

Edgar Filing: VENTAS INC - Form 10-K

VENTAS INC

Form 10-K

February 08, 2019

false--12-31FY20182018-12-310000740260YesfalseLarge Accelerated FilerVENTAS

INCfalsefalseNoYes2.9653.1153.16250.250.256000000006000000003561870003565720000.01050.02550.031250.038500.04

0000740260 2018-01-01 2018-12-31 0000740260 2019-02-05 0000740260 2018-06-30 0000740260 2017-12-31

0000740260 2018-12-31 0000740260 2017-01-01 2017-12-31 0000740260 vtr:SeniorLivingOperationsMember

2016-01-01 2016-12-31 0000740260 vtr:OfficeoperationsMember 2017-01-01 2017-12-31 0000740260 2016-01-01

2016-12-31 0000740260 vtr:OfficeoperationsMember 2016-01-01 2016-12-31 0000740260

vtr:OfficeoperationsMember 2018-01-01 2018-12-31 0000740260

vtr:OfficeBuildingandOtherServicesRevenueMember 2018-01-01 2018-12-31 0000740260

vtr:TripleNetLeasedPropertiesMember 2016-01-01 2016-12-31 0000740260 vtr:TripleNetLeasedPropertiesMember

2018-01-01 2018-12-31 0000740260 vtr:ResidentFeesandServicesMember 2018-01-01 2018-12-31 0000740260

vtr:TripleNetLeasedPropertiesMember 2017-01-01 2017-12-31 0000740260

vtr:OfficeBuildingandOtherServicesRevenueMember 2017-01-01 2017-12-31 0000740260

vtr:ResidentFeesandServicesMember 2016-01-01 2016-12-31 0000740260 vtr:ResidentFeesandServicesMember

2017-01-01 2017-12-31 0000740260 vtr:OfficeBuildingandOtherServicesRevenueMember 2016-01-01 2016-12-31

0000740260 vtr:SeniorLivingOperationsMember 2018-01-01 2018-12-31 0000740260

vtr:SeniorLivingOperationsMember 2017-01-01 2017-12-31 0000740260

us-gaap:AccumulatedOtherComprehensiveIncomeMember 2017-01-01 2017-12-31 0000740260

us-gaap:RetainedEarningsMember 2018-01-01 2018-12-31 0000740260 us-gaap:RetainedEarningsMember

2017-12-31 0000740260 us-gaap:TreasuryStockMember 2017-01-01 2017-12-31 0000740260

us-gaap:AdditionalPaidInCapitalMember 2016-01-01 2016-12-31 0000740260 us-gaap:TreasuryStockMember

2018-01-01 2018-12-31 0000740260 us-gaap:NoncontrollingInterestMember 2017-01-01 2017-12-31 0000740260

us-gaap:AdditionalPaidInCapitalMember 2017-01-01 2017-12-31 0000740260 us-gaap:ParentMember 2016-12-31

0000740260 us-gaap:NoncontrollingInterestMember 2016-01-01 2016-12-31 0000740260

us-gaap:TreasuryStockMember 2015-12-31 0000740260 us-gaap:CommonStockMember 2016-01-01 2016-12-31

0000740260 us-gaap:RetainedEarningsMember 2016-01-01 2016-12-31 0000740260 us-gaap:TreasuryStockMember

2016-12-31 0000740260 us-gaap:TreasuryStockMember 2016-01-01 2016-12-31 0000740260

us-gaap:CommonStockMember 2015-12-31 0000740260 2016-12-31 0000740260 us-gaap:ParentMember

2018-01-01 2018-12-31 0000740260 us-gaap:RetainedEarningsMember 2015-12-31 0000740260

us-gaap:ParentMember 2016-01-01 2016-12-31 0000740260 us-gaap:CommonStockMember 2017-12-31

0000740260 us-gaap:CommonStockMember 2017-01-01 2017-12-31 0000740260 us-gaap:RetainedEarningsMember

2017-01-01 2017-12-31 0000740260 us-gaap:ParentMember 2017-01-01 2017-12-31 0000740260

us-gaap:AdditionalPaidInCapitalMember 2016-12-31 0000740260 us-gaap:CommonStockMember 2018-01-01

2018-12-31 0000740260 us-gaap:AdditionalPaidInCapitalMember 2018-01-01 2018-12-31 0000740260

us-gaap:AdditionalPaidInCapitalMember 2018-12-31 0000740260 us-gaap:NoncontrollingInterestMember

