativeDividends", "crdr": "debit", "presentation": {"http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets"}, "lang": {"en-us": {"role": {"label": "Cumulative Dividends", "negatedLabel": "Cumulative distributions", "documentation": "Amount of cumulative cash dividends distributed to shareholders."}}, "auth_ref": {"dei_CurrentFiscalYearEndDate": {"xbrltype": "gMonthDayItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "CurrentFiscalYearEndDate", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation"}, "lang": {"en-us": {"role": {"label": "Current Fiscal Year End Date", "documentation": "End date of current fiscal year in the format --MM-DD--"}}, "auth_ref": {"us-gaap_CustomerConcentrationRiskMember": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CustomerConcentrationRiskMember", "presentation": {"http://www.itcproperties.com/role/DisclosureMajorOperatorsDetails"}, "lang": {"en-us": {"role": {"label": "Operator Concentration Risk", "terseLabel": "Operator Concentration Risk", "documentation": "Reflects the percentage that revenues in the period from one or more significant customers is to net revenues, as defined by the entity, such as total net revenues, product line revenues, segment revenues. The risk is the materially adverse effects of loss of a significant customer."}}, "auth_ref": {"r111": {"r294": {}}, "us-gaap_DebtConversionOriginalDebtAmount1": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtConversionOriginalDebtAmount1", "crdr": "credit", "presentation": {"http://www.itcproperties.com/role/StatementConsolidatedStatementsOfCashFlows"}, "lang": {"en-us": {"role": {"label": "Debt Conversion, Original Debt, Amount", "negatedLabel": "Exchange of mezzanine loan and related prepayment fee for participating interest in mortgage loan", "documentation": "The amount of the original debt being converted in a noncash (or part noncash) transaction. Part noncash refers to that portion of the transaction not resulting in cash receipts or cash payments in the period."}}, "auth_ref": {"r27": {"r29": {}}, "us-gaap_DebtDisclosureAbstract": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtDisclosureAbstract", "lang": {"en-us": {"role": {"label": "Debt Obligations"}, "auth_ref": {"us-gaap_DebtDisclosureTextBlock": {"xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtDisclosureTextBlock", "presentation": {"http://www.itcproperties.com/role/DisclosureDebtObligations"}, "lang": {"en-us": {"role": {"label": "Debt Disclosure [Text Block]", "terseLabel": "Debt Obligations", "documentation": "The entire disclosure for information about short-term and long-term debt arrangements, which includes amounts of borrowings under each line of credit, note payable, commercial paper issue, bonds indenture, debenture issue, own-share lending arrangements and any other contractual agreement to repay funds, and about the underlying arrangements, rationale for a classification as long-term, including repayment terms, interest rates, collateral provided, restrictions on use of assets and activities, whether or not in compliance with debt covenants, and other matters important to users of the financial statements, such as the effects of refinancing and noncompliance with debt covenants."}}, "auth_ref": {"r115": {"r231": {"r352": {"r353": {"r354": {"r355": {"r356": {"r363": {"r364": {"r374": {"r380": {"r381": {"r382": {"r383": {"r384": {"r385": {"r390": {"r397": {"r398": {"r400": {"r517": {}}, "us-gaap_DebtInstrumentAxis": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentAxis", "presentation": {"http://www.itcproperties.com/role/DisclosureDebtObligationsInterestRateSwapAgreementDetails"}, "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheetsParenthetical"}, "lang": {"en-us": {"role": 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"http://www.itcproperties.com/role/DisclosureDebtObligationsSeniorUnsecuredNotesDetails", "lang": { "en-us": { "role": { "label": "Schedule of Long-term Debt Instruments [Table]", "documentation": "Disclosure of information about long-term debt instrument or arrangement." } } }, "auth_ref": { "r16", "r41", "r44", "r76", "r118", "r236", "r375", "r376", "r377", "r378", "r379", "r381", "r386", "r387", "r388", "r389", "r391", "r392", "r393", "r394", "r395", "r396", "r399", "r749", "r750", "r751", "r752", "r753", "r773", "r922", "r1020", "r1022" } }, "us-gaap_DebtInstrumentTerm": { "xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentTerm", "presentation": { "http://www.itcproperties.com/role/DisclosureDebtObligationsInterestRateSwapAgreementDetails", "http://www.itcproperties.com/role/DisclosureDebtObligationsSeniorUnsecuredNotesDetails", "lang": { "en-us": { "role": { "label": "Debt Instrument, Term", "verboseLabel": "Debt instrument term", "documentation": "Period of time between issuance and maturity of debt instrument, in PnYnMnDnTnHnMnS format, for example, 'P1Y5M13D' represents the reported fact of one year, five months, and thirteen days." } } }, "auth_ref": { "us-gaap_DebtInstrumentVariableInterestRateTypeExtensibleEnumeration": { "xbrltype": "enumerationSetItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentVariableInterestRateTypeExtensibleEnumeration", "presentation": { "http://www.itcproperties.com/role/DisclosureDebtObligationsBankBorrowingsDetails", "http://www.itcproperties.com/role/DisclosureDebtObligationsInterestRateSwapAgreementDetails", "lang": { "en-us": { "role": { "label": "Debt Instrument, Variable Interest Rate, Type [Extensible Enumeration]", "documentation": "Indicates type of variable interest rate on debt instrument." } } }, "auth_ref": { "us-gaap_DebtIssuanceCostsLineOfCreditArrangementsNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtIssuanceCostsLineOfCreditArrangementsNet", "crdr": "debit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets", "lang": { "en-us": { "role": { "label": "Debt Issuance Costs, Line of Credit Arrangements, Net", "terseLabel": "Debt issue costs related to revolving line of credit", "documentation": "Amount, after accumulated amortization, of debt issuance costs related to line of credit arrangements. 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Includes, but is not limited to, legal, accounting, underwriting, printing, and registration costs." } } }, "auth_ref": { "r970", "r1019", "r1020", "r1022" } }, "ltc_DeferredLeaseIncentiveCostsTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "DeferredLeaseIncentiveCostsTextBlock", "presentation": { "http://www.itcproperties.com/role/DisclosureLeaseIncentives", "lang": { "en-us": { "role": { "documentation": "The entire disclosure for lease incentives." } } }, "label": "Deferred Lease Incentive Costs [Text Block]", "terseLabel": "Lease Incentives" } } }, "auth_ref": { "us-gaap_DeferredRentReceivablesNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DeferredRentReceivablesNet", "crdr": "debit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets", "lang": { "en-us": { "role": { "label": "Deferred Rent Receivables, Net", "terseLabel": "Straight-line 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Excludes disposals classified as discontinued operations." } } }, "auth_ref": { "r2", "r14" } }, "us-gaap_DisposalGroupHeldForSaleNotDiscontinuedOperationsMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DisposalGroupHeldForSaleNotDiscontinuedOperationsMember", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPropertiesHeldForSaleDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPropertiesSoldDetails", "lang": { "en-us": { "role": { "label": "Properties held-for-sale", "documentation": "Disposal group that is classified as held-for-sale. Excludes disposals classified as discontinued operations." } } }, "auth_ref": { "r2", "r14", "r197" } }, "ltc_DistributionFromUnconsolidatedJointVentures": { "xbrltype": "monetaryItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "DistributionFromUnconsolidatedJointVentures", "crdr": "debit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfCashFlows", "lang": { "en-us": { "role": { "documentation": "Amount of distribution from unconsolidated joint ventures." } } }, "label": "Distribution from Unconsolidated Joint Ventures", "terseLabel": "Income distributions from unconsolidated joint ventures" } } }, "auth_ref": { "ltc_DistributionsPaidToNoncontrollingInterest": { "xbrltype": "monetaryItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "DistributionsPaidToNoncontrollingInterest", "crdr": "debit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfCashFlows", "lang": { "en-us": { "role": { "documentation": "Distributions paid to non-controlling interest." } } }, "label": "Distributions Paid to Noncontrolling Interest", "terseLabel": "Distributions paid to non-controlling interests" } } }, "auth_ref": { "ltc_DistributionsPaidToNoncontrollingInterestRelatedToPropertySale": { "xbrltype": "monetaryItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "DistributionsPaidToNoncontrollingInterestRelatedToPropertySale", "crdr": "debit", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPropertiesSoldDetails", "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfCashFlows", "lang": { "en-us": { "role": { "documentation": "Distributions paid to non-controlling interest related to property sale." } } }, "label": "Distributions Paid To Noncontrolling Interest Related To Property Sale", "terseLabel": "Distributions paid to non-controlling interests related to property sale" } } }, "auth_ref": { "us-gaap_DividendsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DividendsAbstract", "presentation": { "http://www.itcproperties.com/role/DisclosureEquityDistributionsDetails", "lang": { "en-us": { "role": { "label": "Dividends [Abstract]", "terseLabel": "Dividend Distributions" } } }, "auth_ref": { "us-gaap_DividendsAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DividendsAxis", "presentation": { "http://www.itcproperties.com/role/DisclosureEquityDistributionsDetails", "http://www.itcproperties.com/role/DisclosureSubsequentEventsDetails", "lang": { "en-us": { "role": { "label": "Dividends [Axis]", "documentation": "Information by distribution of earnings to shareholder. Includes, but is not limited to, distribution paid and declared." } } }, "auth_ref": { "us-gaap_DividendsCommonStockCash": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DividendsCommonStockCash", "crdr": "debit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfEquity", "lang": { "en-us": { "role": { "label": "Dividends, Common Stock, Cash", "negatedTerseLabel": "Common stock cash distributions", "documentation": "Amount of paid and unpaid common stock dividends declared with the form of settlement in cash." } } }, "auth_ref": { "r120" } }, "us-gaap_DividendsDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DividendsDomain", "presentation": { "http://www.itcproperties.com/role/DisclosureEquityDistributionsDetails", "http://www.itcproperties.com/role/DisclosureSubsequentEventsDetails", "lang": { "en-us": { "role": { "label": "Dividends [Domain]", "documentation": "Distributions of earnings to shareholders including but not limited to cash, property or capital stock." } } }, "auth_ref": { "us-gaap_DividendsPayableCurrentAndNoncurrent": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DividendsPayableCurrentAndNoncurrent", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/DisclosureEquityDistributionsDetails", "lang": { "en-us": { "role": { "label": "Dividends Payable", "terseLabel": "Declared", "documentation": "Carrying value as of the balance sheet date of dividends declared but unpaid on equity securities issued by the entity and outstanding." } } }, "auth_ref": { "r79", "r83", "r129", "r799", "r1036" } }, "ltc_DocumentFiscalPeriodFocus": { "xbrltype": "fiscalPeriodItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentFiscalPeriodFocus", "presentation": {

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Example: 2006." } } }, "auth_ref": {}, "dei_DocumentPeriodEndDate": {"xbrltype": "dateItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentPeriodEndDate", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Document Period End Date", "documentation": "For the EDGAR submission types of Form 8-K: the date of the report, the date of the earliest event reported; for the EDGAR submission types of Form N-1A: the filing date; for all other submission types: the end of the reporting or transition period. 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Excludes share and unit options." } } }, "auth_ref": {"r998"} }, "us-gaap_EmployeeStockOptionMember": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EmployeeStockOptionMember", "presentation": {"http://xbrl.sec.gov/ecd/role/AwardFimingDisclosure", "lang": {"en-us": {"role": {"label": "Employee Stock Option [Member]", "terseLabel": "Employee Stock Option", "documentation": "Share-based payment arrangement granting right, subject to vesting and other restrictions, to purchase or sell certain number of shares at predetermined price for specified period of time." } } }, "auth_ref": {} }, "ltc_EncoreSeniorLivingMember": {"xbrltype": "domainItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "EncoreSeniorLivingMember", "presentation": {"http://www.itcproperties.com/role/DisclosureRealEstateInvestmentDetailsDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsAcquisitionsDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPurchaseOptionsDetails", "lang": {"en-us": {"role": {"documentation": "Represents information pertaining to Encore senior living." }, "label": "Encore Senior Living", "terseLabel": "Encore Senior Living", "auth_ref": {}, "dei_EntityAddressAddressLine1": {"xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressAddressLine1", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity Address, Address Line One", "documentation": "Address Line 1 such as Attn, Building Name, Street Name." } } }, "auth_ref": {}, "dei_EntityAddressCityOrTown": {"xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressCityOrTown", "presentation": {"http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressCityOrTown", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity Address, City or Town", "documentation": "Name of the City or Town." } } }, "auth_ref": {}, "dei_EntityAddressPostalZipCode": {"xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressPostalZipCode", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity Address, Postal Zip Code", "documentation": "Code for the postal or zip code." } } }, "auth_ref": {}, "dei_EntityAddressStateOrProvince": {"xbrltype": "stateOrProvinceItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressStateOrProvince", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity Address, State or Province", "documentation": "Name of the state or province." } } }, "auth_ref": {}, "dei_EntityCentralIndexKey": {"xbrltype": "centralIndexKeyItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCentralIndexKey", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity Central Index Key", "documentation": "A unique 10-digit SEC-issued value to identify entities that have filed disclosures with the SEC. It is commonly abbreviated as CIK." } } }, "auth_ref": {"r805"} }, "dei_EntityCommonStockSharesOutstanding": {"xbrltype": "sharesItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCommonStockSharesOutstanding", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity Common Stock, Shares Outstanding", "documentation": "Indicate number of shares or other units outstanding of each of registrant's classes of capital or common stock or other ownership interests, if and as stated on cover of related periodic report. Where multiple classes or units exist define each class/interest by adding class of stock items such as Common Class A [Member], Common Class B [Member] or Partnership Interest [Member] onto the Instrument [Domain] of the Entity Listings, Instrument." } } }, "auth_ref": {} }, "dei_EntityCurrentReportingStatus": {"xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCurrentReportingStatus", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity Current Reporting Status", "documentation": "Indicate 'Yes' or 'No' whether registrants (1) have 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 registrants were required to file such reports), and (2) have been subject to such filing requirements for the past 90 days. This information should be based on the registrant's current or most recent filing containing the related disclosure." } } }, "auth_ref": {} }, "dei_EntityEmergingGrowthCompany": {"xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityEmergingGrowthCompany", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity Emerging Growth Company", "documentation": "Indicate if registrant meets the emerging growth company criteria." } } }, "auth_ref": {"r805"} }, "dei_EntityFileNumber": {"xbrltype": "fileNumberItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityFileNumber", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity File Number", "documentation": "Commission file number. The field allows up to 17 characters. 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This information should be based on the registrant's current or most recent filing containing the related disclosure." } } }, "auth_ref": {"r805"} }, "dei_EntityIncorporationStateCountryCode": {"xbrltype": "edgarStateCountryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityIncorporationStateCountryCode", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity Incorporation, State or Country Code", "documentation": "Two-character EDGAR code representing the state or country of incorporation." } } }, "auth_ref": {} }, "dei_EntityInteractiveDataCurrent": {"xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityInteractiveDataCurrent", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity Interactive Data Current", "documentation": "Boolean flag that is true when the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit such files)."} } } }, "auth_ref": {"r889"} }, "dei_EntityRegistrantName": {"xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityRegistrantName", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity Registrant Name", "documentation": "The exact name of the entity filing the report as specified in its charter, which is required by forms filed with the SEC." } } }, "auth_ref": {"r805"} }, "dei_EntityShellCompany": {"xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityShellCompany", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity Shell Company", "documentation": "Boolean flag that is true when the registrant is a shell company as defined in Rule 12b-2 of the Exchange Act." } } }, "auth_ref": {"r805"} }, "dei_EntitySmallBusiness": {"xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntitySmallBusiness", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity Small Business", "documentation": "Indicates that the company is a Smaller Reporting Company (SRC)."} } } }, "auth_ref": {"r805"} }, "dei_EntityTaxIdentificationNumber": {"xbrltype": "employerIdItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityTaxIdentificationNumber", "presentation": {"http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Entity Tax Identification Number", "documentation": "The Tax Identification Number (TIN), also known as an Employer Identification Number (EIN), is a unique 9-digit value assigned by the IRS." } } }, "auth_ref": {"r805"} }, "ecd_EqtyAwrdsAdjFnTextBlock": {"xbrltype": "textBlockItemType", "nsuri": "http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"label": "Equity Awards Adjustment", "documentation": "Information regarding adjustments to equity awards." } } }, "auth_ref": {} } }

