

AVIV REIT, INC.
Form 8-K
May 07, 2013

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT

PURSUANT TO SECTION 13 OR 15(D) OF
THE SECURITIES EXCHANGE ACT OF 1934

Date of report (Date of earliest event reported): May 7, 2013

AVIV REIT, INC.

AVIV HEALTHCARE PROPERTIES LIMITED PARTNERSHIP

(Exact Name of Registrant as Specified in Charter)

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Delaware (Aviv Healthcare Properties Limited Partnership)	333-173824 (Aviv Healthcare Properties Limited Partnership)	35-2249166 (Aviv Healthcare Properties Limited Partnership)
(State or Other Jurisdiction of Incorporation)	(Commission File Number)	(IRS Employer Identification No.)

303 W. Madison Street, Suite 2400

Chicago, Illinois
(Address of Principal Executive Offices)

60606
(Zip Code)

Registrant's telephone number, including area code: (312) 855-0930

N/A

(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- .. Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- .. Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- .. Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- .. Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 2.02. Results of Operations and Financial Condition.

On May 7, 2013, Aviv REIT, Inc. (Aviv) issued a press release announcing financial results for the quarter ended March 31, 2013. Aviv also released a supplemental information package containing certain operating and portfolio metrics for the quarter ended March 31, 2013. Copies of the press release and supplemental information package are attached hereto as Exhibit 99.1 and 99.2, respectively, and are incorporated herein by reference.

Item 9.01. Financial Statements and Exhibits.

(d) The following is a list of the exhibits filed herewith.

Exhibit No.	Description of Exhibit
99.1	Press release dated May 7, 2013
99.2	Supplemental information for the quarter ended March 31, 2013

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, each registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: May 7, 2013

AVIV REIT, INC.

By: /s/ James H. Lyman
Name: James H. Lyman
Title: Chief Financial Officer and Treasurer

Date: May 7, 2013

AVIV HEALTHCARE PROPERTIES LIMITED
PARTNERSHIP

By: Aviv REIT, Inc., its general partner

By: /s/ James H. Lyman
Name: James H. Lyman
Title: Chief Financial Officer and Treasurer

EXHIBIT INDEX

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4

ets from the Trust, free and clear of encumbrances, on or before June 1, 2005, then the Trust will be issued an additional 1,500,000 Shares.

(d) In connection with the transaction described in Item 3, the Trust is entitled to designate one member of the Company's Board of Directors. The director serving in such position is Ralph V. Hadley, III.

Other than the transaction for which this statement is filed, described in Item 3, and as described above, the Reporting Persons have no further specific plans or proposals which relate to or would result in any of the matters referred to in paragraphs (a) through (j), inclusive, of Item 4 of Schedule 13D. The Trust holds the Shares for investment purposes and may dispose of the Shares at any time. The Trust may, at any time and from time to time, review or reconsider its position with respect to the Company and formulate plans or proposals with respect to any of such matters, but it has no present intention of doing so.

Item 5. Interest in Securities of the Issuer.

(a) The Trust is the direct beneficial owner of 3,000,000 Shares, or approximately 11.1% of the 27,000,000 Shares outstanding as of October 13, 2004, according to information contained in the Company's Quarterly Report on Form 10-QSB for the quarter ended September 30, 2004, and taking into consideration the 3,000,000 Shares issued to the Trust subsequent to that report. By virtue of their status as trustees of the Trust, Filippo Guani and Santina Guani may be deemed to share indirect beneficial ownership of the Shares directly beneficially owned by the Trust.

(b) The Trust has sole power to vote and dispose of the total amount of 3,000,000 Shares. Each of Filippo Guani and Santina Guani, as trustees of the Trust, has the shared power with the other to direct the vote and to direct the disposition of the total amount of 3,000,000 Shares.

(c) None.

(d) Not applicable.

(e) Not applicable.

Item 6. Contracts, Arrangements, Understandings or Relationships with Respect to Securities of the Issuer.

In connection with the transaction described in Item 3, if the Company receives certain additional assets from the Trust, free and clear of encumbrances, on or before June 1, 2005, then the Trust will be issued an additional 1,500,000 Shares. Otherwise, the Reporting Persons do not have any contracts, arrangements, understandings or relationships (legal or otherwise) with any person with respect to any securities of the Company, including, but not limited to, transfer or voting of any securities, finder's fees, joint ventures, loan or option arrangements, put or calls, guarantees of profits, division of profits or loss, or the giving or withholding of proxies.

Item 7. Material to Be Filed as Exhibits

Exhibit 1 Joint Filing Agreement by and among the Reporting Persons (Filed herewith.)

Exhibit 2 Contract for the Sale of Assets dated August 26, 2004 (Filed as Exhibit 10.1 to the Company's Current Report on Form 8-K filed on September 3, 2004, and incorporated herein by reference.)

CUSIP No. 054797 10 5

Page 8 of 9 Pages

SIGNATURE

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

Date: February 2, 2005

FILIPPO GUANI REVOCABLE TRUST

By: /s/ Filippo Guani
Filippo Guani, Trustee

/s/ Filippo Guani
Filippo Guani

/s/ Santina Guani
Santina Guani