HEALTHCARE TRUST OF AMERICA, INC.
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HEALTHCARE TRUST OF AMERICA, INC.
SUPPLEMENT NO. 14 DATED APRIL 27, 2011
TO THE PROSPECTUS DATED MARCH 19, 2010

This document supplements, and should be read in conjunction with our prospectus dated March 19, 2010, relating to our offering of up to $2,200,000,000 of shares of common stock. This Supplement No. 14 supersedes and replaces Supplement No. 1 dated March 19, 2010, Supplement No. 2 dated March 19, 2010, Supplement No. 3 dated June 17, 2010, Supplement No. 4 dated August 16, 2010, Supplement No. 5 dated August 20, 2010, Supplement No. 6 dated October 15, 2010, Supplement No. 7 dated October 19, 2010, Supplement No. 8 dated November 3, 2010, Supplement No. 9 dated November 24, 2010, Supplement No. 10 dated December 8, 2010, Supplement No. 11 dated December 22, 2010, Supplement No. 12 dated January 21, 2011, Supplement No. 13 dated March 9, 2011, and the Supplement dated April 21, 2011. The purpose of this Supplement No. 14 is to disclose:

the status of our offerings;

an update to the Suitability Standards section of our prospectus;

a description of our current portfolio;

recent acquisitions;

selected financial data;

our performance funds from operations and modified funds from operations;

information regarding our distributions;

our request for a closing agreement with the Internal Revenue Service;

our property performance net operating income;

unaudited pro forma consolidated statements of operations for the year ended December 31, 2010;

an update to our risk factors;

the amendment and restatement of our 2006 Incentive Plan;

information regarding our share repurchase plan;

our entry into amended indemnification agreements with our directors and certain officers;

an update to the Estimated Use of Proceeds section of our prospectus;

our engagement of J.P. Morgan Securities, Inc. as our lead strategic advisor;

an update to the Investment Objectives, Strategy and Criteria section of our prospectus;

an update regarding our sources of credit;

our entry into a redemption, termination and release agreement with our former advisor and its affiliates;

certain amendments to our charter approved by our stockholders at our 2010 annual meeting of stockholders;

an update to the Experts section of our prospectus; and

an update to the Incorporation of Certain Information by Reference section of our prospectus.

Status of Our Offerings

As of March 19, 2010, we had received and accepted subscriptions in our initial public offering, or our initial offering, for 147,562,354 shares of our common stock, or $1,474,062,000, excluding shares issued pursuant to our distribution reinvestment plan. On March 19, 2010, we stopped offering shares of our common stock in our initial offering.

We commenced our follow-on public offering of shares of our common stock, or our follow-on offering, on March 19, 2010. As of February 28, 2011, the date at which we stopped offering shares in our primary offering, as discussed further below, we had received and accepted subscriptions in our follow-on offering for 66,582,725 shares of our common stock, or $664,992,000, excluding shares of our common stock issued under our distribution reinvestment plan. As of March 25, 2011, 133,417,275 shares remained available for sale to the public pursuant to our follow-on offering, excluding shares available pursuant to our distribution reinvestment plan.

On December 6, 2010, our board of directors approved the closing of our primary offering effective February 28, 2011. For noncustodial accounts, subscription agreements signed on or before February 28, 2011 with all documents and funds received by end of business March 15, 2011 were accepted. For custodial accounts, subscription agreements signed on or before February 28, 2011 with all documents and funds received by end of business March 31, 2011 will be accepted. As of March 25, 2011, we had received and accepted subscriptions in our follow-on offering for 71,906,969 shares, or $718,060,000, excluding shares of our common stock issued under our distribution plan. We are continuing to offer and sell shares pursuant to the distribution reinvestment plan. However, we may determine to terminate the distribution reinvestment plan at any time.