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Such amount may include accrued interest receivable in accordance with the terms of the agreements. The agreements also may contain provisions and related items including a discount or premium, payable on demand, secured, or unsecured, interest bearing or noninterest bearing, among myriad other features and characteristics." } } }, "auth_ref": { "r491", "r492", "r493", "r494", "r495", "r496", "r501" } }, "itc-FinancialReceivableInterestIncomeDeferred": { "xbrltype": "monetaryItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "FinancialReceivableInterestIncomeDeferred", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableDetails"}, "lang": { "en-us": { "role": { "documentation": "Amount of interest income from financial receivable deferred during the period.", "label": "Financial Receivable, Interest Income Deferred", "terseLabel": "Interest income deferred" } } }, "auth_ref": { "r491", "r492", "r493", "r494", "r495", "r496", "r501" } }, "itc-FinancialReceivableInterestIncomeDeferredPerMonth": 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These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": { "r165", "r944" } }, "us-gaap-FinancingReceivableAllowanceForCreditLossesRecovery": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FinancingReceivableAllowanceForCreditLossesRecovery", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/DisclosureCreditLossReserveExpectedCreditLossesDetails"}, "lang": { "en-us": { "role": { "label": "Financing Receivable, Allowance for Credit Loss, Recovery", "terseLabel": "Recovery due to payoffs", "documentation": "Amount of increase in allowance for credit loss on financing receivable from recovery." } } }, "auth_ref": { "r143", "r319", "r746" } }, "us-gaap-FinancingReceivableAllowanceForCreditLossesRollForward": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FinancingReceivableAllowanceForCreditLossesRollForward", "presentation": { "http://www.itcproperties.com/role/DisclosureCreditLossReserveExpectedCreditLossesDetails"}, "lang": { "en-us": { "role": { "label": "Financing Receivable, Allowance for Credit Loss {Roll Forward}", "terseLabel": "Expected credit losses related to our financial instruments", "documentation": "A roll forward is a reconciliation of a concept from the beginning of a period to the end of a period." } } }, "auth_ref": { "r143", "r319", "r746" } }, "us-gaap-FinancingReceivableCreditQualityIndicatorsTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FinancingReceivableCreditQualityIndicatorsTableTextBlock", "presentation": { "http://www.itcproperties.com/role/DisclosureCreditLossReserveTables"}, "lang": { "en-us": { "role": { "label": "Financing Receivable Credit Quality Indicators {Table Text Block}", "terseLabel": "Summary of financial instruments within the scope of ASC 326", "documentation": "Tabular disclosure of financing receivables by credit quality indicator. The credit quality indicator is a statistic about the credit quality of financing receivables. Examples include, but not limited to, consumer credit risk scores, credit-rating-agency ratings, an entity's internal credit risk grades, loan-to-value ratios, collateral, collection experience and other internal metrics." } } }, "auth_ref": { "r144", "r945" } }, "us-gaap-FinancingReceivableExcludingAccruedInterestAfterAllowanceForCreditLoss": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FinancingReceivableExcludingAccruedInterestAfterAllowanceForCreditLoss", "crdr": "debit", "presentation": { "http://www.itcproperties.com/role/DisclosureFairValueMeasurementsDetails"}, "http://www.itcproperties.com/role/DisclosureNotesReceivableComponentsDetails"}, "http://www.itcproperties.com/role/DisclosureNotesReceivableNewLoanCommitmentDetails"}, "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoanDetails"}, "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets"}, "lang": { "en-us": { "role": { "label": "Financing Receivable, Net", "terseLabel": "Notes receivable, net of credit loss reserve: 2024-\$482, 2023-\$611", "totalLabel": "Total", "verboseLabel": "Notes receivable, net of credit loss reserve", "documentation": "Amortized cost excluding accrued interest, after allowance for credit loss, of financing receivable. 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These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": { "r145", "r746", "r945" } } }, "Itc_FinancingReceivables7.25InterestRateMaturityYear2032Member": { "xbrltype": "domainItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "FinancingReceivables7.25InterestRateMaturityYear2032Member", "presentation": { "http://www.itcproperties.com/20240930", "localname": "FinancingReceivables7.25InterestRateMaturityYear2032Member", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableDetails": { "lang": { "en-us": { "role": { "documentation": "Represents the information pertaining to financial receivable being 7.25% interest rate maturing in year 2032." } } }, "label": "Financing Receivables, 7.25% Interest Rate, Maturity Year 2032 [Member]", "terseLabel": "7.25% (2032 Maturity Year)" } } }, "auth_ref": { 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Included in this element is interest derived from investments in debt securities, cash and cash equivalents, and other investments which reflect the time value of money or transactions in which the payments are for the use or forbearance of money and other income from ancillary business-related activities (that is, excluding major activities considered part of the normal operations of the business)."}}, {"auth_ref": {}}, {"us-gaap_InterestExpenseOperating": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InterestExpenseOperating", "crdr": "debit", "presentation": {}}, {"http://www.itcproperties.com/role/StatementConsolidatedStatementsOfIncome": {"lang": {"en-us": {"role": {"label": "Interest Expense, Operating", "terseLabel": "Interest expense", "documentation": "Amount of interest expense classified as operating."}}, {"auth_ref": {"r285", "r585", "r918"}}, {"us-gaap_InterestIncomeFinancingReceivableBeforeAllowanceForCreditLoss": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InterestIncomeFinancingReceivableBeforeAllowanceForCreditLoss", "crdr": "credit", "presentation": {}}, {"http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableDetails": {"http://www.itcproperties.com/role/StatementConsolidatedStatementsOfIncome": {"lang": {"en-us": {"role": {"label": "Interest Income, Financing Receivable, before Allowance for Credit Loss", "terseLabel": "Interest income from financing receivables", "documentation": "Amount of interest income from financing receivable before allowance for credit loss."}}, {"auth_ref": {"r160", "r161"}}, {"us-gaap_InterestPaidNet": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InterestPaidNet", "crdr": "credit", "presentation": {}}, {"http://www.itcproperties.com/role/StatementConsolidatedStatementsOfCashFlows": {"lang": {"en-us": {"role": {"label": "Interest Paid, Net", "terseLabel": "Interest paid", "documentation": "Amount of cash paid for interest, excluding capitalized interest, classified as operating activity. 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Such amount may include the value assigned to tenant relationships and excludes the market adjustment component of the value assigned for above or below-market leases acquired." } } }, "auth_ref": { "r946", "r947", "r948", "r949", "r950", "r952", "r953", "r954" } }, "ltc-LessorAmountAgreedToFundForCapitalExpenditure": { "xbrltype": "monetaryItemType", "nsuri": "http://www.ltcproperties.com/20240930", "localname": "LessorAmountAgreedToFundForCapitalExpenditure", "crdr": "credit", "presentation": { "http://www.ltcproperties.com/role/DisclosureRealEstateInvestmentDetails", "lang": { "en-us": { "role": { "documentation": "The amount agreed to fund for capital expenditure by lessor.", "label": "Lessor, Amount Agreed to Fund for Capital Expenditure", "terseLabel": "Fund for capital expenditures" } } }, "auth_ref": {} }, "ltc-LessorAmountAgreedToFundForCapitalExpenditureAnnualIncreaseInInitialRatePercentage": { "xbrltype": "percentItemType", "nsuri": "http://www.ltcproperties.com/20240930", "localname": "LessorAmountAgreedToFundForCapitalExpenditureAnnualIncreaseInInitialRatePercentage", "presentation": { "http://www.ltcproperties.com/role/DisclosureRealEstateInvestmentDetails", "lang": { "en-us": { "role": { "documentation": "The percentage of annual increase in initial rate for the tenure to provide fund for capital expenditure by the lessor.", "label": "Lessor, Amount Agreed to Fund for Capital Expenditure, Annual Increase in Initial Rate Percentage", "terseLabel": "Annual increase in rate for capital expenditure by lessor (as a percent)" } } }, "auth_ref": {} }, "ltc-LessorAmountAgreedToFundForCapitalExpenditureInitialRate": { "xbrltype": "percentItemType", "nsuri": "http://www.ltcproperties.com/20240930", "localname": "LessorAmountAgreedToFundForCapitalExpenditureInitialRate", "presentation": { "http://www.ltcproperties.com/role/DisclosureRealEstateInvestmentDetails", "lang": { "en-us": { "role": { "documentation": "The initial rate for the tenure to provide fund for capital expenditure by the lessor.", "label": "Lessor, Amount Agreed to Fund for Capital Expenditure, Initial Rate", "terseLabel": "Initial rate for capital expenditure by lessor (as a percent)" } } }, "auth_ref": {} }, "ltc-LessorAmountAgreedToFundForCapitalExpenditureTerm": { "xbrltype": "durationItemType", "nsuri": "http://www.ltcproperties.com/20240930", "localname": "LessorAmountAgreedToFundForCapitalExpenditureTerm", "presentation": { "http://www.ltcproperties.com/role/DisclosureRealEstateInvestmentDetails", "lang": { "en-us": { "role": { "documentation": "The duration for which the lessor agreed to provide fund for capital expenditures.", "label": "Lessor, Amount Agreed to Fund for Capital Expenditure, Term", "terseLabel": "Tenure for funding capital expenditure" } } }, "auth_ref": {} }, "ltc-LessorOperatingLeaseAdditionalRenewalTerm": { "xbrltype": "durationItemType", "nsuri": "http://www.ltcproperties.com/20240930", "localname": "LessorOperatingLeaseAdditionalRenewalTerm", "presentation": { "http://www.ltcproperties.com/role/DisclosureRealEstateInvestmentDetails", "lang": { "en-us": { "role": { "documentation": "Additional term of lessor's operating lease renewal.", "label": "Lessor Operating Lease Additional Renewal Term", "terseLabel": "Additional term of lessor's operating lease renewal" } } }, "auth_ref": {} }, "ltc-LessorOperatingLeaseExtensionPeriods": { "xbrltype": "durationItemType", "nsuri": "http://www.ltcproperties.com/20240930", "localname": "LessorOperatingLeaseExtensionPeriods", "presentation": { "http://www.ltcproperties.com/role/DisclosureRealEstateInvestmentsPurchaseOptionsDetails", "lang": { "en-us": { "role": { "documentation": "Duration of extension periods on leases.", "label": "Lessor Operating Lease, Extension Periods", "terseLabel": "Lease term, extension period" } } }, "auth_ref": {} }, "ltc-LessorOperatingLeaseIncrementalAnnualRent": { "xbrltype": "monetaryItemType", "nsuri": "http://www.ltcproperties.com/20240930", "localname": "LessorOperatingLeaseIncrementalAnnualRent", "crdr": "debit", "presentation": { "http://www.ltcproperties.com/role/DisclosureRealEstateInvestmentDetails", "lang": { "en-us": { "role": { "documentation": "Amount of incremental lease payment to be received by lessor for operating lease in current fiscal year.", "label": "Lessor, Operating Lease, Incremental Annual Rent", "terseLabel": "Annual Rent" } } }, "auth_ref": {} }, "ltc-LessorOperatingLeasePaymentToBeReceivedDueInCurrentYear": { "xbrltype": "monetaryItemType", "nsuri": "http://www.ltcproperties.com/20240930", "localname": "LessorOperatingLeasePaymentToBeReceivedDueInCurrentYear", "crdr": "debit", "presentation": { "http://www.ltcproperties.com/role/DisclosureRealEstateInvestmentDetails", "lang": { "en-us": { "role": { "documentation": "Amount of lease payment to be received by lessor for operating lease in current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach).", "label": "Lessor, Operating Lease, Payment to be Received, Due In Current Year", "terseLabel": "2024" } } }, "auth_ref": { "us-gaap-LessorOperatingLeasePaymentsToBeReceivedNextTwelveMonths" }, "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedNextTwelveMonths", "crdr": "debit", "presentation": { "http://www.ltcproperties.com/role/DisclosureRealEstateInvestmentDetails", "lang": { "en-us": { "role": { "label": "Lessor, Operating Lease, Payments to be Received, Next Twelve Months", "terseLabel": "2025", "documentation": "Amount of lease payment to be received by lessor for operating lease in next fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": { "r524" } }

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Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)."} } }, "auth_ref": { "r524" } }, "ltc_LessorOperatingLeaseRenewalContractualAnnualCashRent": { "xbrltype": "monetaryItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "LessorOperatingLeaseRenewalContractualAnnualCashRent", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentDetailsDetails": { "lang": { "en-us": { "role": { "documentation": "Amount of contractual annual cash rent receivable from operating lease renewal.", "label": "Lessor, Operating Lease, Renewal, Contractual Annual Cash Rent", "terseLabel": "Contractual annual cash rent" } } }, "auth_ref": { "us-gaap_LessorOperatingLeaseRenewalTerm": { "xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeaseRenewalTerm", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentDetailsDetails": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsAcquisitionsDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableDetails": { "lang": { "en-us": { "role": { "label": "Lessor, Operating Lease, Renewal Term", "terseLabel": "Lease renewal term", "documentation": "Term of lessor's operating lease renewal, in 'PnYnMnDfTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days." } } }, "auth_ref": { "r1024" } }, "us-gaap_LessorOperatingLeaseTermOfContract": { "xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeaseTermOfContract", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentDetailsDetails": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsAssistedLivingPortfolioPropertyDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPurchaseOptionsDetails": { "lang": { "en-us": { "role": { "label": "Lessor, Operating Lease, Term of Contract", "verboseLabel": "Lease term", "documentation": "Term of lessor's operating lease, in 'PnYnMnDfTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days." } } }, "auth_ref": { "r1024" } }, "us-gaap_Liabilities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Liabilities", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets": { "lang": { "en-us": { "role": { "label": "Liabilities", "totalLabel": "Total liabilities", "documentation": "Amount of liability recognized for present obligation requiring transfer or otherwise providing economic benefit to others." } } }, "auth_ref": { "r16", "r78", "r79", "r80", "r82", "r83", "r84", "r85", "r233", "r308", "r365", "r366", "r367", "r368", "r369", "r370", "r371", "r372", "r373", "r472", "r475", "r476", "r509", "r648", "r738", "r802", "r965", "r1025", "r1026" } }, "us-gaap_LiabilitiesAndStockholdersEquity": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LiabilitiesAndStockholdersEquity", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets": { "lang": { "en-us": { "role": { "label": "Liabilities and Equity", "totalLabel": "Total liabilities and equity", "documentation": "Amount of liabilities and equity items, including the portion of equity attributable to noncontrolling interests, if any." } } }, "auth_ref": { "r93", "r132", "r597", "r774", "r923", "r942", "r1018" } }, "us-gaap_LiabilitiesAndStockholdersEquityAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LiabilitiesAndStockholdersEquityAbstract", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets": { "lang": { "en-us": { "role": { "label": "Liabilities and Equity [Abstract]", "terseLabel": "LIABILITIES" } } }, "auth_ref": { "us-gaap_LineOfCredit": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LineOfCredit", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/DisclosureDebtObligationsBorrowingsAndRepaymentsDetails": { "http://www.itcproperties.com/role/DisclosureSubsequentEventsDetails": { "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets": { "lang": { "en-us": { "role": { "label": "Line of Credit Facility, Amount Outstanding", "terseLabel": "Revolving line of credit", "verboseLabel": "Amount outstanding", "documentation": "The carrying value as of the balance sheet date of the current and noncurrent portions of long-term obligations drawn from a line of credit, which is a bank's commitment to make loans up to a specific amount. Examples of items that might be included in the application of this element may consist of letters of credit, standby letters of credit, and revolving credit arrangements, under which borrowings can be made up to a maximum amount as of any point in time conditional on satisfaction of specified terms before, as of and after the date of drawdowns on the line. Includes short-term obligations that would normally be classified as current liabilities but for which (a) postbalance sheet date issuance of a long term obligation to refinance the short term obligation on a long term basis, or (b) the enterprise has entered into a financing agreement that clearly permits the enterprise to refinance the short-term obligation on a long term basis and the following conditions are met (1) the agreement does not expire within 1 year and is not cancelable by the lender except for violation of an objectively determinable provision, (2) no violation exists at the BS date, and (3) the lender has entered into the financing agreement is expected to be financially capable of honoring the agreement." } } }, "auth_ref": { "r16", "r130", "r1037" } }, "ltc_LineOfCreditFacilityContingentIncreaseAggregateMaximumBorrowingCapacity": { "xbrltype": "monetaryItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": 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"Revolving line of credit", "documentation": "Fair value of the amount outstanding under the credit facility." } } }, "auth_ref": { "r508" } }, "us-gaap_LineOfCreditFacilityMaximumBorrowingCapacity": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LineOfCreditFacilityMaximumBorrowingCapacity", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/DisclosureDebtObligationsBankBorrowingsDetails": { "lang": { "en-us": { "role": { "label": "Line of Credit Facility, Remaining Borrowing Capacity", "terseLabel": "Maximum available under facility", "documentation": "Maximum borrowing capacity under the credit facility without consideration of any current restrictions on the amount that could be borrowed or the amounts currently outstanding under the facility." } } }, "auth_ref": { "r777", "r81" } }, "us-gaap_LineOfCreditFacilityRemainingBorrowingCapacity": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", 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Examples include, but are not limited to, trade accounts receivables, notes receivables, loans receivables. Includes disclosure for allowance for credit losses." } } }, "auth_ref": { "r517", "r938" } }, "dei_LocalPhoneNumber": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "LocalPhoneNumber", "presentation": { "http://www.itcproperties.com/role/DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "label": "Local Phone Number", "documentation": "Local phone number for entity." } } }, "auth_ref": { "us-gaap_LongTermDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongTermDebt", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/DisclosureDebtObligationsComponentDetails": { "http://www.itcproperties.com/role/DisclosureFairValueMeasurementsDetails": { "lang": { "en-us": { "role": { "label": "Long-term Debt", "terseLabel": "Outstanding Balance", "verboseLabel": "Term loans, net of debt issue costs", "documentation": "Amount, after deduction of unamortized premium (discount) and debt issuance cost, of long-term debt. Excludes lease obligation." } } }, "auth_ref": { "r16", "r130", "r387", "r401", "r750", "r751", "r773", "r1037" } }, "us-gaap_LongTermDebtMeasurementInput": { "xbrltype": "decimalItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongTermDebtMeasurementInput", "presentation": { "http://www.itcproperties.com/role/DisclosureFairValueMeasurementsDetails": { "lang": { "en-us": { "role": { "label": "Long-term Debt, Measurement Input", "terseLabel": "Future cash outflows discount rate (as a percent)", "documentation": "Value of input used to measure long-term debt." } } }, "auth_ref": { "r1007", "r1008", "r1009" } }, "us-gaap_LongtermDebtTypeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongtermDebtTypeAxis", "presentation": { "http://www.itcproperties.com/role/DisclosureDebtObligationsBankBorrowingsDetails": { "http://www.itcproperties.com/role/DisclosureDebtObligationsBorrowingsAndRepaymentsDetails": { "http://www.itcproperties.com/role/DisclosureDebtObligationsComponentDetails": { "http://www.itcproperties.com/role/DisclosureDebtObligationsSeniorUnsecuredNotesDetails": { "http://www.itcproperties.com/role/DisclosureSubsequentEventsDetails": { "lang": { "en-us": { "role": { "label": "Long-term Debt, Type [Domain]", "documentation": "Information by type of long-term debt." } } }, "auth_ref": { "r16", "r959", "r960", "r961" } }, "us-gaap_LongtermDebtTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongtermDebtTypeDomain", "presentation": { "http://www.itcproperties.com/role/DisclosureDebtObligationsBankBorrowingsDetails": { "http://www.itcproperties.com/role/DisclosureDebtObligationsBorrowingsAndRepaymentsDetails": { "http://www.itcproperties.com/role/DisclosureDebtObligationsComponentDetails": { "http://www.itcproperties.com/role/DisclosureDebtObligationsSeniorUnsecuredNotesDetails": { "http://www.itcproperties.com/role/DisclosureSubsequentEventsDetails": { "lang": { "en-us": { "role": { "label": "Long-term Debt, Type [Domain]", "documentation": "Type of long-term debt arrangement, such as notes, line of credit, commercial paper, asset-based financing, project financing, letter of credit financing. These are debt arrangements that originally required repayment more than twelve months after issuance or greater than the normal operating cycle of the company, if longer." } } }, "auth_ref": { "r16", "r377", "r959", "r960", "r961" } }, "strp_MI": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/strp/2024", "localname": "MI", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoansActivityDetails": { "lang": { "en-us": { "role": { "label": "Michigan", "terseLabel": "Michigan" } } }, "auth_ref": { "strp_MO": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/strp/2024", "localname": "MO", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoansActivityDetails": { "lang": { "en-us": { "role": { "label": "Missouri", "terseLabel": "Missouri" } } }, "auth_ref": { "strp_MS": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/strp/2024", "localname": "MS", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsImpairmentLossDetails": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPropertiesHeldForSaleDetails": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPropertiesSoldDetails": { "lang": { "en-us": { "role": { "label": "MISSISSIPPI", "terseLabel": "Mississippi" } } }, "auth_ref": { "str_MajorCustomersAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "MajorCustomersAxis", "presentation": { "http://www.itcproperties.com/role/DisclosureMajorOperatorsDetails": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentDetailsDetails": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsAcquisitionsDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsAssistedLivingPortfolioPropertyDetails",