2018-01-01 2018-12-31 0000740260 us-gaap:ParentMember 2017-12-31 0000740260

us-gaap:NoncontrollingInterestMember 2017-12-31 0000740260 us-gaap:NoncontrollingInterestMember 2015-12-31

0000740260 us-gaap:AccumulatedOtherComprehensiveIncomeMember 2016-01-01 2016-12-31 0000740260

us-gaap:TreasuryStockMember 2017-12-31 0000740260 us-gaap:ParentMember 2015-12-31 0000740260

us-gaap:CommonStockMember 2018-12-31 0000740260 us-gaap:AdditionalPaidInCapitalMember 2017-12-31

0000740260 us-gaap:AccumulatedOtherComprehensiveIncomeMember 2018-01-01 2018-12-31 0000740260

us-gaap:TreasuryStockMember 2018-12-31 0000740260 us-gaap:AccumulatedOtherComprehensiveIncomeMember

2018-12-31 0000740260 us-gaap:CommonStockMember 2016-12-31 0000740260 us-gaap:RetainedEarningsMember

2018-12-31 0000740260 us-gaap:ParentMember 2018-12-31 0000740260 us-gaap:NoncontrollingInterestMember

2016-12-31 0000740260 us-gaap:NoncontrollingInterestMember 2018-12-31 0000740260

us-gaap:AccumulatedOtherComprehensiveIncomeMember 2017-12-31 0000740260

us-gaap:AccumulatedOtherComprehensiveIncomeMember 2015-12-31 0000740260

us-gaap:AccumulatedOtherComprehensiveIncomeMember 2016-12-31 0000740260

us-gaap:AdditionalPaidInCapitalMember 2015-12-31 0000740260 2015-12-31 0000740260