Suitability Standards

The following information should be read in conjunction with the disclosure contained in the Suitability Standards section beginning on page i of the prospectus:

Ohio An investor s investment in us and our affiliates may not exceed 10.0% of that investor s liquid net worth.

In addition, in connection with the registration of our follow-on public offering of common stock, we have been asked by the Alabama Securities Commission to revise the Suitability Standards disclosure. Accordingly, the following replaces the last paragraph on page i of the prospectus:

These suitability standards are intended to help ensure that, given the long-term nature of an investment in our shares, our investment objectives and the relative illiquidity of our shares, our shares are an appropriate investment for those of you who become stockholders. We and each person selling shares on our behalf, including participating broker-dealers, must make every reasonable effort to determine that the purchase of shares is a suitable and appropriate investment for each stockholder based on information provided by the stockholder.

Our Current Portfolio

We provide stockholders the potential for income and growth through investment in a diversified portfolio of real estate assets, focusing primarily on medical office buildings and healthcare-related facilities. We also invest to a limited extent in other healthcare-related assets. We focus primarily on investments that produce recurring income. During the year ended December 31, 2010, we completed 24 new portfolio acquisitions, expanded six of our existing portfolios through the purchase of additional medical office buildings within each, and purchased the remaining 20% interest we previously did not own in HTA-Duke Chesterfield Rehab, LLC, which owns the Chesterfield Rehabilitation Center. The aggregate purchase price of these acquisitions was approximately $806,048,000, and these acquisitions were completed at capitalization rates ranging between 7.58% and 13.39%, with a weighted average capitalization rate of 8.25%. The capitalization rates are calculated by dividing the property s estimated annualized first year net operating income, existing at the date of acquisition, by the contract purchase price of the property, excluding closing costs and acquisition expenses. Estimated first year net operating income on our real estate investments represents total estimated gross income (rental income, tenant reimbursements, and other property-related income) derived from the terms of in-place leases at the time we acquire the property, less property and related expenses (including property operating and maintenance expenses, real estate taxes, property insurance, and management fees) based on the operating history of the property. Estimated first year net operating income on new acquisitions excludes other non-property income and expenses, interest expense from financings, depreciation and amortization, and our company-level general and administrative expenses. Historical operating income for these properties is not necessarily

indicative of future operating results.

As of December 31, 2010, including both our operating properties and the four buildings within one of our portfolios classified as held for sale, we had made 77 geographically diverse acquisitions, 63 of which are medical office building portfolios, 12 of which are portfolios of other healthcare-related facilities (including four quality office properties), and two of which are other real estate-related assets, comprising 238 buildings with approximately 10,919,000 square feet of gross leasable area, or GLA, for an aggregate purchase price of approximately $2,266,359,000, in 24 states. We have completed three acquisitions since December 31, 2010, by expanding an existing property portfolio with the addition of the final building within a portfolio of three medical office buildings, by expanding a second existing property portfolio with the addition of the final building within a portfolio of nine medical office buildings, and by acquiring a new property portfolio consisting of two medical office buildings. Each of our properties is 100% owned by our operating partnership, except for the 7900 Fannin medical office building in which we own an approximately 84% interest through our operating partnership. The tables below provide summary information regarding our properties as of December 31, 2010.

The following table lists the states in which our properties (both operating and those classified as held for sale) are located and provides certain information regarding our portfolio s geographic diversification/concentration as of December 31, 2010:

