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

FORM 8-K/A

CURRENT REPORT

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

Date of Report (Date of earliest event reported): March 11, 2013 (December 28, 2012)

UNIVERSAL HEALTH REALTY INCOME TRUST
(Exact name of registrant as specified in its charter)

Maryland	**1-9321**	**23-6858580**
(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification No.)

Universal Corporate Center **367 South Gulph Road** **King of Prussia, Pennsylvania**	**19406**
(Address of principal executive offices)	(Zip Code)

Registrant's telephone number, including area code: (610) 265-0688

Not Applicable
(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 (see General Instruction A.2 below):

☐ 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))

EXPLANATORY NOTE

On January 3, 2013, Universal Health Realty Income Trust ("UHT" or the "Trust"), filed a Form 8-K (the "Original 8-K") to report the completion of the medical office building acquisition of Northwest Texas Professional Office Tower on December 28, 2012. Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, this Form 8-K/A is being filed to amend the Original 8-K to provide the financial statements described under Item 9.01(a) below and the pro forma financial information described under Item 9.01(b) below which were omitted from the Original 8-K in accordance with the rules of the Securities and Exchange Commission.

Item 9.01 Financial Statements and Exhibits

(a) Financial statements of property acquired

Independent Auditors' Report

Statement of Revenue and Certain Operating Expenses for the nine month period ended December 31, 2011 (unaudited) and year ended March 31, 2011.

Notes to Statement of Revenue and Certain Operating Expenses for the nine month period ended December 31, 2011 (unaudited) and year ended March 31, 2011.

(b) Pro Forma Financial Information

Unaudited pro forma financial information required by Item 9.01(b) of Form 8-K in connection with the acquisition of PeaceHealth Medical Clnic and Northwest Texas Professional Office Tower by UHT is filed as Exhibit 99.1 to this Current Report on Form 8-K/A and is incorporated herein by reference.

(d) Exhibit 23.1 Consent of Independent Registered Public Accounting Firm.

Exhibit 99.1 Unaudited pro forma financial information for the nine months ended September 30, 2012 and for the year ended December 31, 2011.

SIGNATURES

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

	UNIVERSAL HEALTH REALTY INCOME TRUST
Date: March 11, 2013	By: /s/ Charles F. Boyle
	Name: Charles F. Boyle
	Title: Vice President and Chief Financial Officer

Exhibit Index

Exhibit No.	Exhibit
23.1	Consent of Independent Registered Public Accounting Firm.
99.1	Unaudited pro forma financial information for the nine months ended September 30, 2012 and for the year ended December 31, 2011.

PEACEHEALTH MEDICAL CLINIC

Statement of Revenue and Certain Operating Expenses

Nine-month period ended December 31, 2011 (unaudited)
and year ended March 31, 2011

(With Independent Auditors' Report Thereon)

Independent Auditors' Report

The Board of Trustees
Universal Health Realty Income Trust:

We have audited the accompanying Statement of Revenue and Certain Operating Expenses (Historical Summary) of PeaceHealth Medical Clinic (the Property) for the year ended March 31, 2011. This Historical Summary is the responsibility of management of Universal Health Realty Income Trust. Our responsibility is to express an opinion on the Historical Summary based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Historical Summary is free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Property's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the Historical Summary, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the Historical Summary. We believe that our audit provides a reasonable basis for our opinion.

The accompanying Historical Summary was prepared for the purpose of complying with the rules and regulations of the Securities and Exchange Commission and for the inclusion in a Form 8-K/A of Universal Health Realty Income Trust, to be filed with the Securities and Exchange Commission, as described in note 2 to the Statement of Revenue and Certain Operating Expenses. It is not intended to be a complete presentation of the Property's revenues and expenses.

In our opinion, the Historical Summary referred to above presents fairly, in all material respects, the revenue and certain operating expenses described in note 2 of the Property for the year ended March 31, 2011, in conformity with U.S. generally accepted accounting principles.

December 20, 2012

PEACEHEALTH MEDICAL CLINIC

Statement of Revenue and Certain Operating Expenses

Nine-month period ended December 31, 2011 (unaudited)
and year ended March 31, 2011

	Nine months ended December 31, 2011 (unaudited)	Year ended March 31, 2011
Revenue:		
Base rental income	$1,861,677	2,484,915
Operating expense, insurance, and real estate tax recoveries	212,931	251,905
Total revenue	2,074,608	2,736,820
Direct operating expenses:		
Operating expenses	57,476	79,102
Interest expense	973,520	1,313,992
Real estate taxes	132,876	157,892
Total direct operating expenses	1,163,872	1,550,986
Excess of revenue over direct operating expenses	$ 910,736	1,185,834

See accompanying notes to statement of revenue and certain operating expenses.