Edgar Filing: VENTAS INC - Form 10-K

us-gaap:RetainedEarningsMember 2016-12-31 0000740260 vtr:BrookdaleSeniorLivingMember 2018-12-31 0000740260 vtr:TripleNetLeasedPropertiesMember 2018-12-31 0000740260 vtr:DevelopmentProjectsMember 2018-12-31 0000740260 vtr:ArdentMember 2018-12-31 0000740260 vtr:DevelopmentProjectsMember vtr:UnconsolidatedRealEstateEntitiesMember 2018-12-31 0000740260 vtr:SeniorsHousingCommunitiesMember 2018-12-31 0000740260 vtr:KindredMember 2018-12-31 0000740260 vtr:TaxCreditVIEsMember us-gaap:VariableInterestEntityPrimaryBeneficiaryAggregatedDisclosureMember 2018-12-31 0000740260 vtr:NhppmblpMember us-gaap:VariableInterestEntityPrimaryBeneficiaryAggregatedDisclosureMember 2017-12-31 0000740260 vtr:OtherIdentifiedVIEsMember us-gaap:VariableInterestEntityPrimaryBeneficiaryAggregatedDisclosureMember 2018-12-31 0000740260 vtr:NhppmblpMember us-gaap:VariableInterestEntityPrimaryBeneficiaryAggregatedDisclosureMember 2018-12-31 0000740260 vtr:OtherIdentifiedVIEsMember us-gaap:VariableInterestEntityPrimaryBeneficiaryAggregatedDisclosureMember 2017-12-31 0000740260 vtr:TaxCreditVIEsMember us-gaap:VariableInterestEntityPrimaryBeneficiaryAggregatedDisclosureMember 2017-12-31 0000740260 us-gaap:AccountingStandardsUpdate201606Member us-gaap:RetainedEarningsMember 2018-01-01 0000740260 vtr:NhppmblpMember us-gaap:CapitalUnitClassBMember us-gaap:GeneralPartnerMember 2018-12-31 0000740260 vtr:NhppmblpMember us-gaap:CapitalUnitClassAMember us-gaap:LimitedPartnerMember 2018-01-01 2018-12-31 0000740260 srt:MinimumMember us-gaap:AccountingStandardsUpdate201602Member us-gaap:ScenarioForecastMember 2019-01-01 0000740260 vtr:PMBMember vtr:MedicalOfficeBuildingsMember 2018-10-01 2018-10-31 0000740260 vtr:NhppmblpMember us-gaap:CapitalUnitClassAMember us-gaap:LimitedPartnerMember 2018-12-31 0000740260 vtr:PMBMember vtr:MedicalOfficeBuildingsMember 2018-10-31 0000740260 srt:MaximumMember us-gaap:AccountingStandardsUpdate201602Member us-gaap:ScenarioForecastMember 2019-01-01 0000740260 vtr:NhppmblpMember us-gaap:CapitalUnitClassBMember us-gaap:GeneralPartnerMember 2018-01-01 2018-12-31 0000740260 us-gaap:BuildingMember 2018-01-01 2018-12-31 0000740260 us-gaap:AccountingStandardsUpdate201602Member us-gaap:RetainedEarningsMember us-gaap:ScenarioForecastMember 2019-01-01 0000740260 vtr:NhppmblpMember 2018-12-31 0000740260 vtr:RealestatepropertieshatqualifyforcertaintaxcreditsMember 2018-12-31 0000740260 us-gaap:AccountingStandardsUpdate201705Member 2018-01-01 0000740260 vtr:BrookdaleSeniorLivingMember us-gaap:RevenueFromRightsConcentrationRiskMember 2017-01-01 2017-12-31 0000740260 vtr:BrookdaleSeniorLivingMember vtr:NetOperatingIncomeMember 2016-01-01 2016-12-31 0000740260 vtr:BrookdaleSeniorLivingMember us-gaap:RevenueFromRightsConcentrationRiskMember 2016-01-01 2016-12-31 0000740260 vtr:KindredMember us-gaap:RevenueFromRightsConcentrationRiskMember 2018-01-01 2018-12-31 0000740260 vtr:KindredMember vtr:NetOperatingIncomeMember 2017-01-01 2017-12-31 0000740260 vtr:ArdentMember us-gaap:RevenueFromRightsConcentrationRiskMember 2017-01-01 2017-12-31 0000740260 vtr:KindredMember vtr:NetOperatingIncomeMember 2016-01-01 2016-12-31 0000740260 vtr:BrookdaleSeniorLivingMember vtr:NetOperatingIncomeMember 2017-01-01 2017-12-31 0000740260 vtr:BrookdaleSeniorLivingMember vtr:NetOperatingIncomeMember 2018-01-01 2018-12-31 0000740260 vtr:ArdentMember us-gaap:RevenueFromRightsConcentrationRiskMember 2018-01-01 2018-12-31 0000740260 vtr:ArdentMember vtr:NetOperatingIncomeMember 2017-01-01 2017-12-31 0000740260 vtr:BrookdaleSeniorLivingMember us-gaap:RevenueFromRightsConcentrationRiskMember 2018-01-01 2018-12-31 0000740260 vtr:KindredMember us-gaap:RevenueFromRightsConcentrationRiskMember 2016-01-01 2016-12-31 0000740260 vtr:ArdentMember vtr:NetOperatingIncomeMember 2016-01-01 2016-12-31 0000740260 vtr:ArdentMember us-gaap:RevenueFromRightsConcentrationRiskMember 2016-01-01 2016-12-31 0000740260 vtr:KindredMember vtr:NetOperatingIncomeMember 2018-01-01 2018-12-31 0000740260 vtr:ArdentMember vtr:NetOperatingIncomeMember 2018-01-01 2018-12-31 0000740260 vtr:KindredMember us-gaap:RevenueFromRightsConcentrationRiskMember 2017-01-01 2017-12-31 0000740260 vtr:RealEstatePropertiesTotalGrossBookValueMember us-gaap:CustomerConcentrationRiskMember vtr:HospitalsMedicalOfficeBuildingAndOtherMember 2018-01-01 2018-12-31 0000740260 vtr:KindredMember vtr:RealEstatePropertiesTotalGrossBookValueMember us-gaap:CustomerConcentrationRiskMember 2018-01-01 2018-12-31 0000740260 us-gaap:CustomerConcentrationRiskMember 2018-12-31 0000740260 vtr:SunriseMember vtr:RealEstatePropertiesTotalGrossBookValueMember us-gaap:CustomerConcentrationRiskMember 2018-01-01 2018-12-31 0000740260 vtr:ArdentMember vtr:RealEstatePropertiesTotalGrossBookValueMember