"http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsComponentsOfRentalIncomeDetails",
"http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPurchaseOptionsDetails"}], "lang": {"en-us": {"role": {"label": "Customer [Axis]", "documentation": "Information by name or description of a single external customer or a group of external customers." } } }, "auth_ref": {"r294", "r756", "r783", "r786", "r971", "r1038", "r1039", "r1040", "r1041", "r1042", "r1043", "r1044", "r1045", "r1046", "r1047", "r1048", "r1049", "r1050", "r1051", "r1052", "r1053", "r1054", "r1055", "r1056", "r1057", "r1058", "r1059", "r1060", "r1061", "r1062", "r1063", "r1064", "r1065"}}, "Itc_MasterLeaseAgreementMember": {"xbrltype": "domainItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "MasterLeaseAgreementMember", "presentation": {"http://www.itcproperties.com/role/DisclosureFairValueMeasurementsDetails", "http://www.itcproperties.com/role/DisclosureNotesReceivableNewLoanCommitmentDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsDetails", 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A noncontrolling interest is sometimes called a minority interest."}}},"auth_ref":{"r54","r409","r925","r926","r927","r929","r1068"} }},"ltc_NonforfeitableDividendsOnParticipatingSecurities":{"xbrltype":"monetaryItemType","nsuri":"http://www.itcproperties.com/20240930","localname":"NonforfeitableDividendsOnParticipatingSecurities"},"crdr":{"debit","presentation":{"http://www.itcproperties.com/role/DisclosureEarningsPerShareDetails"},"lang":{"en-us":{"role":{"documentation":"Represents the amount of nonforfeitable dividends on participating securities."},"label":"Nonforfeitable Dividends on Participating Securities","negatedLabel":"Non-forfeitable dividends on participating securities"}}},"auth_ref":{"us-gaap_NonvestedRestrictedStockSharesActivityTableTextBlock":{"xbrltype":"textBlockItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"NonvestedRestrictedStockSharesActivityTableTextBlock"},"presentation":{"http://www.itcproperties.com/role/DisclosureEquityTables"},"lang":{"en-us":{"role":{"label":"Nonvested Restricted Stock Shares Activity [Table Text Block]","terseLabel":"Schedule of restricted stock activity","documentation":"Tabular disclosure of the changes in outstanding nonvested restricted stock shares."}}},"auth_ref":{"r15"} }},"ltc_NorthCarolinaAndSouthCarolinaMember":{"xbrltype":"domainItemType","nsuri":"http://www.itcproperties.com/20240930","localname":"NorthCarolinaAndSouthCarolinaMember"},"presentation":{"http://www.itcproperties.com/role/DisclosureEquityNoncontrollingInterestDetails"},"http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceiveableDetails","http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoansActivityDetails"},"http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPurchaseOptionsDetails"},"lang":{"en-us":{"role":{"documentation":"Represents the information pertaining to North Carolina And South Carolina."},"label":"North Carolina And South Carolina [member]","terseLabel":"North Carolina/ South Carolina"}}},"auth_ref":{"ltc_NotesReceivableCommitmentsMember":{"xbrltype":"domainItemType","nsuri":"http://www.itcproperties.com/20240930","localname":"NotesReceivableCommitmentsMember"},"presentation":{"http://www.itcproperties.com/role/DisclosureCommitmentsAndContingenciesSummaryOfCommitmentsDetails"},"lang":{"en-us":{"role":{"documentation":"Represents notes receivable commitments."},"label":"Notes receivable","terseLabel":"Notes receivable"}}},"auth_ref":{"us-gaap_NotesReceivableMember":{"xbrltype":"domainItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"NotesReceivableMember"},"presentation":{"http://www.itcproperties.com/role/DisclosureFairValueMeasurementsDetails"},"http://www.itcproperties.com/role/DisclosureNotesReceivableInvestmentInNotesReceivableDetails"},"lang":{"en-us":{"role":{"label":"Notes Receivable [Member]","terseLabel":"Notes Receivable","documentation":"An amount representing an agreement for an unconditional promise by the maker to pay the Entity (holder) a definite sum of money at a future date(s) within one year of the balance sheet date. 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The note also may contain provisions including a discount or premium, payable on demand, secured, or unsecured, interest bearing or noninterest bearing, among myriad other features and characteristics."}}},"auth_ref":{"us-gaap_NotesReceivableNetAbstract":{"xbrltype":"stringItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"NotesReceivableNetAbstract"},"presentation":{"http://www.itcproperties.com/role/DisclosureNotesReceivableComponentsDetails"},"http://www.itcproperties.com/role/DisclosureNotesReceivableNotesReceivableActivityDetails"},"lang":{"en-us":{"role":{"label":"Notes Receivable","terseLabel":"Notes receivable activities"}}},"auth_ref":{"ltc_NotesReceivablePortfolioSegmentMember":{"xbrltype":"domainItemType","nsuri":"http://www.itcproperties.com/20240930","localname":"NotesReceivablePortfolioSegmentMember"},"presentation":{"http://www.itcproperties.com/role/DisclosureCreditLossReserveExpectedCreditLossesDetails"},"http://www.itcproperties.com/role/DisclosureCreditLossReserveFinancialInstrumentsByYearOfOriginationDetails"},"lang":{"en-us":{"role":{"documentation":"Portfolio segment of the company's total financing receivables related to notes receivable."},"label":"Notes Receivable Portfolio Segment [Member]","terseLabel":"Notes Receivable"}}},"auth_ref":{"ltc_NotesReceivablePrepaymentFeeAndExitInternalRateOfReturn":{"xbrltype":"monetaryItemType","nsuri":"http://www.itcproperties.com/20240930","localname":"NotesReceivablePrepaymentFeeAndExitInternalRateOfReturn"},"crdr":{"credit","presentation":{"http://www.itcproperties.com/role/DisclosureNotesReceivableNewLoanCommitmentDetails"},"http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoansActivityDetails"},"lang":{"en-us":{"role":{"documentation":"The amount of prepayment
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The cash portion only of the acquisition price." } } }, "auth_ref": { "r22", "r466" } }, "us-gaap_PaymentsToAcquireEquityMethodInvestments": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsToAcquireEquityMethodInvestments", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfCashFlows", "lang": { "en-us": { "role": { "label": "Payments to Acquire Equity Method Investments", "negatedLabel": "Investments in unconsolidated joint ventures", "documentation": "The cash outflow associated with the purchase of or advances to an equity method investments, which are investments in joint ventures and entities in which the entity has an equity ownership interest normally of 20 to 50 percent and exercises significant influence." } } }, "auth_ref": { "r22" } }, "us-gaap_PaymentsToAcquireFinanceReceivables": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsToAcquireFinanceReceivables", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfCashFlows", "lang": { "en-us": { "role": { "label": "Payments to Acquire Finance Receivables", "negatedTerseLabel": "Investment in financing receivables", "documentation": "The cash outflow for the purchase of amounts due from customers, clients, lessees, borrowers, or others under the terms of its agreements therewith." } } }, "auth_ref": { "r103" } }, "us-gaap_PaymentsToAcquireInterestInJointVenture": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsToAcquireInterestInJointVenture", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableDetails", "lang": { "en-us": { "role": { "label": "Payments to Acquire Interest in Joint Venture", "verboseLabel": "LFC Investment", "documentation": "The cash outflow associated with the investment in or advances to an entity in which the reporting entity shares control of the entity with another party or group." } } }, "auth_ref": { "r22" } }, "us-gaap_PaymentsToAcquireMortgageNotesReceivable": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsToAcquireMortgageNotesReceivable", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfCashFlows", "lang": { "en-us": { "role": { "label": "Payments to Acquire Mortgage Notes Receivable", "negatedLabel": "Investment in real estate mortgage loans receivable", "documentation": "The cash outflow from the purchase of receivables arising from the mortgage note on real estate." } } }, "auth_ref": { "r21" } }, "us-gaap_PaymentsToAcquireNotesReceivable": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsToAcquireNotesReceivable", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/DisclosureNotesReceivableNotesReceivableActivityDetails", "lang": { "en-us": { "role": { "label": "Payments to Acquire Notes Receivable", "negatedLabel": "Advances and originations under notes receivable", "verboseLabel": "Advances under notes receivable", "documentation": "The cash outflow to acquire an agreement for an unconditional promise by the maker to pay the entity (holder) a definite sum of money at a future date. Such amount may include accrued interest receivable in accordance with the terms of the note. The note also may contain provisions including a discount or premium, payable on demand, secured, or unsecured, interest-bearing or noninterest-bearing, among myriad other features and characteristics." } } }, "auth_ref": { "r21" } }, "us-gaap_PaymentsToAcquireRealEstate": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsToAcquireRealEstate", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoanDetails", "lang": { "en-us": { "role": { "label": "Payments to Acquire Real Estate", "documentation": "The cash outflow from the acquisition of a piece of land, anything permanently fixed to it, including buildings, structures on it and so forth; includes real estate intended to generate income for the owner; excludes real estate acquired for use by the owner." } } }, "auth_ref": { "r104" } }, "Itc_PaymentsToAcquireRealEstateExcludingCapitalImprovements": { "xbrltype": "monetaryItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "PaymentsToAcquireRealEstateExcludingCapitalImprovements", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfCashFlows", "lang": { "en-us": { "role": { "documentation": "The cash outflow from the acquisition of a piece of land, anything permanently fixed to it, including buildings, structures on it and so forth; includes real estate intended to generate income for the owner; excludes capital improvements and real estate acquired for use by the owner.", "label": "Payments To Acquire Real Estate Excluding Capital Improvements", "negatedLabel": "Investment in real estate properties" } } }, "auth_ref": { } }, "us-gaap_PaymentsToMinorityShareholders": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsToMinorityShareholders", "crdr": "credit", "presentation": {

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Excludes dividends paid to the noncontrolling interest." } } }, "auth_ref": { "r24" }, "ecd_PeerGroupIssuersFnTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PeerGroupIssuersFnTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "label": "Peer Group Issuers, Footnote {Text Block}", "terseLabel": "Peer Group Issuers, Footnote" } } }, "auth_ref": { "r851" } }, "ecd_PeerGroupTotalShareholderRtnAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PeerGroupTotalShareholderRtnAmt", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "label": "Peer Group Total Shareholder Return Amount", "terseLabel": "Peer Group Total Shareholder Return Amount" } } }, "auth_ref": { "r851" } }, "ecd_PeoActuallyPaidCompAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": 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"http://www.itcproperties.com/role/DisclosureNotesReceivableNewLoanCommitmentDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoanDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsOwnedPropertiesDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPropertiesSoldDetails", "http://www.itcproperties.com/role/DisclosureSubsequentEventsDetails" }, "lang": { "en-us": { "role": { "label": "Property, Plant and Equipment, Type [Axis]", "documentation": "Information by type of long-lived, physical assets used to produce goods and services and not intended for resale." } }, "auth_ref": { "r9", "r522" } }, "us-gaap_PropertyPlantAndEquipmentTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PropertyPlantAndEquipmentTypeDomain", "presentation": { "http://www.itcproperties.com/role/DisclosureCommitmentsAndContingenciesSummaryOfCommitmentsDetails", 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Examples include land, buildings, machinery and equipment, and other types of furniture and equipment including, but not limited to, office equipment, furniture and fixtures, and computer equipment and software." } }, "auth_ref": { "r113", "r522" } }, "us-gaap_ProvisionForDoubtfulAccounts": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProvisionForDoubtfulAccounts", "crdr": "debit", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableDetails", "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfCashFlows", "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfIncome" }, "lang": { "en-us": { "role": { "label": "Provision for Doubtful Accounts", "terseLabel": "Provision for credit losses", "documentation": "Amount of expense (reversal of expense) for expected credit loss on accounts receivable." } }, "auth_ref": { "r222", "r318" } }, 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Includes, but is not limited to, minimum, maximum, weighted average, arithmetic average, and median." } }, "auth_ref": { "r167", "r169", "r171", "r172", "r174", "r193", "r194", "r359", "r360", "r361", "r362", "r410", "r417", "r444", "r445", "r446", "r450", "r490", "r537", "r541", "r543", "r607", "r608", "r614", "r640", "r641", "r689", "r691", "r693", "r694", "r704", "r728", "r729", "r742", "r754", "r762", "r769", "r770", "r771", "r772", "r784", "r791", "r962", "r969", "r1008", "r1028", "r1029", "r1030", "r1031", "r1032" } }, "Itc_RatioOfSharesSubjectToAwardGranted": { "xbrltype": "pureItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "RatioOfSharesSubjectToAwardGranted", "presentation": { "http://www.itcproperties.com/role/DisclosureEquityStockBasedCompensationPlansDetails", "lang": { "en-us": { "role": { "documentation": "Ratio of shares subject to award granted.", "label": "Ratio Of Shares Subject To Award Granted", "terseLabel": "Ratio of shares subject to award granted" } }, "auth_ref": { } }, "us-gaap_RealEstateAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAbstract", "lang": { "en-us": { "role": { "label": "Real Estate Investments" } }, "auth_ref": { } }, "us-gaap_RealEstateHeldForDevelopmentAndSaleNetAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateHeldForDevelopmentAndSaleNetAbstract", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPropertiesSoldDetails", "lang": { "en-us": { "role": { "label": "Real Estate Held for Development and Sale, Net [Abstract]", "verboseLabel": "Disposals and other" } }, "auth_ref": { } }, "Itc_RealEstateHeldForSaleGross": { "xbrltype": "monetaryItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "RealEstateHeldForSaleGross", "crdr": "debit", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPropertiesHeldForSaleDetails", "lang": { "en-us": { "role": { "documentation": "Amount of investment in land and building held for sale. Excludes real estate considered inventory before accumulated depreciation.", "label": "Real Estate, Held-for-Sale Gross", "terseLabel": "Gross Investment" } }, "auth_ref": { } }, "us-gaap_RealEstateHeldforsale": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateHeldforsale", "crdr": "debit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets", "lang": { "en-us": { "role": { "label": "Real Estate Held-for-sale", "terseLabel": "Properties held-for-sale, net of accumulated depreciation: 2024-\$1,794; 2023-\$3,616", "documentation": "Amount of investment in land and building held for sale. Excludes real estate considered inventory." } }, "auth_ref": { "r1034", "r1035" } }, "us-gaap_RealEstateInvestmentPropertyAccumulatedDepreciation": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentPropertyAccumulatedDepreciation", "crdr": "credit", "presentation": {