(1) Business

The PeaceHealth Medical Clinic (Property), a single-tenant medical office building consisting of approximately 99,000 of rentable square feet, is located in Bellingham, Washington and was acquired by Universal Health Realty Income Trust (the Trust), utilizing a qualified third-party intermediary in connection with a planned like-kind-exchange transaction pursuant to Section 1031 of the Internal Revenue Code, on January 23, 2012. The property is fully occupied by the PeaceHealth Medical Group under an original sixteen-year lease that is scheduled to expire on December 31, 2021 and has four five-year renewal options.

(2) Basis of Presentation

The Statement of Revenue and Certain Operating Expenses (Historical Summary) has been prepared for the purpose of complying with Rule 3-14 of the Securities and Exchange Commission (SEC) Regulation S-X. The Historical Summary has been prepared on the accrual basis of accounting and requires management to make estimates and assumptions that affect the reported amounts of the revenues and expenses during the reporting period. Actual results may differ from those estimates.

The unaudited Historical Summary for the nine months ended December 31, 2011 has been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) for interim financial information. Accordingly, it does not include all of the information and footnotes required by GAAP for complete financial statements. In the opinion of management, all adjustments (consisting of normal recurring adjustments) considered necessary for a fair presentation have been included. The Historical Summary for the nine months ended December 31, 2011 is not necessarily indicative of the expected future results.

(3) Revenue

The Property leases medical office space under a single lease agreement with their tenant. The lease is accounted for as an operating lease. The lease includes provisions under which the Property is reimbursed for the Property's operating expenses, property taxes, and insurance expenses. Revenue related to these reimbursed expenses is recognized in the period the applicable expenses are incurred and billed to tenant pursuant to the lease agreement. The lease contains annual increases in base rent of 1% each year through the lease termination.

Although the lease provides for tenant increases in minimum lease payments over the term of the lease, rental income is accrued for the full period of occupancy on a straight-line basis. These adjustments increased base rental income by $39,498 (unaudited) for the nine-month period ended December 31, 2011 and increased base rental income by $74,751 for the year ended March 31, 2011.

Fiscal year annual rents to be received from the tenant under the noncancelable operating lease, with a remaining lease term of approximately eleven years, at March 31 2011, are as follows:

2012	$ 2,434,090
2013	2,458,431
2014	2,483,016
2015	2,507,846
2016	2,532,924
Thereafter	15,064,558
Total	$27,480,865

(4) Certain Operating Expenses

Certain operating expenses include only those expenses expected to be comparable to the future operations of the Property. These expenses, which include repairs and maintenance, real estate taxes, and interest expense, related to assumed debt is charged to operations as incurred. Expenses such as depreciation and amortization are excluded from the Historical Summary.

(5) Subsequent Events

Subsequent to March 31, 2011 and through December 20, 2012, management did not identify any subsequent events requiring additional disclosure.

Exhibit 23.1

Consent of Independent Auditors

The Board of Trustees
Universal Health Realty Income Trust:

We consent to the incorporation by reference in the registration statements (Nos. 333-143944 and 333-57815) on Form S-8 and in registration statements (Nos. 333-185092, 333-81763) on Form S-3 of Universal Health Realty Income Trust of our report dated December 20, 2012, with respect to the Statement of Revenue and Certain Operating Expenses of Peacehealth Medical Clinic for the year ended March 31, 2011, which report appears in the March 11, 2013 Form 8-K/A of Universal Health Realty Income Trust.