Edgar Filing: VENTAS INC - Form 10-K

us-gaap:CustomerConcentrationRiskMember 2018-01-01 2018-12-31 0000740260
us-gaap:CustomerConcentrationRiskMember 2018-01-01 2018-12-31 0000740260
vtr:BrookdaleSeniorLivingMember 2018-04-01 2018-04-30 0000740260 vtr:AtriaSunriseandESLMember
vtr:SeniorsHousingCommunitiesMember 2018-12-31 0000740260 vtr:KindredMember
vtr:SkilledNursingFacilitiesMember 2017-01-01 2017-12-31 0000740260 vtr:SeniorsHousingCommunitiesMember
vtr:RealEstatePropertiesTotalGrossBookValueMember us-gaap:CustomerConcentrationRiskMember
vtr:SeniorLivingOperationsMember 2018-01-01 2018-12-31 0000740260 vtr:EclipseSeniorLivingMember
vtr:RealEstatePropertiesTotalGrossBookValueMember us-gaap:CustomerConcentrationRiskMember 2018-01-01
2018-12-31 0000740260 vtr:BrookdaleSeniorLivingMember 2018-04-30 0000740260
vtr:SeniorsHousingCommunitiesMember vtr:RealEstatePropertiesTotalGrossBookValueMember
us-gaap:CustomerConcentrationRiskMember vtr:TripleNetLeasedPropertiesMember 2018-01-01 2018-12-31
0000740260 vtr:EclipseSeniorLivingMember 2018-12-31 0000740260 vtr:KindredMember 2018-07-01 2018-07-31
0000740260 vtr:EclipseSeniorLivingMember 2018-01-01 2018-12-31 0000740260 vtr:ElmcroftSeniorLivingMember
2018-01-31 0000740260 vtr:BusinessAcquisitions2016Member 2018-01-01 2018-12-31 0000740260
vtr:AtriaMember vtr:RealEstatePropertiesTotalGrossBookValueMember
us-gaap:CustomerConcentrationRiskMember 2018-01-01 2018-12-31 0000740260
vtr:BrookdaleSeniorLivingMember vtr:RealEstatePropertiesTotalGrossBookValueMember
us-gaap:CustomerConcentrationRiskMember 2018-01-01 2018-12-31 0000740260 vtr:EclipseSeniorLivingMember
2018-01-01 2018-01-31 0000740260 vtr:KindredMember 2018-12-31 0000740260
vtr:OtherLeaseAgreementsMember 2018-12-31 0000740260 vtr:BrookdaleSeniorLivingMember 2018-12-31
0000740260 vtr:ArdentMember 2018-12-31 0000740260 us-gaap:CustomerConcentrationRiskMember 2017-12-31
0000740260 us-gaap:CustomerConcentrationRiskMember 2016-12-31 0000740260
us-gaap:CustomerConcentrationRiskMember 2016-01-01 2016-12-31 0000740260
us-gaap:CustomerConcentrationRiskMember 2017-01-01 2017-12-31 0000740260 vtr:OfficeoperationsMember
2016-12-31 0000740260 vtr:TripleNetLeasedPropertiesMember 2016-12-31 0000740260
vtr:TripleNetLeasedPropertiesMember 2016-01-01 2016-12-31 0000740260 vtr:OfficeoperationsMember 2016-01-01
2016-12-31 0000740260 vtr:MedicalOfficeBuildingsMember vtr:Other2016AcquisitionsMember 2016-01-01
2016-12-31 0000740260 vtr:ResearchandInnovationCenterMember vtr:OfficeoperationsMember 2018-01-01
2018-12-31 0000740260 vtr:OfficeoperationsMember 2018-01-01 2018-12-31 0000740260
vtr:ResearchandInnovationCenterMember 2016-09-01 2016-09-30 0000740260
vtr:TripleNetLeasedPropertiesMember 2017-01-01 2017-12-31 0000740260 vtr:TripleNetLeasedPropertiesMember
vtr:Other2016AcquisitionsMember 2016-01-01 2016-12-31 0000740260 vtr:ResearchandInnovationCenterMember
vtr:OfficeoperationsMember 2017-01-01 2017-12-31 0000740260 vtr:Acquisitionsin2017Member 2017-01-01
2017-12-31 0000740260 vtr:SeniorsHousingCommunitiesMember 2017-01-01 2017-12-31 0000740260
vtr:OfficeoperationsMember 2017-01-01 2017-12-31 0000740260