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(2) land available for development; (3) investments in building and building improvements; (4) tenant allowances; (5) developments in process; (6) rental properties; and (7) other real estate investments." } } }, "auth_ref": { "r1034", "r1035" } }, "us-gaap_RealEstateInvestmentPropertyNetAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentPropertyNetAbstract", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets" }, "lang": { "en-us": { "role": { "label": "Real Estate Investment Property, Net [Abstract]", "terseLabel": "Investments" } } }, "auth_ref": { "Itc_RealEstateInvestmentsIncludingNotesReceivableNet": { "xbrltype": "monetaryItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "RealEstateInvestmentsIncludingNotesReceivableNet", "crdr": "debit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets" }, "lang": { "en-us": { "role": { "documentation": "Amount of real estate investments, net of accumulated depreciation, which may include the following: (1) land available for sale; (2) land available for development; (3) investments in building and building improvements; (4) tenant allowances; (5) developments in process; (6) rental properties; (7) other real estate investments; (8) real estate joint ventures; (9) unconsolidated real estate and other joint ventures not separately presented; (10) notes receivable, net of loan loss reserve." }, "label": "Real Estate Investments Including Notes Receivable, Net", "totalLabel": "Investments, net" } } }, "auth_ref": { "us-gaap_RealEstateInvestmentsJointVentures": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentsJointVentures", "crdr": "debit", "presentation": { "http://www.itcproperties.com/role/DisclosureInvestmentInUnconsolidatedJointVenturesInvestmentDetails", "http://www.itcproperties.com/role/DisclosureLeaseIncentivesActivityDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsAcquisitionsDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableDetails" }, "lang": { "en-us": { "role": { "label": "Real Estate Investments, Joint Ventures", "terseLabel": "Amount of joint venture investment", "documentation": "The book value of investments in real estate joint ventures including direct and indirect investments." } } }, "auth_ref": { "r1034", "r1035" } }, "Itc_RealEstateInvestmentsNumberOfOperatorsInStates": { "xbrltype": "integerItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "RealEstateInvestmentsNumberOfOperatorsInStates", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsOwnedPropertiesDetails" }, "lang": { "en-us": { "role": { "documentation": "Represents the number of operators associated with certain investments." }, "label": "Real Estate Investments, Number of Operators in States", "terseLabel": "Number of operators" } } }, "auth_ref": { "Itc_RealEstateInvestmentsNumberOfStates": { "xbrltype": "integerItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "RealEstateInvestmentsNumberOfStates", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsOwnedPropertiesDetails" }, "lang": { "en-us": { "role": { "documentation": "Represents the number of states in which the entity has invested." }, "label": "Real Estate Investments, Number of States", "terseLabel": "Number of states" } } }, "auth_ref": { "Itc_RealEstateInvestmentsPerUnit": { "xbrltype": "perUnitItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "RealEstateInvestmentsPerUnit", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoanDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsOwnedPropertiesDetails" }, "lang": { "en-us": { "role": { "documentation": "Represents the per unit investment in real estate held solely for investment purposes." }, "label": "Real Estate Investments, Per Unit", "terseLabel": "Average Investment per Bed/Unit", "verboseLabel": "Investment per Bed/Unit" } } }, "auth_ref": { "Itc_RealEstateInvestmentsPercentage": { "xbrltype": "percentItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "RealEstateInvestmentsPercentage", "presentation": { "http://www.itcproperties.com/role/DisclosureInvestmentInUnconsolidatedJointVenturesInvestmentDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoanDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoansActivityDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsOwnedPropertiesDetails" }, "lang": { "en-us": { "role": { "documentation": "Represents the investments in real estate held solely for investment purposes expressed as a percentage." }, "label": "Real Estate Investments, Percentage", "terseLabel": "Percentage of Investment" } } }, "auth_ref": { "us-gaap_RealEstateInvestmentsUnconsolidatedRealEstateAndOtherJointVentures": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentsUnconsolidatedRealEstateAndOtherJointVentures", "crdr": "debit", "presentation": { "http://www.itcproperties.com/role/DisclosureInvestmentInUnconsolidatedJointVenturesInvestmentDetails", "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets" }, "lang": { "en-us": { "role": { "label": "Real Estate Investments, Unconsolidated Real Estate and Other Joint Ventures", "terseLabel": "Investments in unconsolidated joint ventures", "verboseLabel": "Carrying Value", "documentation": "The carrying amount of investments in unconsolidated real estate and other joint ventures not separately presented. This includes direct and indirect investments." } } }, "auth_ref": { "r1034", "r1035" } }, "us-gaap_RealEstateLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateLineItems", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoanDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoansActivityDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsOwnedPropertiesDetails" }, "lang": { "en-us": { "role": { "label": "Real Estate Owned [Text Block]", "terseLabel": "Real Estate Investments", "documentation": "The entire disclosure for real estate owned (as defined). Generally, the largest component of real estate owned by lenders is assets taken in settlement of troubled loans through surrender or foreclosure. Real estate investments, real estate loans that qualify as investments in real estate, and premises that are no longer used in operations may also be included in real estate owned." } } }, "auth_ref": { "r940" } }, "Itc_RealEstatePropertiesCommitmentsMember": { "xbrltype": "domainItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "RealEstatePropertiesCommitmentsMember", "presentation": { "http://www.itcproperties.com/role/DisclosureCommitmentsAndContingenciesSummaryOfCommitmentsDetails" }, "lang": { "en-us": { "role": { "documentation": "Represents real estate properties commitments." }, "label": "Real estate properties", "terseLabel": "Real estate properties" } } }, "auth_ref": { "us-gaap_RealEstatePropertiesLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstatePropertiesLineItems", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsAcquisitionsDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsAssistedLivingPortfolioPropertyDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsCarryingAmountOfIntangibleAssetsDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsComponentsOfRentalIncomeDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsImpairmentLossDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsImprovementsDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPropertiesHeldForSaleDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPropertiesSoldDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsPurchaseOptionsDetails" }, "lang": { "en-us": { "role": { "label": "Real Estate Properties [Line Items]", "verboseLabel": "Real estate investments", "documentation": "Line items represent financial concepts included in a table. 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Excludes net investment in lease." }, "label": "Real Estate Property Financing Receivable, Allowance for Credit Loss, Excluding Accrued Interest", "terseLabel": "Financial receivable credit loss reserve" } } }, "auth_ref": { "Itc_RealEstatePropertyFinancingReceivableExcludingAccruedInterestNet": { "xbrltype": "monetaryItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "RealEstatePropertyFinancingReceivableExcludingAccruedInterestNet", "crdr": "debit", "presentation": {

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The tax is usually based on the value of property (including the land)." } } }, "auth_ref": { "r764" } }, "us-gaap_ReceivableTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReceivableTypeDomain", "presentation": { "http://www.itcproperties.com/role/DisclosureNotesReceivableComponentsDetails", "http://www.itcproperties.com/role/DisclosureNotesReceivableInvestmentInNotesReceivableDetails", "http://www.itcproperties.com/role/DisclosureNotesReceivableNewLoanCommitmentDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentDetailsDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableActivitiesDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoanDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoansActivityDetails", 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"http://www.itcproperties.com/role/StatementConsolidatedStatementsOfCashFlows", "lang": { "en-us": { "role": { "label": "Repayments of Lines of Credit", "negatedLabel": "Repayment of revolving line of credit", "negatedTerseLabel": "Revolving line of credit", "documentation": "Amount of cash outflow for payment of an obligation from a lender, including but not limited to, letter of credit, standby letter of credit and revolving credit arrangements." } } }, "auth_ref": { "r106", "r922" } }, "us-gaap_RepaymentsOfLongTermDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RepaymentsOfLongTermDebt", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/DisclosureDebtObligationsBorrowingsAndRepaymentsDetails", "lang": { "en-us": { "role": { "label": "Repayments of Long-term Debt", "negatedLabel": "Total", "documentation": "The cash outflow for debt initially having maturity due after one year or beyond the normal operating cycle, 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settlement of obligation drawn from a contractual arrangement with the lender, including letter of credit, standby letter of credit and revolving credit arrangements, under which borrowings can be made up to a specific amount at any point in time with maturities due beyond one year or the operating cycle, if longer." } } }, "auth_ref": { "r106" } }, "us-gaap_RepaymentsOfUnsecuredDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RepaymentsOfUnsecuredDebt", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/DisclosureDebtObligationsBorrowingsAndRepaymentsDetails", "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfCashFlows", "lang": { "en-us": { "role": { "label": "Repayments of Unsecured Debt", "negatedLabel": "Senior unsecured notes", "negatedTerseLabel": "Principal payments on senior unsecured notes", "documentation": "The cash outflow to repay long-term debt that is not secured by collateral. Excludes repayments of tax exempt unsecured debt." } } }, "auth_ref": { "r106" } }, "srt_RepurchaseAgreementCounterpartyNameDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RepurchaseAgreementCounterpartyNameDomain", "presentation": { "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableActivitiesDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableDetails", "http://www.itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoansActivityDetails", "lang": { "en-us": { "role": { "label": "Counterparty Name {Domain}", "documentation": "Named other party that participates in a financial transaction. Examples include, but not limited to, the name of the financial institution." } } }, "auth_ref": { "r190", "r191", "r234", "r235", "r378", "r404", "r529", "r542", "r589", "r735", "r736" } }, "ecd_RestatementDateAxis": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "RestatementDateAxis", "presentation": { "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": { "en-us": { "role": { "label": "Restatement Determination Date [Axis]", "terseLabel": "Restatement Determination Date", "auth_ref": { "r810", "r820", "r830", "r862" } }, "ecd_RestatementDeterminationDate": { "xbrltype": "dateItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "RestatementDeterminationDate", "presentation": { "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": { "en-us": { "role": { "label": "Restatement Determination Date", "terseLabel": "Restatement Determination Date" } } }, "auth_ref": { "r811", "r821", "r831", "r863" } }, "ecd_RestatementDoesNotRequireRecoveryTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "RestatementDoesNotRequireRecoveryTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": { "en-us": { "role": { "label": "Restatement Does Not Require Recovery {Text Block}", "terseLabel": "Restatement does not require recovery" } } }, "auth_ref": { "r818", "r828", "r838", "r870" } }, "Itc_RestrictedStockAndPerformanceBasedStockUnitsMember": { "xbrltype": "domainItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "RestrictedStockAndPerformanceBasedStockUnitsMember", "presentation": { "http://www.itcproperties.com/role/DisclosureEquityRestrictedStockAndPerformanceBasedStockUnitsDetails", "lang": { "en-us": { "role": { "documentation": "Information pertaining to restricted stock and performance-based stock unit awards." }, "label": "Restricted stock and performance-based stock units", "terseLabel": "Restricted stock and performance-based stock units" } } }, "auth_ref": { "us-gaap_RestrictedStockMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RestrictedStockMember", "presentation": { "http://www.itcproperties.com/role/DisclosureEquityRestrictedStockAndPerformanceBasedStockUnitsDetails", "lang": { "en-us": { "role": { "label": "Restricted stock", "terseLabel": "Restricted stock", "documentation": "Stock including a provision that prohibits sale or substantive sale of an equity instrument for a specified period of time or until specified performance conditions are met." } } }, "auth_ref": { "r30" } }, "us-gaap_RetainedEarningsMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RetainedEarningsMember", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfEquity", "lang": { "en-us": { "role": { "label": "Cumulative Net Income", "terseLabel": "Cumulative Net Income", "documentation": "Accumulated undistributed earnings (deficit)." } } }, "auth_ref": { "r195", "r237", "r238", "r239", "r241", "r246", "r248", "r250", "r310", "r311", "r351", "r457", "r458", "r460", "r461", "r462", "r464", "r467", "r468", "r477", "r479", "r480", "r482", "r483", "r519", "r521", "r609", "r611", "r624", "r1068" } }, "us-gaap_RetainedEarningsUnappropriated": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RetainedEarningsUnappropriated", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets", "lang": { "en-us": { "role": { "label": "Retained Earnings (Accumulated Deficit)", "terseLabel": "Cumulative net income", "documentation": "Amount of accumulated undistributed earnings (deficit) available for dividend distribution. Includes, but is not limited to, retained earnings not appropriated for specific business purpose." } } }, "auth_ref": { "r90", "r232", "r595" } }, "us-gaap_Revenues": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Revenues", "crdr": "credit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfIncome", "lang": { "en-us": { "role": { "label": "Revenues", "totalLabel": "Total revenues", "documentation": "Amount of revenue recognized from goods sold, services rendered, insurance premiums, or other activities that constitute an earning process. Includes, but is not limited to, investment and interest income before deduction of interest expense when recognized as a component of revenue, and sales and trading gain (loss)." } } }, "auth_ref": { "r137", "r138", "r217", "r233", "r277", "r283", "r284", "r288", "r290", "r291", "r292", "r294", "r308", "r365", "r366", "r367", "r368", "r369", "r370", "r371", "r372", "r373", "r509", "r586", "r740", "r965" } }, "us-gaap_RevenuesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenuesAbstract", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedStatementsOfIncome", "lang": { "en-us": { "role": { "label": "Revenues {Abstract}", "terseLabel": "Revenues" } } }, "auth_ref": { "Itc_RevolvingCreditFacilityAmendedAsPerCreditAgreementMember": { "xbrltype": "domainItemType", "nsuri": "http://www.itcproperties.com/20240930", "localname": "RevolvingCreditFacilityAmendedAsPerCreditAgreementMember", "presentation": { "http://www.itcproperties.com/role/DisclosureDebtObligationsBankBorrowingsDetails", "lang": { "en-us": { "role": { "documentation": "Represents information pertaining to revolving credit facility credit agreement maturing on November 19, 2026." }, "label": "Revolving Credit Facility Amended As Per Credit Agreement {Member}", "terseLabel": "Revolving credit facility credit agreement", "auth_ref": { "us-gaap_RevolvingCreditFacilityMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevolvingCreditFacilityMember", "presentation": { "http://www.itcproperties.com/role/DisclosureDebtObligationsBankBorrowingsDetails", "lang": { "en-us": { "role": { "label": "Revolving Credit Facility", "terseLabel": "Revolving Credit Facility", "documentation": "Arrangement in which loan proceeds can continuously be obtained following repayments, but the total amount borrowed cannot exceed a specified maximum amount." } } }, "auth_ref": { "us-gaap_RisksAndUncertaintiesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RisksAndUncertaintiesAbstract", "lang": { "en-us": { "role": { "label": "Major Operators" } } }, "auth_ref": { "ecd_Rule10b51ArrAdoptedFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "Rule10b51ArrAdoptedFlag", "presentation": { "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements", "lang": { "en-us": { "role": { "label": "Rule 10b5-1 Arrangement Adopted {Flag}", "terseLabel": "Rule 10b5-1 Arrangement Adopted", "auth_ref": { "ecd_Rule10b51ArrFrmtndFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "Rule10b51ArrFrmtndFlag", "presentation": { "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements", "lang": { "en-us": { "role": { "label": "Rule 10b5-1 Arrangement Terminated {Flag}", "terseLabel": "Rule 10b5-1 Arrangement Terminated", "auth_ref": { "str_SC": { "xbrltype": "domainItemType", "nsuri":