/s/ KPMG LLP

Philadelphia, Pennsylvania
March 11, 2013

Exhibit 99.1

Unaudited pro forma condensed consolidated financial information

The unaudited pro forma condensed consolidated statements of income for Universal Health Realty Income Trust ("UHT") and PeaceHealth Medical Clinic and Northwest Texas Professional Office Tower (collectively the "MOBs") for the twelve months ended December 31, 2011 and the nine-month period ended September 30, 2012, give effect to UHT's acquisition of the MOBs, as if they had occurred on January 1, 2011. The pro forma adjustment column presented on the pro forma consolidated statements of income for the year ended December 31, 2011 includes the financial information for the MOBs for the entire year. The pro forma adjustment column presented on the pro forma consolidated statements of income for the nine months ended September 30, 2012, includes financial information for PeaceHealth Medical Clinic up to the acquisition date of January 23, 2012. Financial information pertaining to this MOB after the acquisition date is included in the UHT historical financial statement presentation. The pro forma financial results for the entire nine months ended September 30, 2012 are presented for the Northwest Texas Medical Office Tower, since that MOB was acquired subsequent to September 30, 2012. The unaudited pro forma condensed consolidated balance sheet as of September 30, 2012 gives effect to the acquisition of the Northwest Texas Professional Office Tower as if it had occurred on September 30, 2012. The acquisition of the PeaceHealth Medical Clinic occurred prior to September 30, 2012 and therefore has no impact on the pro forma adjustments presented on the unaudited pro forma condensed consolidated balance sheet as of September 30, 2012, since the financial information for this MOB is included in the historical balance sheet for UHT as of September 30, 2012.

The pro forma adjustments are preliminary and have been made solely for purposes of developing the pro forma financial information for illustrative purposes. The actual results reported in periods following the acquisition of the MOBs may differ significantly from that reflected in these pro forma financial statements for a number of reasons, including, but not limited to, differences between the assumed versus actual interest rates applicable to the funds borrowed to finance the acquisition of the MOBs. In addition, no adjustments have been made for non-recurring fees and expenses related to the acquisition of the MOBs in the pro forma statements of income. As a result, the pro forma information does not purport to be indicative of what the financial condition or results of operations would have been had the acquisition of the MOBs been completed on the applicable dates of this pro forma financial information. The pro forma financial statements are based upon the historical financial statements of UHT and the MOBs and do not purport to project the future financial condition and results of operations after giving effect to the acquisition of the MOBs.

The pro forma adjustments and related assumptions are described in the accompanying notes presented on the following pages. The pro forma adjustments are based on assumptions relating to the consideration paid and the allocation thereof to the assets acquired and liabilities assumed of the MOBs based on preliminary estimates of fair value. The final purchase price and the allocation thereof may differ from that reflected in the pro forma financial statements after final valuation procedures are performed and amounts are finalized.

The following unaudited pro forma condensed consolidated financial information is derived from the historical financial statements of UHT and the MOBs and has been prepared to illustrate the effects of the acquisition of the MOBs. The pro forma financial information should be read in conjunction with the historical financial statements and the accompanying notes of UHT and the MOBs.

Universal Health Realty Income Trust
Unaudited Pro Forma Condensed Consolidated Balance Sheet
September 30, 2012
(dollar amounts in thousands)

	UHT	Acquired MOB and Pro Forma Adjustments		Combined Pro Forma
Assets:				
Real Estate Investments:				
Buildings and improvements	$ 366,321	$ 7,180	(A)	$ 373,501
Accumulated depreciation	(84,186)	—		(84,186)
	282,135	7,180		289,315
Land	27,058	—	(A)	27,058
Net Real Estate Investments	309,193	7,180		316,373
Investments in and advances to limited liability companies (“LLCs”)	38,895	—		38,895
Other Assets:				
Cash and cash equivalents	3,151	—		3,151
Base and bonus rent receivable from Universal Health Services, Inc.	1,963	—		1,963
Rent receivable - other	3,016	—		3,016
Intangible assets (net of accumulated amortization of $6.6 million at September 30, 2012)	25,645	2,420	(A)	28,065
Deferred charges, notes receivable and intangible and other assets, net	6,143	—		6,143
Total Assets	$ 388,006	9,600		$ 397,606
Liabilities:				
Line of credit borrowings	$ 83,000	9,582	(B)	$ 92,582
Mortgage notes payable, non-recourse to us including net debt premium of $1.4 million at September 30, 2012)	116,175	—		116,175
Accrued interest	541	—		541
Accrued expenses and other liabilities	4,954	33	(C)	4,987
Tenant reserves, escrows, deposits and prepaid rents	2,234	—		2,234
Total Liabilities	206,904	9,615		216,519
Equity:				
Preferred shares of beneficial interest, $.01 par value; 5,000,000 shares authorized; none issued and outstanding	—	—		—
Common shares, $.01 par value; 95,000,000 shares authorized; issued and outstanding: 2012 - 12,685,403 2011 - 12,666,824	127	—		127
Capital in excess of par value	214,092	—		214,092
Cumulative net income	462,365	(15)	(A)	462,350
Cumulative dividends	(495,558)	—		(495,558)
Total UHT Shareholders’ Equity	181,026	(15)		181,011
Non-controlling equity interest	76	—		76
Total Equity	181,102	(15)		181,087
Total Liabilities and Equity	$ 388,006	$ 9,600		$ 397,606

See accompanying notes to unaudited pro forma condensed consolidated financial statements.