State	**Number of Buildings(1)**	**GLA (Square Feet)**	**% of GLA**	**2010 Annualized Base Rent(2)**	**% of 2010 Annualized Base Rent**
Arizona	36(3)	1,225,000	11.2%	$ 23,857,000	11.7%
California	5	287,000	2.6	5,327,000	2.6
Colorado	3	145,000	1.3	3,233,000	1.6
Florida	20(3)	940,000	8.6	17,844,000	8.8
Georgia	12	615,000	5.7	12,145,000	6.0
Indiana	44(3)	1,220,000	11.2	17,235,000	8.5
Kansas	1	63,000	0.6	1,552,000	0.8
Maryland	2	164,000	1.5	3,433,000	1.7
Minnesota	2	155,000	1.4	1,829,000	0.9
Missouri	5	297,000	2.7	7,074,000	3.5
North Carolina	10	241,000	2.2	4,498,000	2.2
New Hampshire	1	70,000	0.6	1,186,000	0.6
New Mexico	2	54,000	0.5	1,236,000	0.6
Nevada	1	73,000	0.7	1,584,000	0.8
New York	8	909,000	8.3	14,140,000	7.0
Ohio	13	525,000	4.8	6,132,000	3.0
Oklahoma	2	186,000	1.7	3,596,000	1.8
Pennsylvania	4	530,000	4.9	11,604,000	5.7
South Carolina	22(3)	1,104,000	10.1	19,681,000	9.7
Tennessee	9	321,000	2.9	5,669,000	2.8
Texas	26(3)	1,304,000	12.0	30,969,000	15.3
Utah	1	112,000	1.0	2,023,000	1.0
Virginia	3	64,000	0.6	596,000	0.3
Wisconsin	6	315,000	2.9	6,306,000	3.1
Total	238	10,919,000	100%	$ 202,749,000	100%

(1) Represents the number of buildings acquired within each particular state as of December 31, 2010.

(2) Annualized base rent is based on contractual base rent from leases in effect as of December 31, 2010. Annualized net effective base rent, which excludes tenant allowances and concessions, such as free rent, was $201,972,000 as of December 31, 2010.

(3) We had the greatest geographic concentration as of December 31, 2010 within the following states: Texas (16 consolidated properties consisting of 26 total buildings, including four buildings classified as held for sale), Arizona (seven consolidated properties consisting of 36 total buildings), South Carolina (five consolidated properties consisting of 22 total buildings), Florida (10 consolidated properties consisting of 20 total buildings), and Indiana (seven consolidated properties consisting of 44 total buildings).

Each of the above properties is a medical office building, a specialty inpatient facility (long term acute care hospital or rehabilitation hospital), a skilled nursing and assisted living facility, or an other healthcare-related office

building, the principal tenants of which are healthcare providers or healthcare-related service providers.

As of December 31, 2010, we owned fee simple interests in 173 of the 238 buildings comprising our portfolio. These 173 buildings represent approximately 68.2% of our total portfolio s gross leasable square feet. We hold long-term leasehold interests in the remaining 65 buildings within our portfolio, which represent approximately 31.8% of our total gross leasable square feet. As of December 31, 2010, these leasehold interests had an average remaining term of approximately 72 years.

The following information generally applies to our properties:

- we believe all of our properties are adequately covered by insurance and are suitable for their intended purposes;

- our properties are located in markets where we are subject to competition in attracting new tenants and retaining current tenants; and

- depreciation is provided on a straight-line basis over the estimated useful lives of the buildings, 39 years, and over the shorter of the lease term or useful lives of the tenant improvements.

The table below depicts our total portfolio square footage by region as of December 31, 2010:

Region	Gross Leasable Area
Southeast	3,067,000
Midwest	2,219,000
Southwest	2,050,000
Northeast	1,735,000
South	1,848,000
Total	10,919,000

The following table provides an overview of our portfolio of medical office buildings, other healthcare-related facilities, and other real estate-related assets as of and for the year ended December 31, 2010:

Portfolio by Type	# of Buildings	Annualized Base Rent	% of Total Annualized Base Rent	Purchase Price	% of Aggregate Purchase Price	Number of States
Medical office buildings						
Single-tenant, net lease	54	$ 36,460,000	18.0%	$ 463,214,000	20.5%	13
Single-tenant, gross lease	5	$ 2,928,000	1.4%	$ 25,304,000	1.1%	2
Multi-tenant, net lease	68	$ 51,469,000	25.4%	$ 610,679,000	27.0%	17
Multi-tenant, gross lease	87	$ 72,008,000	35.5%	$ 671,807,000	29.6%	16
Other healthcare-related facilities						
Hospitals, single-tenant, net lease	10	$ 20,333,000	10.0%	$ 241,720,000	10.7%	4
Seniors housing, single-tenant net lease	9	$ 8,045,000	4.0%	$ 91,600,000	4.0%	3
Healthcare-related offices, multi-tenant, gross lease	5	$ 11,506,000	5.7%	$ 109,900,000	4.8%	3
Other real estate-related assets						
Mortgage notes receivable	2	N/A	N/A	$ 52,135,000	2.3%	2
TOTALS		**$ 202,749,000**	**100.0%**	**$ 2,266,359,000**	**100.0%**	

The table below describes the average effective annualized base rent per square foot and the occupancy rate for each of the last five years ended December 31, 2010 for which we owned properties:

	2006(1)	2007	2008	2009	2010
Average Effective Annualized Base Rent per Square Foot	N/A	$ 16.26	$ 16.79	$ 16.88	$ 18.50
Occupancy	N/A	88.6%	91.3%	90.6%	91.0%

(1) We were initially capitalized on April 28, 2006 and therefore we consider that our date of inception. We purchased our first property on January 22, 2007.

The following table presents the sensitivity of our annualized base rent due to lease expirations for the next ten years and thereafter at our properties (both operating and those classified as held for sale) by number, square feet, percentage of leased area, annualized base rent and percentage of annualized base rent as of December 31, 2010:

Year Ending December 31 (2)	Number of Leases Expiring	Total Sq. Ft. of Expiring Leases	% of Leased Area Represented by Expiring Leases	Annualized Base Rent Under Expiring Leases	% of Total Annualized Base Rent Represented by Expiring Leases(1)
2011	233	684,610	6.9%	$ 14,854,000	7.2%
2012	255	803,245	8.1	15,815,000	7.7
2013	221	1,069,843	10.7	22,050,000	10.7
2014	153	846,730	8.5	14,952,000	7.2
2015	181	804,930	8.1	17,480,000	8.5
2016	102	827,561	8.3	15,424,000	7.5
2017	121	676,755	6.8	14,357,000	7.0
2018	77	580,918	5.8	10,974,000	5.3
2019	63	525,082	5.3	11,615,000	5.6
2020	77	368,204	3.7	7,740,000	3.7
Thereafter	130	2,769,032	27.8	60,978,000	29.6
Total	1,613	9,956,910	100%	$ 206,239,000	100%

(1) The annualized base rent percentage is based on the total annual contractual base rent as of December 31, 2010.

(2) Leases scheduled to expire on December 31 of a given year are included within that year in the table.

As of December 31, 2010, no single tenant accounted for 10.0% or more of the GLA of our real estate properties.

As of December 31, 2010, we had interests in 16 consolidated properties located in Texas, which accounted for 15.3% of our total annualized rental income, interests in seven consolidated properties in Arizona, which accounted for 11.7% of our total annualized rental income, interests in five consolidated properties located in South Carolina, which accounted for 9.7% of our total annualized rental income, interests in 10 consolidated properties in Florida, which accounted for 8.8% of our total annualized rental income, and interests in seven consolidated properties in Indiana, which accounted for 8.5% of our total annualized rental income. This rental income is based on contractual base rent from leases in effect as of December 31, 2010. Accordingly, there is a geographic concentration of risk subject to fluctuations in each of these states economies.