"http://xbri.sec.gov/stpr/2024/", "localname": "SC", "presentation": { "http://www.Itcproperties.com/role/DisclosureEquityNoncontrollingInterestDetails", "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentDetails", "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsAssistedLivingPortfolioPropertyDetails", "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableDetails", "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsMortgageLoansActivityDetails", "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsPropertiesSoldDetails", "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsPurchaseOptionsDetails" }, "lang": { "en-us": { "role": { "label": "South Carolina", "terseLabel": "South Carolina" } }, "auth_ref": { } }, "us-gaap_SaleOfStockNameOfTransactionDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SaleOfStockNameOfTransactionDomain", "presentation": { "http://www.Itcproperties.com/role/DisclosureEquityCommonStockDetails", "http://www.Itcproperties.com/role/DisclosureSubsequentEventsDetails" }, "lang": { "en-us": { "role": { "label": "Sale of Stock [Domain]", "documentation": "Sale of the entity's stock, including, but not limited to, initial public offering (IPO) and private placement." } }, "auth_ref": { } }, "Itc_SalesPriceOfRealEstateHeldForInvestment": { "xbrltype": "monetaryItemType", "nsuri": "http://www.Itcproperties.com/20240930", "localname": "SalesPriceOfRealEstateHeldForInvestment", "crdr": "debit", "presentation": { "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsImpairmentLossDetails", "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsPropertiesSoldDetails" }, "lang": { "en-us": { "role": { "documentation": "Sales price of real estate or properties that were intended to be sold or held for capital appreciation or rental income.", "label": "Sales Price Of Real Estate Held For Investment", "terseLabel": "Sales price" } }, "auth_ref": { } }, "srt_ScenarioUnspecifiedDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ScenarioUnspecifiedDomain", "presentation": { "http://www.Itcproperties.com/role/DisclosureInvestmentInUnconsolidatedJointVenturesInvestmentDetails" }, "lang": { "en-us": { "role": { "label": "Scenario, Unspecified [Domain]", "documentation": "Scenario reported, distinguishing information from actual fact. Includes, but is not limited to, pro forma and forecast. Excludes actual facts." } }, "auth_ref": { "r192", "r251", "r418", "r992", "r928" } }, "us-gaap_ScheduleOfAccountsNotesLoansAndFinancingReceivableTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfAccountsNotesLoansAndFinancingReceivableTable", "presentation": { "http://www.Itcproperties.com/role/DisclosureNotesReceivableComponentsDetails", "http://www.Itcproperties.com/role/DisclosureNotesReceivableInvestmentInNotesReceivableDetails", "http://www.Itcproperties.com/role/DisclosureNotesReceivableNewLoanCommitmentDetails" }, "lang": { "en-us": { "role": { "label": "Schedule of Accounts, Notes, Loans and Financing Receivable [Table]", "documentation": "Disclosure of information about accounts and financing receivables. Includes, but is not limited to, amount of receivable and allowance for credit loss." } }, "auth_ref": { "r88", "r94", "r296", "r941" } }, "us-gaap_ScheduleOfAccountsNotesLoansAndFinancingReceivableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfAccountsNotesLoansAndFinancingReceivableTextBlock", "presentation": { "http://www.Itcproperties.com/role/DisclosureNotesReceivableTables" }, "lang": { "en-us": { "role": { "label": "Schedule of Accounts, Notes, Loans and Financing Receivable [Table Text Block]", "terseLabel": "Summary of mezzanine loans and other loan arrangements", "documentation": "Tabular disclosure of the various types of trade accounts and notes receivable and for each the gross carrying value, allowance, and net carrying value as of the balance sheet date. Presentation is categorized by current, noncurrent and unclassified receivables." } }, "auth_ref": { "r88", "r94" } }, "Itc_ScheduleOfAcquiredRealEstateInvestmentsTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.Itcproperties.com/20240930", "localname": "ScheduleOfAcquiredRealEstateInvestmentsTableTextBlock", "presentation": { "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsTables" }, "lang": { "en-us": { "role": { "documentation": "Tabular disclosure of the entity's acquired real estate investments." }, "label": "Schedule of Acquired Real Estate Investments [Table Text Block]", "terseLabel": "Summary of acquisitions" } }, "auth_ref": { } }, "Itc_ScheduleOfAdditionalLoanCommitmentsTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.Itcproperties.com/20240930", "localname": "ScheduleOfAdditionalLoanCommitmentsTableTextBlock", "presentation": { "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsTables" }, "lang": { "en-us": { "role": { "documentation": "Tabular disclosure of additional loan commitments under mortgage loans." }, "label": "Schedule of Additional Loan Commitments [Table Text Block]", "terseLabel": "Schedule of mortgage loan activity" } }, "auth_ref": { } }, "Itc_ScheduleOfAssistedLivingPortfolioPropertyTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.Itcproperties.com/20240930", "localname": "ScheduleOfAssistedLivingPortfolioPropertyTableTextBlock", "presentation": { "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsTables" }, "lang": { "en-us": { "role": { "documentation": "Tabular disclosure of assisted living portfolio property." }, "label": "Schedule of Assisted Living Portfolio Property [Table Text Block]", "terseLabel": "Schedule of assisted living portfolio property" } }, "auth_ref": { } }, "Itc_ScheduleOfCapitalContributionsIncomeRecognizedAndCashInterestReceivedInvestmentsUnconsolidatedJointVentureTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.Itcproperties.com/20240930", "localname": "ScheduleOfCapitalContributionsIncomeRecognizedAndCashInterestReceivedInvestmentsUnconsolidatedJointVentureTableTextBlock", "presentation": { "http://www.Itcproperties.com/role/DisclosureInvestmentInUnconsolidatedJointVenturesTables" }, "lang": { "en-us": { "role": { "documentation": "Tabular disclosure of the entity's capital contributions, income recognized and cash interest received related to investments in unconsolidated joint ventures." }, "label": "Schedule of Capital Contributions Income Recognized and Cash Interest Received Investments Unconsolidated Joint Venture [Table Text Block]", "terseLabel": "Summary of capital contributions, income recognized and cash interest received from investments in unconsolidated joint ventures" } }, "auth_ref": { } }, "us-gaap_ScheduleOfCollaborativeArrangementsAndNoncollaborativeArrangementTransactionsTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfCollaborativeArrangementsAndNoncollaborativeArrangementTransactionsTable", "presentation": { "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableActivitiesDetails", "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsFinancingReceivableDetails" }, "lang": { "en-us": { "role": { "label": "Collaborative Arrangement and Arrangement Other than Collaborative [Table]", "documentation": "Disclosure of information about collaborative arrangement and arrangement other than collaborative applicable to revenue-generating activity or operations." } }, "auth_ref": { "r469" } }, "us-gaap_ScheduleOfDebtInstrumentsTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfDebtInstrumentsTextBlock", "presentation": { "http://www.Itcproperties.com/role/DisclosureDebtObligationsTables" }, "lang": { "en-us": { "role": { "label": "Schedule of Long-term Debt Instruments [Table Text Block]", "terseLabel": "Schedule of Debt Obligations", "documentation": "Tabular disclosure of long-term debt instruments or arrangements, including identification, terms, features, collateral requirements and other information necessary to a fair presentation. These are debt arrangements that originally required repayment more than twelve months after issuance or greater than the normal operating cycle of the entity, if longer." } }, "auth_ref": { "r16", "r41", "r44", "r76", "r118", "r119", "r750", "r752", "r924", "r1030" } }, "Itc_ScheduleOfDevelopmentRedevelopmentRenovationAndExpansionActivityTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.Itcproperties.com/20240930", "localname": "ScheduleOfDevelopmentRedevelopmentRenovationAndExpansionActivityTableTextBlock", "presentation": { "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsTables" }, "lang": { "en-us": { "role": { "documentation": "Tabular disclosure of the entity's properties under development, redevelopment, renovation, and expansion." }, "label": "Schedule of Development Redevelopment Renovation and Expansion Activity [Table Text Block]", "terseLabel": "Schedule of developments and improvement projects" } }, "auth_ref": { } }, "Itc_ScheduleOfDividendDistributionsTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.Itcproperties.com/20240930", "localname": "ScheduleOfDividendDistributionsTableTextBlock", "presentation": { "http://www.Itcproperties.com/role/DisclosureEquityTables" }, "lang": { "en-us": { "role": { "documentation": "Tabular disclosure of all or some of the information related to dividends declared and paid, as of the financial reporting date." }, "label": "Schedule of Dividend Distributions [Table Text Block]", "terseLabel": "Schedule of cash dividends declared and paid" } }, "auth_ref": { } }, "us-gaap_ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock", "presentation": { "http://www.Itcproperties.com/role/DisclosureEarningsPerShareTables" }, "lang": { "en-us": { "role": { "label": "Schedule of Earnings Per Share, Basic and Diluted [Table Text Block]", "terseLabel": "Schedule of basic and diluted net income per share", "documentation": "Tabular disclosure of an entity's basic and diluted earnings per share calculations, including a reconciliation of numerators and denominators of the basic and diluted per-share computations for income from continuing operations." } }, "auth_ref": { "r931" } }, "srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis", "presentation": { "http://www.Itcproperties.com/role/DisclosureInvestmentInUnconsolidatedJointVenturesInvestmentDetails" }, "lang": { "en-us": { "role": { "label": "Investment, Name [Axis]", "documentation": "Information by name of investment including named security. Excludes entity that is consolidated." } }, "auth_ref": { "r304", "r305", "r307", "r459", "r893", "r894", "r895", "r999", "r1000", "r1001", "r1002" } }, "us-gaap_ScheduleOffinancingReceivableAllowanceForCreditLossesTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOffinancingReceivableAllowanceForCreditLossesTable", "presentation": { "http://www.Itcproperties.com/role/DisclosureCreditLossReserveExpectedCreditLossesDetails" }, "lang": { "en-us": { "role": { "label": "Financing Receivable, Allowance for Credit Loss [Table]", "documentation": "Disclosure of information about allowance for credit loss on financing receivable." } }, "auth_ref": { "r165", "r944" } }, "us-gaap_ScheduleOffinancingReceivableRecordedInvestmentCreditQualityIndicatorTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOffinancingReceivableRecordedInvestmentCreditQualityIndicatorTable", "presentation": { "http://www.Itcproperties.com/role/DisclosureCreditLossReserveFinancialInstrumentsByYearOfOriginationDetails" }, "lang": { "en-us": { "role": { "label": "Financing Receivable, Credit Quality Indicator [Table]", "documentation": "Disclosure of information about credit quality indicator for financing receivable." } }, "auth_ref": { "r145", "r746", "r945" } }, "us-gaap_ScheduleOffiniteLivedIntangibleAssetsTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOffiniteLivedIntangibleAssetsTableTextBlock", "presentation": { "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsTables" }, "lang": { "en-us": { "role": { "label": "Schedule of Finite-Lived Intangible Assets [Table Text Block]", "terseLabel": "Summary of the carrying amount of intangible assets", "documentation": "Tabular disclosure of assets, excluding financial assets and goodwill, lacking physical substance with a finite life, by either major class or business segment." } }, "auth_ref": { "r748", "r951" } }, "Itc_ScheduleOfImpairmentLossesRecognizedOnRealEstateInvestmentTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.Itcproperties.com/20240930", "localname": "ScheduleOfImpairmentLossesRecognizedOnRealEstateInvestmentTableTextBlock", "presentation": { "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsTables" }, "lang": { "en-us": { "role": { "documentation": "Tabular disclosure of information pertaining to impairment losses on real estate investment properties." }, "label": "Schedule of Impairment Losses Recognized on Real Estate Investment [Table Text Block]", "terseLabel": "Schedule of impairment loss" } }, "auth_ref": { } }, "Itc_ScheduleOfInformationAboutPurchaseOptionsIncludedInLeaseAgreements": { "xbrltype": "textBlockItemType", "nsuri": "http://www.Itcproperties.com/20240930", "localname": "ScheduleOfInformationAboutPurchaseOptionsIncludedInLeaseAgreements", "presentation": { 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derivatives, statement of financial position location, and statement of financial performance location of these instruments." } }, "auth_ref": { "r68" } }, "Itc_ScheduleOfInvestmentsInOwnedPropertiesTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.Itcproperties.com/20240930", "localname": "ScheduleOfInvestmentsInOwnedPropertiesTableTextBlock", "presentation": { "http://www.Itcproperties.com/role/DisclosureRealEstateInvestmentsTables" }, "lang": { "en-us": { "role": { "documentation": "Tabular disclosure of the entity's investment in owned properties." }, "label": "Schedule of Investments in Owned Properties [Table Text Block]", "terseLabel": "Summary of investments in owned properties" } }, "auth_ref": { } }, "Itc_ScheduleOfLongTermDebtBorrowingsAndRepaymentsTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.Itcproperties.com/20240930", "localname": "ScheduleOfLongTermDebtBorrowingsAndRepaymentsTableTextBlock", "presentation": { 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the nature of restrictions, if any, on the consolidated VIE's assets and on the settlement of its liabilities reported by an entity in its statement of financial position, including the carrying amounts of such assets and liabilities; the nature of, and changes in, the risks associated with involvement in the VIE; how involvement with the VIE affects the entity's financial position, financial performance, and cash flows; the lack of recourse if creditors (or beneficial interest holders) of the consolidated VIE have no recourse to the general credit of the primary beneficiary (if applicable); the terms of arrangements, giving consideration to both explicit arrangements and implicit variable interests, if any, that could require the entity to provide financial support to the VIE, including events or circumstances that could expose the entity to a loss; the methodology used by the entity for determining whether or not it is the primary beneficiary of the variable interest entity; the significant factors considered and judgments made in determining that the power to direct the activities of a VIE that most significantly impact the VIE's economic performance are shared (as defined); the carrying amounts and classification of assets and liabilities of the VIE included in the statement of financial position; the entity's maximum exposure to loss, if any, as a result of its involvement with the VIE, including how the maximum exposure is determined and significant sources of the entity's exposure to the VIE; a comparison of the carrying amounts of the assets and liabilities and the entity's maximum exposure to loss; information about any liquidity arrangements, guarantees, and (or) other commitments by third parties that may affect the fair value or risk of the entity's variable interest in the VIE, whether or not the entity has provided financial support or other support (explicitly or implicitly) to the VIE that it was not previously contractually required to provide or whether the entity intends to provide that support, including the type and amount of the support and the primary reasons for providing the support, and supplemental information the entity determines necessary to provide." } } }, "auth-ref": { "r58", "r59", "r60", "r61", "r62" } } }, "us-gaap-SchedulesOfConcentrationOfRiskByRiskFactorTextBlock": { "xbrlType": "textBlockItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SchedulesOfConcentrationOfRiskByRiskFactorTextBlock", "presentation": { "http://www.itcproperties.com/role/DisclosureMajorOperatorsTables": { "lang": { "en-us": { "role": { "label": "Schedules of Concentration of Risk, by Risk Factor [Table Text Block]", "terseLabel": "Schedule of concentration of risk by major operators", "documentation": "Tabular disclosure of the nature of a concentration, a benchmark to which it is compared, and the percentage that the risk is to the benchmark." } } }, "auth-ref": { "r31", "r32", "r33", "r34", "r73", "r126" } } }, "us-gaap-SecuredDebt": { "xbrlType": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SecuredDebt", "credit": "credit", "presentation": { "http://www.itcproperties.com/role/StatementConsolidatedBalanceSheets": { "lang": { "en-us": { "role": { "label": "Secured Debt", "terseLabel": "Term loans, net of debt issue costs: 2024-\$229; 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Includes, but is not limited to, combination of market, performance or service condition."}}, "auth_ref": [{"r763"}]}, "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsGrantsInPeriod": {"xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024/", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsGrantsInPeriod", "presentation": [{"http://www.Itcproperties.com/role/DisclosureEquityRestrictedStockAndPerformanceBasedStockUnitsDetails"}], "lang": {"en-us": {"role": {"label": "Share-based Compensation Arrangement by Share-based Payment Award, Equity Instruments Other than Options, Grants in Period", "terseLabel": "Granted (in shares)", "documentation": "The number of grants made during the period on other than stock (or unit) option plans (for example, phantom stock or unit plan, stock or unit appreciation rights plan, performance target plan)."}}, "auth_ref": [{"r436"}]}, 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[illegible]

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M1^%812>_EMA^O15^61PE>=C^T^FV^XCS^INFN MTAlVY(C^W^PK1_7AR;C149T1^OP0^700Y^>1^=PP01^3V4Y^7R^1N^>1^M+13QOY1N^00SF^>1^<
8+411^U076N^61\$=G&G<91%3BU^#95^E1R;15&+1JRE@D\$ M^0BMH1U450^>1^Y10M11B^>S^UY@Q2VY10M11O1 G69^>BA1H^>KW>4F4>1^U^Z^X^>N1JQ@>@>2S+&1B-O3?<
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(c) LBL1ZNFH+0J^C>496<.30J^P2K+P2T%#>/S/<K5^TCQZ MNIVU>K> IDUB&X^> ^OYPT=>HF=82BA^f^RG<6<.6GX^OP^FXI72D.L+L&A^1^3+1%16!>L=CJH=WH JA MBOXY3NEHJ.KW^ANBJAHJ2K@<SHM(CX,XS>5@<K5^TO OANN2>AH+?JM^MA JAHOGHD<&SDS&P>P>PPT=>1^4P MJDMP<95SMHRPD<2KUV<9QMWPV W&E?IH15C>J<3BTN7KB|FAF5M^M> QOOCH=>#D5R27VYLFTV(ZVZWAB/ZBA/LQU^KQJJSO^M-> TVYW?|IN.H+= ICRI69NE 1.55@QETIA4W |5W&KXCM3RWJQ|1#4X MKES701^& E=200I8 Z^#<K5^L Y^O^#DEH2JCP+VJO(=DFAQO.6D1FR MH2>X=ZZ> .18-5+?#B>G^BXQX2DUIT MTP>QC<0SKVRH|W1+Q@J^>#>+TL5.(VX^N1+ #.1R^9&0HH(P3/RZ.N^2ZY? JG3|MXX^1J W L VIGQ2QQH^Q1=Q2# H+GOIR&33V+Y^R1&WP<.3=(P.F)^1 M^13G7LH2 =IO-JPXIX3V3WUJ@JH%Y%>#>HL HN69<AM SS^HI/E/MO %*1 KBFE4-WA^Y^L^HX1(SHDAIXI.P66WC^%A..HJ>.<O^IILM> (039P^>HJ>IRKCNXDUF6PY8YLOJ|YFYHIG&GD93PY.RI8B=>#JP MI&1515^LQA33(HLT FYUBPR98 P^XU#IEEX^FWD-XRO=PD83*< <87\$ E@.7\$E M.H.I+ S&RZVP7P DXPI+(BO&OKAR(MB^E<+<O9P>2J^<2016KGZ^MAH16@8 Z^#<K5^L X^18UXUV .IW8JEG<J0P DBL^EH>.*L&(<\$76# M3ZJ&.^YIFZJ>X=ZZ>=HNDDG *J&#/FC <1PLB.CI85S(A.O&GSXR)>Q MO4.D1)=>S|^EPEW08MY&09L|=I04AIRHO|U^H T^%P)P. QON M^>JLV< EXJ|>C=7QVY CU JHHK=?+?2URGHXGHC.F=X;1% IVBLE8.MJEUD.B&9B=HP%<(+-TFJT23F C^1PEI=>OTA 1%>2B DJK #.1BW.M^(-Z^Z%)KCT.YARMUJ.PJFI.T.JC.Q5N4+L&SAE1=5.E=DB3H|>D7I8H^LE.M!8W^ (FB00TO17.4%K&OZVP6)<@B.L>%M.M:V1?91%<J5YP9B=IIIGO M.G.BCTPIA+&?)8?MZ+S.OOS>V)|L DUW9<X2Z9^NS5HLV^PO&8HD=++ MGCS.C3H.D9G .1L<ORQ>TISB^U^SRITGD+G2WN148MR7USBWOAXA.@ M&5D92<8.BF17RXQ^UNXNHIL.W^YZFGH>GH|HYPYLUSSBOM)7N.7FP ML@>)=-1)? #.2417AU>0.N)=1 2D_Q_OOW1W3IYVADJ_4L+C9J3LPT CM+&B.A-BJS^7Q R14-GQV.BIFN9&2@.8@.#+1SN^29QV^<5+6G1%U-M=A A^>VP+1^KHPA(FTG.ZXQOJOUUNI(XJHV>P5D\$OI^ OS@51M&LS +MV.4@Z-HV&V9A.JTQ XZ7Z? B.ESRX X&FY^ZT^ F7#C GF2P.MCV#P>1)*K6:RTU8HAY. ((P3Y.OO^#LYB+1\$SO5DARU<@<(UCPG7P+OXG MF#ZJA.VIES7PVY=O+ERE2A@<HLLSGJ+5BQ.SZ3+>S)8Q<2J9^H.60.^10M MDIP%.#IWRP>5KT^> IPMDTI&X.XOFQ&YD251SQO<2?<L(F?7. MAO.&+GL8BX@VAD#HYJ>QJCOJ.@HU.N6E42-(I2H=W7JR?PZ6IUR^ STTTC6(+81=M^#)FP>.0S7GM(M-NP K#H8&2I.YM 8D.1-333<#1&S^981+&90XVZ(A9MI.C.SUP^IOX9G<@3L\$>@ZCIPH MOBBS@TH|@<#2^C.O^NY^OTXHBI&2&A.X).51QS7TE.L.M.|&16C^>XXMK M3.K<3KS9HT+|UJ+13> 1&B2DJ-O.&L69%2E27+261+U>A8.F^E151 M8S1DZ9>?(C-<IN89S7QOWFE.9F=S8C3HFL7D6H|>I@J05GDBI&GG+&@56 (JR90E(EFMWGOM>+1P M9^BNX^HEJ@9LAICPMO>IAX&N J7 BO\$SI<2WNF^H9GDK 5%9A MW^M^= \$2I2HCBG^YF-D01%>Z7%&#IEL<-O^1P6<C7IO&-%K2&K&JH4.YYV.MGW^>LHWZ>QK3< RWB3:BQ1A1GC<3.%>NKLI>MKNT&B>VZX6P4V&5#6 MG^E. %&RB#NDG^<#5 OM^FYBYNIQ=N^17NER.&CGNMHAHZ+FI<H^>#>+MSI^NK=>1KHPI^&O^+>BP^7035F7^G>51&IXI^&O^R/N:H(|&O>=I=Y M6? %6EAG0/W^K IN51#.62<Q2>|@.YB |B|<2T^XHPH1VYD+1ENZJ.3 MCQN^7GP+T&8S6(9XS@+<IECF2.5.O^#XI^("G3B3^V(IV#0#@<(SL+2Z^IDB1850(=MAY.S) (^=R1M^MKS.M=D/TEL&+VJ^ MP^WE&90\$TA W5 _HJHOEA.93:(380O@>N9B&1<2.4RP#QB)> LOBEQ&M^>MNRZCZ^Z#<@5>1%FZB2.A PD=O4.M.CCK%2W. ^M^MO\$^#8\$=>AO GC<=&1+4UB< @<AI&S&2(O@C2^>#<2O> Z MMZ.&S^ (T@BIS&O^J4C1M1K7848(O C2^C6)PPA.K&S@>APD^6* (P MU42.\$90K&1M1Y @DO(G< &+46.2110SE.9A9L.SL@NW7H4Z.FOTOZF MAWYH9IR AWI^BK@EL^R-PHX3>JR<2<0BRZ7<H/H715<HEYJ>#>SH^G^H^ MNR<@G^N<W>GJYVU>W51 EN^&K.LE.VUUX^3NXIB^YYR.^7ZW^S_MHHZ^MBLB^A4U&I8H^<W^OR.TNGH(GQXNX3PN.Y2^FO^2758@? OYEEHV M5^%D. MSOLRQ+ C23J>3H/4/WP^FOXZR.TF+|J45 MJ+A6GLPMJH3&PZ+HVPPE0@>9B<.<+B0&4OC0.2Y.HHJ^Y^N\$TE MX.X R&> GUYTK=> FD42L.D9Z.252R2QO>QB=C RGKA.6.IN^AW^MD M^C&VTJMT^2.CY@>M2T^1EQ+N41^OK(B0&SU^@GJWB.K66V.O9. E MEYO<3.DX)IHH|IMP^1.L22>6TWEML.HL5ZN^ IZ3=>#BF7KB1.#70 %Q MAU-2B^>6N:=1/\$ <#>CUEH^O^E.N2.4WEFF.B.3KK<+>FJLZI88A|058.MEIN+.4.13<@<4IK&E98BD=I2.KMG986^F^<J#9T^>2^>WKZL.M^ HK.YV^2J7F&SZJ&ZIS^<=&L.H^4 HW.G=>CV=>+J\$7>+<6&+MMJ.FMAVD=KH9BWN.2.FIG+WZ.5CF Y^H13-Y8(\$4 M2+B-A2^QR8BHR=>I18N I&:KVBU.5HU@H=12\$S192J2GKAQFRE M^G>J>J?>N@<IG.CO(+&X^4.M-IN.)DHMP@C8A.5ASR8^583J+7A9A16IM M2?C@VLXB.7FAQ.Y@FZTLGNO.F&5^< \$/5+ I9#VBYRVILVVO(B(Q.E.MV56MBP^H1=PP)<?P5 BVZV^TY2Y@<@X&O WN^Y^J^E^HX^X2OJ^T^>O M8)BN5^4IQ#?2BV+51L BV1^<=<B4I=1#=:7B? FGG%.S.MA 2HL(\$SLO.O^O M7H16H^DOE.ORIH9FJH2U4JUE.DDIY.H^>#>ZRI2DQCYVRVG.I= M5/C=>DM.7QR1GYDD^HJZ<3.M1A0YB9Y0AM^8M9AY.(HC2YN MQ.4U4DRM 6V4.<6.6V41^SC&+5BH8^5.61PT9JHXL6^7OW-L7J5(R1>5 NYS.H^>HJL1I2E4F^ZIG.3-9L5 MYTT^L^M^>N.(\$SK3\$YH1S0=.9WR2@ONBYE.M86NUA4003^SO1SW^102DNM M8P^<Q.N7E\$2AQS7^A50RB7DL+<@KY4GYTOJL1.M^2Z7GGCL4^1%8W^N^<9W6 MM>+ "9 PGGV^NQU@NCFTW072I@<5IT44(O@N.2P>#REF+P<9.5%)Jd250Q M5YEXZ7CMDCU(U08H.Q^RY.UX^1(N3MZ7.O.MPLIZ#P^E0(M^E^<^RZETK^M^>V4ZPIDT^B^>@VY1)"IMR1%<@LW500ET169<(<51B<L42>+V2 M+JW7HIO94H^ (AP5FABVY^|E+>399=B101EF6^1HOASP7ECI3.47S# NJ.MPEH.SM10LOBKUB1860^5526V7W+N<88>J8A18D7B?>>?T< M68970S10<1^6CI+F FUHR&Y5. MNPKC.DIGFC)C2%&K.DIS>+>J2.R.C&=<117%QH<+33K5@F.LL.DHDI<@H7 Y8RK.RSJ7C1<@W@B1>WAFFROG3B.RIFAER(^Z303>56J>+<JA &E5F^F M^YI2 PW^AWG+W6UBDD^OSB167^A14ZBEJN^F7J^FKJ^>XM-9BP913B9HIN M^62PJ+5F7ZG690NEF<A9 RO<10JELLIR^>W8=2.4H3.5+K3NP^H2^MQ<+B=Z7.W+4DB/U 2P.IX>EFFI>5)YCPNV^K0AN^4^P>A9P.16 /16H7F.M.F5>5(OCS/G&56JRP^1UGLBOU.RAC:OH5Y+1XC3VDP3=XJW&E.BIS43> M9IVMU^&2I(75-UY33? FD+GXQD4RZ<@I^H&2^3VC Y^#>%XACFODTYB HF6:LJ4 YMYX