Universal Health Realty Income Trust
Unaudited Pro Forma Condensed Consolidated Statements of Income
For the Nine Months Ended September 30, 2012
(dollar amounts in thousands)

	UHT	Acquired MOBs and Pro Forma Adjustments		Combined Pro Forma
Revenues:				
Base Rental - UHS facilities	$11,556	—		$11,556
Base Rental - Non-related parties	20,265	1,172	D.	21,437
Bonus Rental - UHS facilities	3,109	—		3,109
Tenant reimbursements and other - Non-related parties	5,341	43	D.	5,384
Tenant reimbursements and other - UHS facilities	356	—		356
	40,627	1,215		41,842
Expenses:				
Depreciation and amortization	15,484	533	E.	16,017
Advisory fees to UHS	1,594	50	F.	1,644
Other operating expenses	11,244	296	D.	11,540
Transaction costs	663	—		663
Provision for asset impairment	—	—		—
	28,985	879		29,864
Income before equity in income of unconsolidated limited liability companies (“LLCs”) and interest expense	11,642	336		11,978
				—
Equity in income of LLCs	1,803	—		1,803
Gain on divestitures of properties owned by unconsolidated LLCs, net	7,375	—		7,375
Interest expense, net	(5,853)	(220)	G.	(6,073)
Net Income	$14,967	$ 116		$15,083
Basic earnings per share	$ 1.18			$ 1.19
Diluted earnings per share	$ 1.18			$ 1.19
Weighted average number of shares outstanding - Basic	12,658			12,658
Weighted average number of share equivalents	7			7
Weighted average number of shares and equivalents outstanding - Diluted	12,665			12,665

See accompanying notes to unaudited pro forma condensed consolidated financial statements.

Universal Health Realty Income Trust
Unaudited Pro Forma Condensed Consolidated Statements of Income
For the Year Ended December 31, 2011
(dollar amounts in thousands)

	UHT	Acquired MOBs and Pro Forma Adjustments		Combined Pro Forma
Revenues:				
Base Rental - UHS facilities	$13,150	—		$13,150
Base Rental - Non-related parties	10,392	3,826	D.	14,218
Bonus Rental - UHS facilities	4,191	—		4,191
Tenant reimbursements and other - Non-related parties	1,654	277	D.	1,931
Tenant reimbursements and other - UHS facilities	107	—		107
	29,494	4,103		33,597
Expenses:				
Depreciation and amortization	7,306	1,811	E.	9,117
Advisory fees to UHS	2,008	114	F.	2,122
Other operating expenses	5,581	786	D.	6,367
Transaction costs	518	—		518
Provision for asset impairment	5,354	—		5,354
	20,767	2,711		23,478
Income before equity in income of unconsolidated limited liability companies ("LLCs") and interest expense	8,727	1,392		10,119
				—
Gain on fair value recognition resulting from the purchase of minority interests in majority-owned LLCs, net	28,576	—		28,576
Equity in income of LLCs	3,058	—		3,058
Gain on divestitures of properties owned by unconsolidated LLCs, net	35,835	—		35,835
Interest expense, net	(2,402)	(1,380)	G.	(3,782)
Net Income	$73,794	$ 12		$73,806
Basic earnings per share	$ 5.84			$ 5.84
Diluted earnings per share	$ 5.83			$ 5.83
Weighted average number of shares outstanding—Basic	12,644			12,644
Weighted average number of share equivalents	5			5
Weighted average number of shares and equivalents outstanding—Diluted	12,649			12,649

See accompanying notes to unaudited pro forma condensed consolidated financial statements.

Notes to unaudited pro forma condensed consolidated financial statements

Note 1—Basis of presentation

The unaudited pro forma condensed consolidated financial statements were prepared using the acquisition method of accounting under existing U.S. GAAP standards and are based on UHT's historical consolidated financial statements and the financial statements of the significant properties that were purchased subsequent to December 31, 2011, comprised of PeaceHealth Medical Clinic and Northwest Texas Medical Office Tower (collectively the "MOBs"), for the year ended December 31, 2011 and the nine-month period ended September 30, 2012. PeaceHealth Medical Clinic was acquired on January 23, 2012. The financial results from the acquisition date through September 30, 2012 for this MOB are included in our historical consolidated statements of income for the nine months ended September 30, 2012. Therefore, the pro forma adjustments presented on the pro forma condensed consolidated statements of income for UHT for the nine months ended September 30, 2012 include the financial results from January 1, 2012 through the acquisition date for PeaceHealth Medical Clinic, as well as the financial results from January 1, 2012 through September 30, 2012 for the Northwest Texas Professional Office Tower.