Recent Acquisitions

From January 1, 2011 to the date of this Supplement, we purchased one new property portfolio and expanded two of our existing portfolios through the purchase of an additional building within each for an aggregate purchase price of $36,314,000. The capitalization rates associated with these acquisitions ranged from 7.59% to 8.69%, with a weighted average capitalization rate of 8.04%, and these purchases added a total of approximately 188,000 square feet to our portfolio. Details of our property acquisitions during the period from December 31, 2010 to the date of this Supplement are as follows:

Property	Date Acquired	GLA (Sq Ft)	Purchase Price	Mortgage Debt	Occupancy	Annualized Base Rent per Leased Sq Ft

	Property Location						
Phoenix Portfolio Paseo	Phoenix, AZ	2/11/11	20,000	$ 3,762,000	$ 2,147,000	90%	$ 24.83
Columbia Portfolio N. Berkshire	North Adams, MA	2/16/11	47,000	9,182,000	4,434,000	100	14.91
Holston Medical Portfolio	Bristol, TN	3/24/11	121,000	23,370,000		99(1)	20.38(1)

(1) Occupancy and Annualized Base Rent per Leased Square Foot data for the Holston Medical Portfolio represent weighted average values based on the respective GLAs of the two buildings purchased, as well as reflect the impact of certain leases comprising an aggregate of approximately 77,000 square feet within the two buildings that are scheduled to commence on April 1, 2011.

Selected Financial Data

The following selected financial data should be read with Management s Discussion and Analysis of Financial Condition and Results of Operations and our consolidated financial statements and the notes thereto incorporated by reference into the prospectus and with Management s Discussion and Analysis of Financial Condition and Results of Operations and our consolidated financial statements and the notes thereto included in our annual report on Form 10-K which is incorporated by reference into this Supplement. Our historical results are not necessarily indicative of results for any future period.

The following tables present summarized consolidated financial information, including balance sheet data, statement of operations data, and statement of cash flows data in a format consistent with our consolidated financial statements.

	December 31,				
	2010	**2009**	**2008**	**2007**	**2006**
BALANCE SHEET DATA:					
Total assets	$ 2,271,795,000	$ 1,673,535,000	$ 1,113,923,000	$ 431,612,000	$ 385,000
Mortgage loans payable, net	$ 699,526,000	$ 540,028,000	$ 460,762,000	$ 185,801,000	$
Stockholders equity (deficit)	$ 1,487,246,000	$ 1,071,317,000	$ 599,320,000	$ 175,590,000	$ (189,000)

	Years Ended December 31,				**Period from April 28, 2006 (Date of Inception) through December 31, 2006**
	2010	**2009**	**2008**	**2007**	
STATEMENT OF OPERATIONS DATA:					
Total revenues (operating properties)	$ 199,879,000	$ 126,286,000	$ 78,010,000	$ 17,626,000	$
Net loss	$ (7,919,000)	$ (24,773,000)	$ (28,409,000)	$ (7,674,000)	$ (242,000)
Net loss attributable to controlling interest	$ (7,903,000)	$ (25,077,000)	$ (28,448,000)	$ (7,666,000)	$ (242,000)
Loss per share basic and diluted(1):					
Net loss	$ (0.05)	$ (0.22)	$ (0.66)	$ (0.77)	$ (149.03)
Net loss attributable to controlling interest	$ (0.05)	$ (0.22)	$ (0.66)	$ (0.77)	$ (149.03)
STATEMENT OF CASH FLOWS DATA:					
Cash flows provided by operating activities	$ 58,503,000	$ 21,628,000	$ 20,677,000	$ 7,005,000	$
Cash flows used in investing activities	$ 626,849,000	$ 455,105,000	$ 526,475,000	$ 385,440,000	$
Cash flows provided by financing activities	$ 378,615,000	$ 524,147,000	$ 628,662,000	$ 383,700,000	$ 202,000
OTHER DATA:					
Distributions declared	$ 120,507,000	$ 82,221,000	$ 31,180,000	$ 7,250,000	$
Distributions declared per share	$ 0.73	$ 0.73	$ 0.73	$ 0.70	$
Distributions paid in cash	$ 60,176,000	$ 39,499,000	$ 14,943,000	$ 3,323,000	$
Distributions reinvested	$ 56,551,000	$ 38,559,000	$ 13,099,000	$ 2,673,000	$
Funds from operations(2)	$ 69,449,000	$ 28,314,000	$ 8,745,000	$ 2,124,000	$ (242,000)
Modified funds from operations(2)	$ 89,166,000	$ 48,029,000	$ 8,757,000	$ 2,124,000	$ (242,000)
Net operating income(3)	$ 137,419,000	$ 84,462,000	$ 52,244,000	$ 11,589,000	$