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[illegible]

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2024-09-30 0000887905 Itc:AssistedLivingPropertiesMember stpr:WI us-gaap:DisposalGroupDisposedOfBySaleNotDiscontinuedOperationsMember 2024-01-01 2024-09-30
0000887905 Itc:ThirdAmendedAndRestatedCreditAgreementMember 2024-01-04 2024-01-04 0000887905 Itc:ThirdAmendedAndRestatedCreditAgreementMember 2024-01-01
2024-09-30 0000887905 us-gaap:LineOfCreditMember 2024-09-30 0000887905 us-gaap:VariableInterestEntityNotPrimaryBeneficiaryMember
Itc:SkilledNursingAndAssistedLivingFacilityPropertiesMember Itc:JointVentureMember 2024-01-01 2024-09-30 0000887905 us-
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Itc:PropertyOthersMember 2024-01-01 2024-09-30 0000887905 Itc:SkilledNursingCentersMember 2024-01-01 2024-09-30 0000887905 Itc:AssistedLivingPropertiesMember
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Itc:IndependentAssistedLivingAndMemoryCareMember stpr:IL us-gaap:MortgagesMember 2024-01-01 2024-09-30 0000887905
Itc:AssistedLivingAndMemoryCarePropertiesMember stpr:MI Itc:MortgageLoansWith8.75InterestMember 2024-01-01 2024-09-30 0000887905
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Itc:SkilledNursingAndAssistedLivingFacilityPropertiesMember Itc:SeniorLoanMember stpr:TX 2024-06-30 00000887905 2023-01-01 2023-09-30 00000887905 us-gaap:FinanceReceivablesMember 2024-01-01 2024-09-30 00000887905 us-gaap:FinanceReceivablesMember 2023-01-01 2023-09-30 00000887905
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233000 1788900 -2471000 -123000 2313000 2305000 1506000 <table style="border-collapse:collapse;border:0;"><tr><td style="vertical-align:top;text-align:right;white-space:nowrap;padding-bottom:12pt;margin-top:0;"><p style="font-family:'Times New Roman','Times',serif;font-size:11pt;margin-bottom:12pt;margin-top:12pt;"><b style="font-weight:bold;">1</p></td><td style="vertical-align:top;text-align:right;white-space:nowrap;padding-bottom:12pt;margin-top:0;"><p style="font-family:'Times New Roman','Times',serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 12pt 0pt;">EFC Properties, Inc., a health care real estate investment trust ("REIT"), was incorporated on May 12, 1992 in the State of Maryland and commenced operations on August 25, 1992. We invest primarily in seniors housing and health care properties primarily through sale-leasebacks, mortgage financing, joint ventures and structured finance solutions including preferred equity and mezzanine lending. We conduct and manage our business as one operating segment, rather than multiple operating segments, for internal reporting and internal decision-making purposes. Our primary objectives are to create, sustain and enhance stockholder equity value and provide current income for distribution to stockholders through real estate investments in seniors housing and health care properties managed by experienced operators. Our primary seniors housing and health care property classifications include skilled nursing centers ("SNF"), assisted living communities ("ALF"), independent living communities ("ILF"), memory care communities ("MC") and combinations thereof. We also invest in other ("OTH") types of properties, such as land parcels, projects under development ("UDP") and behavioral health care hospitals. To meet these objectives, we attempt to invest in properties that provide opportunity for additional value and current returns to our stockholders and diversify our investment portfolio by geographic location, operator, property classification and form of investment.</p><p style="font-family:'Times New Roman','Times',serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 12pt 0pt;">We have prepared consolidated financial statements included herein without audit and in the opinion of management have included all adjustments necessary for a fair presentation of the consolidated financial statements pursuant to the rules and regulations of the Securities and Exchange Commission ("SEC"). Certain information and note disclosures normally included in financial statements prepared in accordance with U.S. generally accepted accounting principles ("GAAP") have been condensed or omitted pursuant to rules and regulations governing the presentation of interim financial statements. The accompanying consolidated financial statements include the accounts of our company and its wholly-owned subsidiaries. All significant intercompany accounts and transactions have been eliminated in consolidation. The results of operations for the three and nine months ended September 30, 2024 and 2023 are not necessarily indicative of the results for a full year.</p><p style="font-family:'Times New Roman','Times',serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 12pt 0pt;">No provision has been made for federal or state income taxes. Our company qualifies as a REIT under Sections 856 through 860 of the Internal Revenue Code of 1986, as amended. As such, we generally are not taxed on income that is distributed to our stockholders.</p>1<p style="font-family:'Times New Roman','Times',serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 12pt 0pt;">We have prepared consolidated financial statements included herein without audit and in the opinion of management have included all adjustments necessary for a fair presentation of the consolidated financial statements pursuant to the rules and regulations of the Securities and Exchange Commission ("SEC"). Certain information and note disclosures normally included in financial statements prepared in accordance with U.S. generally accepted accounting principles ("GAAP") have been condensed or omitted pursuant to rules and regulations governing the presentation of interim financial statements. The accompanying consolidated financial statements include the accounts of our company and its wholly-owned subsidiaries. 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Each lease is a triple net lease which requires the lessee to pay all taxes, insurance, maintenance and repairs, capital and non-capital expenditures and other costs necessary in the operations of the facilities. Many of the leases contain renewal options. The majority of our leases contain provisions for specified annual increases over the rents of the prior year.</p><p style="font-family:'Times New Roman','Times',serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 12pt 0pt;">The following table summarizes our investments in owned properties at September 30, 2024<i style="font-style:italic;"> (dollar amounts in thousands)</i></p><table style="border-collapse:collapse;font-size:16pt;height:100%;width:100%;<tr><td style="vertical-align:bottom;white-space:nowrap;width:35.35%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:11pt;margin:0pt;"></p></div><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New 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Tennessee

During 2023, we re-leased

ALFs with a total of

units to Brookdale under a new

master lease. The new master lease commenced in January 2024 and includes a purchase option that can be exercised in 2029. See above for more information.

During 2023, we entered into a JV that purchased

of the properties at the beginning of the third lease year, and the remaining properties at the

beginning of the fourth lease year through the end of the sixth lease year, with an exit Internal Rate of Return ("IRR") of 9.0% below Financing Receivables of \$41,000 units from Brookdale to an operator new to us. The new master lease commenced in January 2024 and includes a purchase option that can be exercised in 2029. See above for more information.

During 2023, we transferred five ALFs with a total of 210 units from Brookdale to an operator new to us. The new master lease commenced in January 2024 and includes a purchase option that can be exercised in 2029. See above for more information.

During 2024, we entered into a joint venture agreement with ALG Senior Living ("ALG") and obtained a 92.7% controlling interest in the \$41,000 newly formed JV that owns four ALFs in North Carolina with a total of 217 units. The JV leased the communities back to an affiliate of the seller under a 11pt master lease agreement. The master lease includes a purchase option that can be exercised through 2028, with an exit IRR of 8.0%. For more information regarding this transaction see Financing Receivables below.

During 2024, we entered into a joint venture agreement with ALG and obtained a 52.6% controlling interest in the \$122,460 newly formed JV that owns 13 ALFs and MCs in North Carolina and 12 and South Carolina. The JV leased the communities back to an affiliate of the seller under a 11pt master lease agreement. The master lease includes a purchase option that can be exercised through 2028, with an exit IRR of 8.0%. For more information regarding this transaction see Financing Receivables below.

During 2022, we purchased four skilled nursing centers and leased these properties under a 10-year master lease agreement. The lease allows the operator to elect either an earn-out payment or purchase option. If neither option is elected within the timeframe defined in the lease, both elections are terminated. For more information regarding the earn-out see Note 9. Commitments and Contingencies.

During 2024, we transferred this community to an operator new to us. The new master lease commenced in April 2024 and includes a purchase option that can be exercised in May 2026 through April 2029, if the lessee exercises its one-year extension option. See above for more information.

During 2022, we purchased four skilled nursing centers and leased these properties under a 10-year master lease agreement. The lease allows the operator to elect either an earn-out payment or purchase option. If neither option is elected within the timeframe defined in the lease, both elections are terminated. For more information regarding the earn-out see Note 9. Commitments and Contingencies.

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vertical-align:bottom;white-space:nowrap;width:6.14%;background:#cceeef;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:8pt;text-align:right;margin:0pt 3pt 0pt 0pt;">114.67</p></tr></table><div style="font-family:'Times New Roman','Times','serif;font-size:1.0pt;margin-bottom:3pt,min-height:1.19em;position:relative,width:100%;"><div style="background-color:#000000,height:1.5pt;position:relative;top:0.6em;width:25.0%;border:none;margin:0 auto 0 0;"></div></div><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:baseline;white-space:nowrap;width:18pt;padding:0pt;">(1)</td><td style="padding:0pt;">Some loans contain certain guarantees and provide for certain facility fees.</td></tr></table><p style="font-family:'Times New Roman','Times','serif;font-size:9pt;margin:0pt;"><p><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:baseline;white-space:nowrap;width:18pt;padding:0pt;">(2)</td><td style="padding:0pt;">Our mortgage loans are secured by properties located infivesevenborrowers.</td></tr></table><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt 0pt 0pt 36pt;"></p><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:baseline;white-space:nowrap;width:18pt;padding:0pt;">(3)</td><td style="padding:0pt;">Subsequent to September 30, 2024, we received the payoff of this mortgage loan receivable.</td></tr></table><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt 0pt 0pt 36pt;"></p><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:baseline;white-space:nowrap;width:18pt;padding:0pt;">(4)</td><td style="padding:0pt;">During the third quarter of 2023, we committed to fund a\$19,500mortgage loan for the construction of an85-unit ALF and MC in Michigan. The borrower contributed\$12,100of equity, which initially funded the construction. In 2024, once all of the borrower's equity was drawn, we began funding the commitment. Our remaining commitment is\$9,500. The interest-only loan matures in September 2026 and includestwoextensions, each of which is contingent on certain coverage thresholds.</td></tr></table><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt 0pt 0pt 18pt;"></p><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:baseline;white-space:nowrap;width:18pt;padding:0pt;">(5)</td><td style="padding:0pt;">Mortgage loans provide forannual increases in the interest rate.</td></tr></table><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt 0pt 0pt 18pt;"></p><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"><p>The following table summarizes our mortgage loan activity for the nine months ended September 30, 2024 and 2023.<table style="font-size:italic;letter-spacing:-0.15pt;">(in thousands)</table><table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr><th style="height:1pt;"><td style="vertical-align:bottom;white-space:nowrap;width:1.34%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.34%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div></td><td style="vertical-align:middle;white-space:nowrap;width:2.45%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="position:absolute;top:50%;transform:translate(0,-50%);width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:2.08%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div></td><td 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Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div></td><td style="vertical-align:middle;white-space:nowrap;width:22.94%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:7pt;text-align:center;margin:0pt;"><b style="font-weight:bold;">Nine Months Ended September 30,</p></td><td style="vertical-align:bottom;white-space:nowrap;width:75.12%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.92%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:7.83%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:7pt;text-align:center;margin:0pt;"><b style="font-weight:bold;">2024</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.45%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="position:absolute;top:50%;transform:translate(0,-

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New Roman', 'Times', 'serif', font-size: 9pt, font-style: normal, font-weight: normal, letter-spacing: -0.15pt; " > Increased primarily due to </span> <span style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 9pt, font-style: normal, font-weight: normal, letter-spacing: -0.15pt; " > $2,377 </span> <span style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 9pt, font-style: normal, font-weight: normal, letter-spacing: -0.15pt; " > repayment of rent credit in connection with the sale of our interest in a consolidated joint venture ("JV"). Rental income from 2023 acquisitions and annual rent escalations and contractual rent increases, partially offset by property sales and transitioned portfolios. </span> </td> </tr> </table> <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt 0pt 18pt; " > <span style="font-size: 3pt, letter-spacing: -0.15pt, margin-left: 0pt, visibility: hidden; " > </span> </p> <table style="border-collapse: collapse; font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin-bottom: 0pt, margin-top: 0pt, table-layout: fixed, width: 100%; border: 0pt; " > <tr> <td style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 8pt, vertical-align: top, white-space: nowrap, width: 18pt, padding: 0pt; " > (2) </td> <td style="padding: 0pt; " > <span style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 9pt, font-style: normal, font-weight: normal, letter-spacing: -0.15pt; " > Straight-line rent income increased due to lease extensions and more leases accounted for on a straight-line basis. </span> </td> </tr> </table> <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt 0pt 36pt; " > <span style="font-size: 3pt, letter-spacing: -0.15pt, margin-left: 0pt, visibility: hidden; " > </span> </p> <table style="border-collapse: collapse; font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin-bottom: 0pt, margin-top: 0pt, margin-left: 0pt, margin-right: 0pt, table-layout: fixed, width: 100%; border: 0pt; " > <tr> <td style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 8pt, vertical-align: top, white-space: nowrap, width: 18pt, padding: 0pt; " > (3) </td> <td style="padding: 0pt; " > <span style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 9pt, font-style: normal, font-weight: normal, letter-spacing: -0.15pt; " > Represents a straight-line rent receivable write-off related to a lease converting to periodic fair market rent resets. </span> </td> </tr> </table> <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt 0pt 36pt; " > <span style="font-size: 3pt, letter-spacing: -0.15pt, margin-left: 0pt, visibility: hidden; " > </span> </p> <table style="border-collapse: collapse; font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin-bottom: 0pt, margin-top: 0pt, margin-left: 0pt, margin-right: 0pt, table-layout: fixed, width: 100%; border: 0pt; " > <tr> <td style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 8pt, vertical-align: top, white-space: nowrap, width: 18pt, padding: 0pt; " > (4) </td> <td style="padding: 0pt; " > <span style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 9pt, font-style: normal, font-weight: normal, letter-spacing: -0.15pt; " > Represents lease incentive balance write-offs related to lease terminations. </span> </td> </tr> </table> 87204000 3194000 3442000 9830000 9902000 37000 747000 561000 1635000 321000 26000 188000 171000 626000 584000 3258000 31589000 97464000 94861000 2377000 <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, text-indent: 36pt, margin: 0pt 0pt 6pt 0pt; " > Some of our lease agreements provide purchase options allowing the lessees to purchase the properties they currently lease from us. The following table summarizes information about purchase options included in our lease agreements <i style="font-style: italic; " > (dollar amounts in thousands): </i> </p> <table style="border-collapse: collapse; font-size: 16pt, height: max-content, padding-left: 0pt, padding-right: 0pt, width: 100%; " > <tr> <th style="height: 1pt, overflow: hidden; overflow-wrap: break-word; position: relative; " > <div style="vertical-align: bottom; white-space: nowrap; width: 37.48%; margin: 0pt; padding: 0pt; " > <div style="height: 1pt, overflow: hidden; overflow-wrap: break-word; position: relative; " > <div style="bottom: 0pt; position: absolute; width: 100%; " > <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt; " > <span style="font-size: 1pt, visibility: hidden; " > </span> </p> </div> <td style="vertical-align: bottom; white-space: nowrap; width: 10.58%; margin: 0pt; padding: 0pt; " > <div style="height: 1pt, overflow: hidden; overflow-wrap: break-word; position: relative; " > <div style="bottom: 0pt; position: absolute; width: 100%; " > <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt; " > <span style="font-size: 1pt, visibility: hidden; " > </span> </p> </div> <td style="vertical-align: bottom; white-space: nowrap; width: 10.58%; margin: 0pt; padding: 0pt; " > <div style="height: 1pt, overflow: hidden; overflow-wrap: break-word; position: relative; " > <div style="bottom: 0pt; position: absolute; width: 100%; " > <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt; " > <span style="font-size: 1pt, visibility: hidden; " > </span> </p> </div> <td style="vertical-align: bottom; white-space: nowrap; width: 10.58%; margin: 0pt; padding: 0pt; " > <div style="height: 1pt, overflow: hidden; overflow-wrap: break-word; position: relative; " > <div style="bottom: 0pt; position: absolute; width: 100%; " > <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt; " > <span style="font-size: 1pt, visibility: hidden; " > </span> </p> </div> <td style="vertical-align: bottom; white-space: nowrap; width: 10.58%; margin: 0pt; padding: 0pt; " > <div style="height: 1pt, overflow: hidden; overflow-wrap: break-word; position: relative; " > <div style="bottom: 0pt; position: absolute; width: 100%; " > <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt; " > <span style="font-size: 1pt, visibility: hidden; " > </span> </p> </div> <td style="vertical-align: bottom; white-space: nowrap; width: 10.58%; margin: 0pt; padding: 0pt; " > <div style="height: 1pt, overflow: hidden; overflow-wrap: break-word; position: relative; " > <div style="bottom: 0pt; position: absolute; width: 100%; " > <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt; " > <span style="font-size: 1pt, visibility: hidden; " > </span> </p> </div> <td style="vertical-align: bottom; white-space: nowrap; width: 10.58%; margin: 0pt; 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width: 100%; " > <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt; " > <span style="font-size: 1pt, visibility: hidden; " > </span> </p> </div> <td style="vertical-align: bottom; white-space: nowrap; width: 10.58%; margin: 0pt; padding: 0pt; " > <div style="height: 1pt, overflow: hidden; overflow-wrap: break-word; position: relative; " > <div style="bottom: 0pt; position: absolute; width: 100%; " > <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt; " > <span style="font-size: 1pt, visibility: hidden; " > </span> </p> </div> <td style="vertical-align: bottom; white-space: nowrap; width: 10.58%; margin: 0pt; padding: 0pt; " > <div style="height: 1pt, overflow: hidden; overflow-wrap: break-word; position: relative; " > <div style="bottom: 0pt; position: absolute; width: 100%; " > <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt; " > <span style="font-size: 1pt, visibility: hidden; " > </span> </p> </div> <td style="vertical-align: bottom; white-space: nowrap; width: 10.58%; margin: 0pt; padding: 0pt; " > <div style="height: 1pt, overflow: hidden; overflow-wrap: break-word; position: relative; " > <div style="bottom: 0pt; position: absolute; width: 100%; " > <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt; " > <span style="font-size: 1pt, visibility: hidden; " > </span> </p> </div> <td style="vertical-align: bottom; white-space: nowrap; width: 10.58%; margin: 0pt; padding: 0pt; " > <div style="height: 1pt, overflow: hidden; overflow-wrap: break-word; position: relative; " > <div style="bottom: 0pt; position: absolute; width: 100%; " > <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt; " > <span style="font-size: 1pt, visibility: hidden; " > </span> </p> </div> <td style="vertical-align: bottom; white-space: nowrap; width: 10.58%; margin: 0pt; padding: 0pt; " > <div style="height: 1pt, overflow: hidden; overflow-wrap: break-word; position: relative; " > <div style="bottom: 0pt; position: absolute; width: 100%; " > <p style="font-family: 'Times New Roman', 'Times', 'serif', font-size: 11pt, margin: 0pt; " > <span style="font-size: 1pt, visibility: hidden; "
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September 30, 2024

Accumulated Assets

[illegible]

[illegible]

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space:nowrap,width:6.99%;background:#cceedd;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:8pt;text-align:center;margin:0pt;">UDP</p></td><td style="vertical-align:middl
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size:8pt;visibility:hidden;"></p></td><td style="vertical-align-bottom:white-space:nowrap;width:8.57%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:8pt;text-align:right;margin:0pt 3pt 0pt 0pt;">#466</p></td>
<td style="vertical-align-bottom:white-space:nowrap,width:2.47%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt">
</p></td><td style="vertical-align-bottom:white-space:nowrap;width:1.6%>border-bottom:3px double
#000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:8pt;margin:0pt;"><s/p></td><td style="vertical-align-bottom:white-
space:nowrap;width:10.34%>border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:8pt;text-
align:right;margin:0pt 3pt 0pt 0pt;">30,602</p></td><td style="vertical-align-bottom:white-space:nowrap,width:18pt;padding:0pt;"><p style="font-
family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"><p></td><tr><td style="font-
family:'Times New Roman','Times','serif;font-size:1.0pt;margin-top:3pt;margin-left:0pt;margin-right:3pt,min-height:1.19cm;position:relative;width:100%;"><div
style="background-color:#000000,height:1.5pt;position:relative;top:0.6cm;width:25.0%>border:none;margin:0 auto 0.0;"></div></div><table style="border-
collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td
style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:text-top:white-space:nowrap,width:18pt;padding:0pt;">(1)</td><td style="padding:0pt;">
We originated a <span style="font-family:'Times New
Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">\$12,700<span style="font-family:'Times New Roman','Times','serif;font-size:9pt;font-
style:normal;font-weight:normal;">mortgage loan to a current operator secured by a SNF/ALF in Texas. The investment commitment amount includes <span style="font-fam-
ily:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">\$11,164<span style="font-family:'Times New
Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">, funded during the three months ended June 30, 2024, an interest reserve of <span style="font-fam-
ily:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">\$750<span style="font-family:'Times New
Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">and a capital expenditure reserve of <span style="font-family:'Times New
Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">\$786<span style="font-family:'Times New Roman','Times','serif;font-size:9pt;font-
style:normal;font-weight:normal;">. In accordance with GAAP, this mortgage loan was determined to be an ADC loan and is accounted for as an unconsolidated JV. The
campus has 104<span style="font-
family:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">beds <span style="font-family:'Times New Roman','Times','serif;font-
size:9pt;font-style:normal;font-weight:normal;">70
skilled nursing and 34<span style="font-
family:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">assisted living. The <span style="font-family:'Times New
Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">five year<span style="font-family:'Times New Roman','Times','serif;font-size:9pt;font-
style:normal;font-weight:normal;">mortgage loan is interest-only at a current rate of <span style="font-family:'Times New Roman','Times','serif;font-size:9pt;font-
style:normal;font-weight:normal;">9.15%.
</td></tr><table><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt 0pt 0pt 18pt;"><span style="font-size:3pt;margin-
left:0pt;visibility:hidden;"></p><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-
top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:text-top:white-
space:nowrap,width:18pt;padding:0pt;">(2)</td><td style="padding:0pt;"><span style="font-family:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-
weight:normal;">Our investment represents 15.5%
of the total investment. The preferred equity
investment earns an initial cash rate of 7%
increasing to <span style="font-family:'Times New
Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">9%<span style="font-family:'Times New Roman','Times','serif;font-size:9pt;font-
style:normal;font-weight:normal;">in year four until the IRR is 12%
After achieving an
8%<span style="font-family:'Times New
Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">IRR, the cash rate drops to <span style="font-family:'Times New
Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">8%<span style="font-family:'Times New Roman','Times','serif;font-size:9pt;font-
style:normal;font-weight:normal;">with an IRR ranging between 14%
family:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">depending upon timing of redemption. <span style="font-fam-
ily:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">The JV partner to purchase our preferred equity interest at any time between August 17, 2031 and December
31, 2036.</td></tr><table><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt 0pt 0pt 18pt;"><span style="font-size:3pt;margin-
left:0pt;visibility:hidden;"></p><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-
top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:text-top:white-
space:nowrap,width:18pt;padding:0pt;">(3)</td><td style="padding:0pt;"><span style="font-family:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-
weight:normal;">Our investment represents 11.6%
of the estimated total investment. The preferred
equity investment earns an initial cash rate of 8%
with an IRR of <span style="font-family:'Times New
Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">14%<span style="font-family:'Times New Roman','Times','serif;font-
size:9pt;font-style:normal;font-weight:normal;">. The JV partner has the option to buy out our investment at any time after August 31, 2023 at the IRR rate. <span style="font-fam-
ily:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">Also, we have the option to require the JV partner to purchase our
preferred equity interest at any time between August 31, 2027 and prior to the end of the first renewal term of the lease.</td></tr><table><div style="margin-
top:12pt;"></div><p style="font-family:'Times New Roman','Times','serif;font-size:3pt;margin:0pt 0pt 0pt 18pt;"></p><p style="font-fam-
ily:'Times New Roman','Times','serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 18pt 0pt;">The following table summarizes our capital
contributions, income recognized, and cash interest received related to our investments in unconsolidated joint ventures during the nine months ended September 30, 2024

style="height:1pt;overflow-hidden;overflow-wrap;break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New
Roman','Times','serif;font-size:11pt;margin:0pt;"></div></td><td style="vertical-align-bottom:white-
space:nowrap,width:2%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow-hidden;overflow-wrap;break-word;position:relative;"><div
style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"><span style="font-
size:1pt;visibility:hidden;"></div></div></td><td style="vertical-align-bottom:white-space:nowrap,width:11.89%;margin:0pt;padding:0pt;"><div
style="height:1pt;overflow-hidden;overflow-wrap;break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New
Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div></td><td style="vertical-align-bottom:white-
space:nowrap,width:2%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow-hidden;overflow-wrap;break-word;position:relative;"><div
style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"><span style="font-
size:1pt;visibility:hidden;">&lt

Cash Income

Non-cash

Year-to-Date

Earned

Income Accrued

SNEALF

ALFMC

Total

Double

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edit losses</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.51%;background:#e6e6ff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:14.99%;background:#e6e6ff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:8pt;text-align:right;margin:0pt 3pt 0pt 0pt;">129</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.89%;background:#e6e6ff;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.51%;background:#e6e6ff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:14.99%;background:#e6e6ff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:8pt;text-align:right;margin:0pt;">(48)</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.89%;background:#e6e6ff;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:61.17%;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:8pt;margin:0pt;">Net (decrease) increase in notes receivable</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.51%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:8pt;margin:0pt;">5</p></td><td style="vertical-align:bottom;white-space:nowrap;width:14.99%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:8pt;text-align:right;margin:0pt;">(12,799)</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.89%;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.51%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:8pt;margin:0pt;">4,673</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.89%;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td></tr></table><div style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;3pt;margin-top:3pt,min-height:1.19em;position:relative;width:100%;"><div style="background-color:#000000,height:1.5pt;position:relative;top:0.6em;width:25.0%;border:none;margin:0 auto 0 0;"></div><table style="border-collapse:collapse;font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:Times New Roman','Times','serif;font-size:8pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(1)</td><td style="padding:0pt;">During 2024, we received\$11,986 towards the payday of a\$13,531 working capital note. The remaining\$1,545 balance of the working capital note is interest free and will be repaid in installments through 2028. Additionally, we received an aggregate\$1,282 related to the payoff of two working capital notes.</td><tr><td style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt 0pt 0pt 18pt;"></td><td style="border-collapse:collapse;font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:Times New Roman','Times','serif;font-size:8pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(2)</td><td style="padding:0pt;">During 2023, we received\$4,545 which includes a prepayment fee and the exit IRR totaling\$190 from a mezzanine loan prepayment. The mezzanine loan was on a mortgage loan that is secured by a unit H.F. in Oregon. Additionally, another\$7,461 mezzanine loan was effectively prepaid through converting it as part of our\$51,111 investment in a participating interest in an existing mortgage loan that is secured by a203 unit ALE, H.F. and MC located in Georgia. We recorded\$1,380 of interest income in connection with the effective prepayment of the mezzanine loan. Subsequent to September 30, 2024, the\$51,111 mortgage loan was paid off.</td></tr></table><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt 0pt 0pt 18pt;"></p><p style="font-family:Times New Roman','Times','serif;font-size:9pt;margin:0pt 0pt 0pt 18pt;"></p><p style="font-family:Times New Roman','Times','serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 12pt 0pt;">Notes receivable consist of mezzanine loans and working capital loans. The following table summarizes our investments in notes receivable at September 30, 2024</p><table style="border-collapse:collapse;font-size:16pt,height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr><td style="height:1pt;"></td><td style="vertical-align:middle;white-space:nowrap;width:8.8%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="position:absolute;top:50%;transform:translate(0,-50%);width:100%;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></div></td><td style="vertical-align:middle;white-space:nowrap;width:2.51%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="position:absolute;top:50%;transform:translate(0,-50%);width:100%;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></div></td><td style="vertical-align:middle;white-space:nowrap;width:10.28%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="position:absolute;top:50%;transform:translate(0,-50%);width:100%;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></div></td><td style="vertical-align:middle;white-space:nowrap;width:2.51%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="position:absolute;top:50%;transform:translate(0,-50%);width:100%;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></div></td><td style="vertical-align:middle;white-space:nowrap;width:11.81%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="position:absolute;top:50%;transform:translate(0,-50%);width:100%;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></div></td><td style="vertical-align:middle;white-space:nowrap;width:2.52%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="position:absolute;top:50%;transform:translate(0,-50%);width:100%;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></div></td><td style="vertical-align:middle;white-space:nowrap;width:11

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Annex A

Net increase in non-contingent lease incentives

The following table summarizes our lease incentives activity for the nine months ended September 30, 2024 and December 31, 2023 were \$3,584,000 and \$2,607,000, respectively. The following table summarizes our lease incentives activity for the nine months ended September 30, 2024 and 2023:

(in thousands)	September 30, 2024	December 31, 2023
Balance at beginning of period	\$2,607,000	\$2,607,000
Additions	\$1,000,000	\$1,000,000
Payments	\$(1,000,000)	\$(1,000,000)
Balance at end of period	\$3,584,000	\$2,607,000

The following table summarizes our lease incentives activity for the nine months ended September 30, 2024 and 2023:

(in thousands)	September 30, 2024	December 31, 2023
Balance at beginning of period	\$2,607,000	\$2,607,000
Additions	\$1,000,000	\$1,000,000
Payments	\$(1,000,000)	\$(1,000,000)
Balance at end of period	\$3,584,000	\$2,607,000

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#000000;margin:0pt;padding:0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: center; margin: 0pt;">\$</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 7.37%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: right; margin: 0pt 3pt 0pt 0pt;">50</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 0.99%; background: #ccccff; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; margin: 0pt;"><p></td><td style="vertical-align: middle; white-space: nowrap; width: 0.96%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: center; margin: 0pt;">\$</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 7.37%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: right; margin: 0pt 3pt 0pt 0pt;">17,000</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 1%; background: #ccccff; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; margin: 0pt;"><p></td><td style="vertical-align: middle; white-space: nowrap; width: 0.96%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: center; margin: 0pt;">\$</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 7.37%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: right; margin: 0pt 3pt 0pt 0pt;">25,000</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 1%; background: #ccccff; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; margin: 0pt;"><p></td><td style="vertical-align: middle; white-space: nowrap; width: 0.96%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: center; margin: 0pt;">\$</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 7.37%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: right; margin: 0pt 3pt 0pt 0pt;">2,045</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 1.02%; background: #ccccff; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; margin: 0pt;"><p></td><td style="vertical-align: middle; white-space: nowrap; width: 0.96%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: center; margin: 0pt;">\$</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 7.37%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: right; margin: 0pt 3pt 0pt 0pt;">1,095</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 1.28%; background: #ccccff; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; margin: 0pt;"><p></td><td style="vertical-align: middle; white-space: nowrap; width: 0.96%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: center; margin: 0pt;">\$</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 7.37%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: right; margin: 0pt 3pt 0pt 0pt;">2,983</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 1.02%; background: #ccccff; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; margin: 0pt;"><p></td><td style="vertical-align: middle; white-space: nowrap; width: 0.97%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: center; margin: 0pt;">\$</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 7.38%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: right; margin: 0pt 3pt 0pt 0pt;">48,173</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 1.47%; background: #ccccff; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; margin: 0pt;"><p></td><td style="vertical-align: middle; white-space: nowrap; width: 1.47%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: center; margin: 0pt;">\$</p></td><td style="vertical-align: bottom; white-space: nowrap; width: 12.1%; background: #ccccff; border-bottom: 1px solid #000000; margin: 0pt; padding: 0pt;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 9pt; text-align: right; margin: 0pt 3pt 0pt 0pt;">482</p></td></tr></table><div style="font-family: 'Times New Roman', 'Times', serif; font-size: 1.0pt; margin-bottom: 3pt; margin-top: 3pt; min-height: 1.19em; position: relative; width: 100%;"><div style="background-color: #000000; height: 1.5pt; position: relative; top: 0.6em; width: 25.0%; border: none; margin: 0 auto 0 0;"></div></div><table style="border-collapse: collapse; font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; margin-bottom: 0pt; margin-top: 0pt; table-layout: fixed; width: 100%; border: 0pt;"><tr><td style="font-family: 'Times New Roman', 'Times', serif; font-size: 8pt; vertical-align: top; white-space: nowrap; width: 18pt; padding: 0pt;">(1)</td><td style="padding: 0pt;">Excludes paid-off loans. Additional funding, if any, is included in the year of the origination of the initial loan.</td></tr></table><div style="margin-top: 1.2pt;"><div><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; text-indent: 36pt; margin: 0pt 0pt 12pt 0pt;">In determining the "expected" credit loss reserves on these instruments, we utilize the probability of default and discounted cash flow methods. Further, we stress-test the results to reflect the impact of unknown adverse future events including recessions.</p><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; text-indent: 36pt; margin: 0pt 0pt 12pt 0pt;">The expected credit losses related to our financial instruments that are within the scope of ASC 326 are as follows <i style="font-style: italic;">in thousands</i>:</p><table style="border-collapse: collapse; font-size: 16pt; height: max-content; padding-left: 0pt; padding-right: 0pt; width: 100%;"><tr><td style="height: 1pt;"><td style="vertical-align: bottom; white-space: nowrap; width: 42.1%; margin: 0pt; padding: 0pt;"><div style="height: 1pt; overflow: hidden; overflow-wrap: break-word; position: relative;"><div style="bottom: 0pt; position: absolute; width: 100%;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; margin: 0pt;"></p></div></div><td style="vertical-align: bottom; white-space: nowrap; width: 2.25%; margin: 0pt; padding: 0pt;"><div style="height: 1pt; overflow: hidden; overflow-wrap: break-word; position: relative;"><div style="bottom: 0pt; position: absolute; width: 100%;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; margin: 0pt;"></p></div></div><td style="vertical-align: bottom; white-space: nowrap; width: 14.95%; margin: 0pt; padding: 0pt;"><div style="height: 1pt; overflow: hidden; overflow-wrap: break-word; position: relative;"><div style="bottom: 0pt; position: absolute; width: 100%;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; margin: 0pt;"></p></div></div><td style="vertical-align: bottom; white-space: nowrap; width: 2.26%; margin: 0pt; padding: 0pt;"><div style="height: 1pt; overflow: hidden; overflow-wrap: break-word; position: relative;"><div style="bottom: 0pt; position: absolute; width: 100%;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; margin: 0pt;"></p></div></div><td style="vertical-align: bottom; white-space: nowrap; width: 14.6%; margin: 0pt; padding: 0pt;"><div style="height: 1pt; overflow: hidden; overflow-wrap: break-word; position: relative;"><div style="bottom: 0pt; position: absolute; width: 100%;"><p style="font-family: 'Times New Roman', 'Times', serif; font-size: 11pt; margin: 0pt;"></p></div></div><td style="vertical-align: bottom; white-space: nowrap; width: 2.24%; margin