(1) Net loss per share is based upon the weighted average number of shares of our common stock outstanding. Distributions by us of our current and accumulated earnings and profits for federal income tax purposes are taxable to stockholders as ordinary income. Distributions in excess of these earnings and profits generally are treated as a non-taxable reduction of the stockholder s basis in the shares of our common stock to the extent thereof (a return of capital for tax purposes) and, thereafter, as taxable gain. These distributions in excess of earnings and profits will have the effect of deferring taxation of the distributions until the sale of the stockholder s common stock.

(2) For additional information on FFO and MFFO, see Our Performance Funds From Operations and Modified Funds From Operations , which includes a reconciliation of our GAAP net loss to FFO and MFFO for the years ended December 31, 2010, 2009, and 2008. Neither FFO nor MFFO should be considered as alternatives to net loss or other measurements under GAAP as indicators of our operating performance, nor should they be considered as alternatives to cash flow from operating activities or other measurements under GAAP as indicators of our liquidity.

(3) For additional information on net operating income, see Our Property Performance Net Operating Income , which includes a reconciliation of our GAAP net income (loss) to net operating income for the years ended December 31, 2010 and 2009.

Our Performance Funds From Operations and Modified Funds From Operations

Due to certain unique operating characteristics of real estate companies, the National Association of Real Estate Investment Trusts, or NAREIT, an industry trade group, has promulgated a measure known as Funds from Operations, or FFO, which it believes more accurately reflects the operating performance of a REIT. FFO is not equivalent to our net income or loss as determined under generally accepted accounting principles in the United States, or GAAP.

We define FFO, a non-GAAP measure, as net income or loss computed in accordance with GAAP, excluding gains or losses from sales of property but including asset impairment write downs, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Adjustments for unconsolidated partnerships and joint ventures are calculated to reflect FFO. We present FFO because we consider it an important supplemental measure of our operating performance and believe it is frequently used by securities analysts, investors and other interested parties in the evaluation of REITs, many of which present FFO when reporting their results. FFO is intended to exclude GAAP historical cost depreciation and amortization of real estate and related assets, which assumes that the value of real estate diminishes ratably over time. Historically, however, real estate values have risen or fallen with market conditions. Because FFO excludes depreciation and amortization unique to real estate, gains and losses from property dispositions and extraordinary items, it provides a performance measure that, when compared year over year, reflects the impact to operations from trends in occupancy rates, rental rates, operating costs, development activities and interest costs, providing perspective not immediately apparent from net income.

We compute FFO in accordance with standards established by the Board of Governors of NAREIT in its March 1995 White Paper (as amended in November 1999 and April 2002), which may differ from the methodology for calculating FFO utilized by other equity REITs and, accordingly, may not be comparable to such other REITs. Further, FFO does not represent amounts available for management s discretionary use because of needed capital replacement or expansion, debt service obligations or other commitments and uncertainties. FFO should not be considered as an alternative to net income (loss) (computed in accordance with GAAP) as an indicator of our financial performance or to cash flow from operating activities (computed in accordance with GAAP) as an indicator of our liquidity, nor is it indicative of funds available to fund our cash needs, including our ability to pay distributions.

Presentation of this information is intended to assist the reader in comparing the operating performance of different REITs, although it should be noted that not all REITs calculate FFO the same way, so comparisons with other REITs may not be meaningful. Factors that impact FFO include non cash GAAP income and expenses, transition charges, timing of acquisitions, yields on cash held in accounts, income from portfolio properties and other portfolio assets, interest rates on acquisition financing and operating expenses. Furthermore, FFO is not necessarily indicative of cash flow available to fund cash needs and should not be considered as an alternative to net income, as an indication of our liquidity, nor is it indicative of funds available to fund our cash needs, including our ability to make distributions and should be reviewed in connection with other measurements as an indication of our performance. Our FFO reporting complies with NAREIT s policy described above.

Changes in the accounting and reporting rules under GAAP have prompted a significant increase in the amount of non-operating items included in FFO, as defined. Therefore, we use modified funds from operations, or MFFO, which excludes from FFO one-time charges, transition charges, and acquisition-related expenses, to further evaluate our operating performance. We believe that MFFO, with these adjustments, is helpful in evaluating how our portfolio might perform after our acquisition stage and our transition to self-management have been completed and, as a result, may provide an indication of the sustainability of our distributions in the future. MFFO should not be considered as an alternative to net income (loss) or to cash flows from operating activities and is not intended to be used as a liquidity measure indicative of cash flow available to fund our cash needs, including our ability to make distributions. MFFO should be reviewed in connection with other GAAP measurements.

Management considers the following items in the calculation of MFFO:

Acquisition-related expenses: Prior to 2009, acquisition-related expenses were capitalized and have historically been added back to FFO over time through depreciation; however, beginning in 2009, acquisition-related expenses related to business combinations are expensed. These acquisition-related expenses have been and will continue to be funded from the proceeds of our offerings and our debt and not from operations. We believe by excluding expensed acquisition-related expenses, MFFO provides useful supplemental information that is comparable for our real estate investments.

Transition charges: FFO includes certain charges related to the cost of our transition to self-management. These items include, but are not limited to, additional legal expenses and system conversion costs (including updates to certain estimate development procedures), non-recurring employment costs, and the majority of the one-time redemption and termination payment made to our former advisor, as further discussed in Note 12, Related Party Transactions, to our consolidated financial statements in our 2010 Annual Report on Form 10-K. Because MFFO excludes such costs, management believes MFFO provides useful supplemental information by focusing on the changes in our fundamental operations that will be comparable rather than on such transition charges. We do not believe such costs will recur now that our transition to a self-management infrastructure has been substantially completed.

Our calculation of MFFO may have limitations as an analytical tool because it reflects the costs unique to our transition to a self-management model, which may be different from that of other healthcare REITs. Additionally, MFFO reflects features of our ownership interests in our medical office buildings and healthcare-related facilities that are unique to us. Companies that are considered to be in our industry may not have similar ownership structures; and therefore those companies may not calculate MFFO in the same manner that we do, or at all, limiting its usefulness as a comparative measure. We compensate for these limitations by relying primarily on our GAAP and FFO results and using our MFFO as a supplemental performance measure.

The following is the calculation of FFO and MFFO for the years ended December 31, 2010, 2009, and 2008:

	Years Ended December 31,					
	2010	**2010 Per Share**	**2009**	**2009 Per Share**	**2008**	**2008 Per Share**
Net loss	$ (7,919,000)	$ (0.05)	$ (24,773,000)	$ (0.22)	$ (28,409,000)	$ (0.66)
Add:						
Depreciation and amortization consolidated properties	78,561,000	0.47	53,595,000	0.47	37,398,000	0.87
Less:						
Net (income) loss attributable to noncontrolling interest of limited partners	16,000		(304,000)		(39,000)	
Depreciation and amortization related to noncontrolling interests	(1,209,000)		(204,000)		(205,000)	
FFO attributable to controlling interest	$ 69,449,000		$ 28,314,000		$ 8,745,000	
FFO per share basic and diluted	$ 0.42	$ 0.42	$ 0.25	$ 0.25	$ 0.20	$ 0.20