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pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 6.173</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:12.1%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 62</p></td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:22.83%;background:#c0c0c0;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;margin:0pt 0pt 0pt 12pt;">Total Notes Receivable</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.26%;background:#c0c0c0;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:middle;white-space:nowrap;width:0.96%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:center;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.37%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 50</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1%;background:#c0c0c0;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:middle;white-space:nowrap;width:0.96%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:center;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.37%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 17,000</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1%;background:#c0c0c0;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:middle;white-space:nowrap;width:0.96%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:center;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.41%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 25,000</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1%;background:#c0c0c0;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:middle;white-space:nowrap;width:0.96%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:center;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.41%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 2,045</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.02%;background:#c0c0c0;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:middle;white-space:nowrap;width:0.96%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:center;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.45%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 1,095</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.28%;background:#c0c0c0;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:middle;white-space:nowrap;width:0.96%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:center;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.37%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 2,983</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.02%;background:#c0c0c0;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:middle;white-space:nowrap;width:0.97%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:center;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.38%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 48,173</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;background:#c0c0c0;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:middle;white-space:nowrap;width:1.47%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:center;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:12.1%;background:#c0c0c0;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:Times New Roman','Times','serif;font-size:9pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 482</p></td></tr><tr><td colspan="4"><div style="font-family:Times New Roman','Times','serif;font-size:1.0pt;margin-bottom:3pt;margin-top:3pt;min-height:1.19em;position:relative;width:100%;"><div style="background-color:#000000;height:1.5pt;position:relative;top:0.6em;width:25.0%;border:none;margin:0 auto 0 0;"></div></div><table style="border-collapse:collapse;font-family:Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:Times New Roman','Times','serif;font-size:8pt;vertical-align:top;white-space:nowrap;width:18pt;padding:0pt;">(1)</td><td style="padding:0pt;">Excludes paid-off loans. Additional funding, if any, is included in the year of the origination of the initial loan.</td></tr></table><div style="margin-top:12pt;"></div><p style="font-family:Times New Roman','Times','serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 12pt 0pt;">We monitor the credit quality of our financial instruments through a variety of methods determined by the underlying collateral or other protective rights, operator's payment history and other internal metrics. Our monitoring process includes periodic review of financial statements for each facility, scheduled property inspections and review of covenant compliance, industry conditions and current and future economic conditions. The future economic conditions are based on the economic data from the Federal Reserve and reasonable assumptions for the future economic trends.</p><p style="font-family:Times New Roman','Times','serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 12pt 0pt;">In determining the "expected" credit loss reserves on these instruments, we utilize the probability of default and discounted cash flow methods. Further, we stress-test the results to reflect the impact of unknown adverse future events including recessions.</p><p> 4.31 3.0 10 27 5.7</p><p style="font-family:Times New Roman','Times','serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 12pt 0pt;">The following table summarizes our financial instruments within the scope of ASC 326 by year of origination (<i style="font-style:italic;">\$</i> dollar amounts in thousands(<i style="font-style:italic;">):</i></p><table style="border-collapse:collapse;font-size:16pt,height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr><td style="height:1pt;"></td><td style="vertical-align:bottom;white-space:nowrap;width:22.83%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></div></div><td style="vertical-align:bottom;white-space:nowrap;width:1.26%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></div></div><td style="vertical-align:bottom;white-space:nowrap;width:0.96%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="position:absolute;top:50%;transform:translate(0,-50%);width:100

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Subsequent to September 30, 2024, we repaid \$"font-family:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal">93,800"font-family:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal"> under our unsecured revolving line of credit. Accordingly, we have "font-family:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal">\$146,350"font-family:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal"> outstanding and "font-family:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal">\$278,650"font-family:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal"> available for borrowing under our unsecured revolving line of credit.</td></tr></table>

<table><tr><td>Fair Value at</td></tr></table>

Date Entered

Maturity Date

Swap Rate

Fair Value at

September 30, 2024

December 31, 2023

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Nine Months Ended September 30, 2023

The following table summarizes our financial performance for the nine months ended September 30, 2023, compared to the same period in 2022.

	2023	2022
Revenue	\$1,234,567	\$1,123,456
Operating Expenses	(876,543)	(765,432)
Operating Income	\$358,024	\$358,024
Interest Expense	(12,345)	(12,345)
Income Tax Expense	(45,678)	(45,678)
Net Income	\$299,999	\$299,999

Our revenue increased by approximately 10% from 2022 to 2023, primarily due to higher sales volume and improved pricing. Operating expenses also increased, reflecting higher costs for research and development and marketing activities. Despite these increases, our operating income remained stable at \$358,024. Interest expense and income tax expense were consistent with the prior year. Net income was also unchanged at \$299,999.

We have separate equity distribution agreements (collectively, "Equity Distribution Agreements") to offer and sell, from time to time, up to \$200,000,000 in aggregate offering price of shares of our common stock. The Equity Distribution Agreements provide for sales of common shares to be made by means of ordinary brokers' transactions, which may include block trades, or transactions that are deemed to be "at the market" offerings.

During the nine months ended September 30, 2023, we sold 48,500 shares of common stock for \$1,777,000 in net proceeds under our Equity Distribution Agreements. In conjunction with the sale of common stock, we incurred \$80,000 of costs associated with this agreement which have been recorded in additional paid-in capital as a reduction of proceeds received.

During the nine months ended September 30, 2024, we sold 1,886,900 shares of common stock for \$65,629,000 in net proceeds under our Equity Distribution Agreements. In conjunction with the sale of common stock, we incurred \$119,000 of costs associated with this agreement which have been recorded in additional paid-in capital as a reduction of proceeds received. At September 30, 2024, we had \$5,558,000 available under the Equity Distribution Agreements. Subsequent to September 30, 2024, we sold 226,370 shares of common stock for \$7,936,000 in net proceeds under our Equity Distribution Agreements. Accordingly, subsequent to September 30, 2024, we had \$1,522,000 available under the Equity Distribution Agreements.

During the nine months ended September 30, 2024 and 2023, we acquired 49,540 shares and 43,933 shares, respectively, of common stock held by employees who tendered owned shares to satisfy tax withholding obligations.

Available Shelf Registration. We have an automatic shelf registration statement on file with the SEC, and currently have the ability to file additional automatic shelf registration statements, to provide us with capacity to publicly offer an indeterminate amount of common stock, preferred stock, warrants, debt, depositary shares, or units. We may from time to time raise capital under our automatic shelf registration statement in amounts, at prices, and on terms to be announced when and if the securities are offered. The specifics of any future offerings, along with the use of proceeds of any securities offered, will be described in detail in a prospectus supplement, or other offering materials, at the time of the offering. Our shelf registration statement expires on February 17, 2025.

Distributions. We declared and paid the following cash dividends (in thousands):

Period	Cash Dividends
September 30, 2023	\$0.00
September 30, 2022	\$0.00

We have no outstanding preferred stock. All shares of common stock are entitled to one vote per share. Dividend payments are at the discretion of the Board of Directors and are payable in cash unless otherwise specified.

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New Roman,'Times','serif;font-size:9pt;font-style:normal;font-weight:normal;-->Represents commitments to purchase land and improvements, if applicable, and to develop, re-develop, renovate or expand seniors housing and skilled nursing properties.</td><tr><td style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt 0pt 0pt 18pt;"><p><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:baseline:white-space:nowrap;width:18pt;padding:0pt;">(2)</td><td style="padding:0pt;">Includes an earn-out payment of up to \$3,000of commitments which are contingent upon the borrower achieving certain coverage ratios.</td><tr><td style="font-family:'Times New Roman','Times','serif;font-size:9pt;font-style:italic;font-weight:normal;">Note 2. Real Estate Investments</i></td><tr><td style="font-family:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;">\$45,620related to construction loans and\$18,000of commitments which are contingent upon the borrower achieving certain coverage ratios.</td><tr><td style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt 0pt 0pt 18pt;"><p><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:baseline:white-space:nowrap;width:18pt;padding:0pt;">(3)</td><td style="padding:0pt;">Represents\$45,620related to construction loans and\$18,000of commitments which are contingent upon the borrower achieving certain coverage ratios.</td><tr><td style="font-family:'Times New Roman','Times','serif;font-size:9pt;font-style:italic;font-weight:normal;">Note 2. 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For more information regarding this loan see Note 3.</td><tr><td style="font-family:'Times New Roman','Times','serif;font-size:9pt;font-style:italic;font-weight:normal;">Investment in Unconsolidated Joint Ventures</i></td><tr><td style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt 0pt 0pt 18pt;"><p><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:9pt;font-style:normal;font-weight:normal;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:baseline:white-space:nowrap;width:18pt;padding:0pt;">(5)</td><td style="padding:0pt;">Represents working capital loan commitments.</td><tr><td style="font-family:'Times New Roman','Times','serif;font-size:11pt;text-indent:36pt;margin:12pt 0pt 12pt 0pt;">We are a party from time to time to various general and professional liability claims and lawsuits asserted against the lessees or borrowers of our properties, which in our opinion are not singularly or in the aggregate material to our results of operations or financial condition. These types of claims and lawsuits may include matters involving general or professional liability, which we believe under applicable legal principles are not our responsibility as a non-possessory landlord or mortgage holder. We believe that these matters are the responsibility of our lessees and borrowers pursuant to general legal principles and pursuant to insurance and indemnification provisions in the applicable leases or mortgages. We intend to continue to vigorously defend such claims.</p><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 12pt 0pt;">At September 30, 2024, we had commitments as follows</p><i style="font-style:italic;">(in thousands)</i></td><tr><td style="height:1pt;"><td style="vertical-align:bottom:white-space:nowrap;width:56.88%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div><td style="vertical-align:bottom:white-space:nowrap;width:1.6%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div><td style="vertical-align:bottom:white-space:nowrap;width:1.73%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div><td style="vertical-align:bottom:white-space:nowrap;width:1.6%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div><td style="vertical-align:bottom:white-space:nowrap;width:6.8%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div><td style="vertical-align:bottom:white-space:nowrap;width:1.73%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div><td style="vertical-align:bottom:white-space:nowrap;width:1.6%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div><td style="vertical-align:bottom:white-space:nowrap;width:7.59%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div><td style="vertical-align:bottom:white-space:nowrap;width:56.88%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div><td style="vertical-align:bottom:white-space:nowrap;width:1.6%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div><td style="vertical-align:bottom:white-space:nowrap;width:1.6%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div><td style="vertical-align:bottom:white-space:nowrap;width:1.6%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></div></div><td style="vertical-align:bottom:white-space:nowrap;width:1

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to choose to measure certain financial assets and liabilities at fair value, with the change in unrealized gains and losses reported in earnings. We did not elect the fair value option for any of our financial assets and financial liabilities.

The carrying amount of cash and cash equivalents approximates their fair value because of the short-term maturity of these instruments. We do not invest our cash in auction rate securities. The carrying value and estimated fair value of our financial instruments as of September 30, 2024 and December 31, 2023 were as follows:

	September 30, 2024	December 31, 2023
Cash and cash equivalents	\$1.64 billion	\$1.64 billion
Accounts receivable, net	\$1.64 billion	\$1.64 billion
Prepaid expenses and other assets	\$1.64 billion	\$1.64 billion
Investments	\$1.64 billion	\$1.64 billion
Property and equipment, net	\$1.64 billion	\$1.64 billion
Goodwill	\$1.64 billion	\$1.64 billion
Intangible assets, net	\$1.64 billion	\$1.64 billion
Deferred tax assets	\$1.64 billion	\$1.64 billion
Other assets	\$1.64 billion	\$1.64 billion
Accounts payable and accrued liabilities	\$1.64 billion	\$1.64 billion
Long-term debt	\$1.64 billion	\$1.64 billion
Other liabilities	\$1.64 billion	\$1.64 billion

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space:nowrap;width:2.86%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:8pt;margin:0pt;">⁽⁵⁾</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.22%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:8pt;text-align:right;margin:0pt 3pt 0pt 0pt;">489,409</p></td><td style="vertical-align:bottom;white-space:nowrap;width:3.25%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.22%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:8pt;text-align:right;margin:0pt 3pt 0pt 0pt;">439,865</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.17%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif;font-size:8pt;margin:0pt;">⁽⁵⁾</p></td></tr></table><div style="font-family:'Times New Roman','Times','serif;font-size:1.0pt;margin-bottom:3pt;margin-top:3pt;min-height:1.19em;position:relative;width:100%;"><div style="background-color:#000000;height:1pt;position:relative;top:0.6em;width:25.0%;border:none;margin:0 auto 0 0;"></div></div><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:baseline;white-space:nowrap;width:18pt;padding:0pt;">(1)</td><td style="padding:0pt;">Our investment in financing receivables is classified as Level 3. The fair value is determined using a widely accepted valuation technique, discounted cash flow analysis on the expected cash flows. The discount rate used to value our future cash inflows of the financing receivables at September 30, 2024 and December 31, 2023 was 7.3%</td></tr></table><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt 0pt 0pt 18pt;"></p><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:baseline;white-space:nowrap;width:18pt;padding:0pt;">(2)</td><td style="padding:0pt;">Our investment in mortgage loans receivable is classified as Level 3. The fair value is determined using a widely accepted valuation technique, discounted cash flow analysis on the expected cash flows. The discount rate is determined using our assumption on market conditions adjusted for market and credit risk and current returns on our investments. The discount rate used to value our future cash inflows of the mortgage loans receivable at September 30, 2024 and December 31, 2023 was 9.8%</td></tr></table><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt 0pt 0pt 18pt;"></p><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:baseline;white-space:nowrap;width:18pt;padding:0pt;">(3)</td><td style="padding:0pt;">Our investments in notes receivable are classified as Level 3. The discount rate is determined using our assumption on market conditions adjusted for market and credit risk and current returns on our investments. The discount rate used to value our future cash flows of the notes receivable at September 30, 2024 and December 31, 2023 was 7.6%</td></tr></table><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt 0pt 0pt 18pt;"></p><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:baseline;white-space:nowrap;width:18pt;padding:0pt;">(4)</td><td style="padding:0pt;">Our revolving line of credit and term loans bear interest at a variable interest rate. The estimated fair value of our revolving line of credit and term loans approximated their carrying values at September 30, 2024 and December 31, 2023 upon prevailing market interest rates for similar debt arrangements, </td></tr></table><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:baseline;white-space:nowrap;width:18pt;padding:0pt;">(5)</td><td style="padding:0pt;">Our obligation under our senior unsecured notes is classified as Level 3 and thus the fair value is determined using a widely accepted valuation technique, discounted cash flow analysis on the expected cash flows. The discount rate is measured based upon management's estimates of rates currently prevailing for comparable loans available to us, and instruments of comparable maturities. At September 30, 2024, the discount rate used to value our future cash outflow of our senior unsecured notes was 5.5%</td></tr></table><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;margin:0pt;"></p><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif;font-size:11pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif;font-size:8pt;vertical-align:baseline;white-space:nowrap;width:18pt;padding:0pt;"></td><td style="padding:0pt;">for those maturing before year 2030 and 6.5%</td></tr></table><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 11pt 0pt;"><i style="font-style:italic;">Debt.</i> We repaid \$93,800,000 under our unsecured revolving line of credit. Accordingly, we have \$146,350,000 outstanding and \$278,650,000 available for borrowing under our unsecured revolving line of credit. </p><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 12pt 0pt;"><i style="font-style:italic;">Equity.</i> We sold 226,370 shares of common stock for \$7,936,000 in net proceeds under our Equity Distribution Agreements. Accordingly, we have \$1,522,000 available under our Equity Distribution Agreements. </p><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 12pt 0pt;">We declared a monthly cash dividend of \$0.19 per share on our common stock for the months of October, November and sec-ix-hidden:Hidden_Pe2MaUP33UwLMb78xnueA;">December 2024, payable on October 31, November 29, and December 31, 2024, respectively to stockholders of record on October 23, November 21, and December 23, 2024, respectively. </p><p style="font-family:'Times New Roman','Times','serif;font-size:11pt;text-indent:36pt;margin:0pt 0pt 12pt 0pt;"></p> 5250000 5852000 4058000 -51111000 93800000 146350000 278650000 226370 7936000 1522000 0.19 false false false false