The unaudited pro forma condensed consolidated statements of income for UHT and the acquired MOBs for the year ended December 31, 2011 and the nine-month period ended September 30, 2012 give effect to UHT's acquisition of the MOBs as if they had occurred on January 1, 2011. The unaudited pro forma condensed consolidated balance sheet as of September 30, 2012 gives effect to the acquisition of the MOBs as if they had occurred on September 30, 2012. The UHT consolidated balance sheet at September 30, 2012 includes the balance sheet of PeaceHealth Medical Clinic, since it was acquired on January 23, 2012. The pro forma adjustments presented on the unaudited pro forma consolidated balance sheet, therefore, represent adjustments as they pertain to the Northwest Texas Professional Office Tower, which was acquired on December 28, 2012.

We prepared the unaudited pro forma condensed consolidated financial information using the acquisition method of accounting, which is based upon Accounting Standards Codification ("ASC") 805, *Business Combinations*, the Financial Accounting Standard Board's ("FASB") standard related to business combinations. The business combination standard incorporates the FASB standard related to fair value measurement concepts. We have adopted both FASB standards related to business combinations and fair value measurements as required.

The FASB standard issued related to business combinations requires, among other things, that assets acquired and liabilities assumed be recognized at their fair values as of the acquisition date. In addition, the standard establishes that the consideration transferred be measured at the closing date of the acquisition at the then-current market price.

ASC 820, *Fair Value Measurements and Disclosures*, the FASB's standards related to fair value measurements, define the term "fair value" and set forth the valuation requirements for any asset or liability measured at fair value, expand related disclosure requirements and specify a hierarchy of valuation techniques based on the nature of inputs used to develop the fair value measures. Fair value is defined in the standard as "the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date." This is an exit price concept for the valuation of the asset or liability. In addition, market participants are assumed to be buyers and sellers in the principal (or the most advantageous) market for the asset or liability. Fair value measurements for an asset assume the highest and best use by these market participants. Many of these fair value measurements can be highly subjective, and it is possible that other professionals, applying reasonable judgment to the same facts and circumstances, could develop and support a range of alternative estimated amounts.

The assumptions and related pro forma adjustments described below have been developed based on assumptions and adjustments, including assumptions relating to the consideration paid and the allocation thereof to the assets acquired and liabilities assumed from the Northwest Texas Professional Office Tower, based on preliminary estimates of fair value. The final purchase price allocation may differ from that reflected in the pro forma financial statements after final valuation procedures are performed and amounts are finalized.

The unaudited pro forma condensed consolidated financial statements are preliminary, are provided for illustrative purposes only and do not purport to represent what our actual consolidated results of operations or consolidated financial position would have been had the acquisition of the MOBs occurred on the dates assumed, nor are they indicative of our future consolidated results of operations or financial position. The actual results reported in periods following the acquisition of the MOBs may differ significantly from those reflected in these pro forma financial statements for a number of reasons, including, but not limited to, differences between the assumed versus actual interest rates applicable to the funds borrowed to finance the acquisition of the MOBs. In addition, no adjustments have been made to the condensed consolidated statements of income for non-recurring acquisition-related fees and expenses. As a result, the pro forma information does not purport to be indicative of what the financial condition or results of operations would have been had the acquisition of the MOBs been completed on the applicable dates of this pro forma financial information. The pro forma financial statements are based upon the historical financial statements of UHT and the MOBs and do not purport to project the future financial condition and results of operations after giving effect to the acquisition of the MOBs.

Note 2—Preliminary purchase price

We will allocate the purchase price paid by us for the acquired Northwest Texas Professional Office Tower to the fair value of the assets acquired and liabilities assumed. The allocation of the purchase price to acquired assets as indicated below is based on preliminary fair value estimates and is subject to final management analyses. The actual amounts recorded when the analyses are complete may differ materially from the pro forma amounts presented as follows (in thousands):

Buildings and improvements	$ 7,180
Intangible assets	2,420
Purchase price before assumed liabilities and closing costs	9,600
Assumed liabilities	(34)
Assumed prepaid assets	1
Closing costs	15
Net purchase price paid	$ 9,582
Net cash paid	$9,582 (a.)

(a.) Net cash paid consists of borrowings made pursuant to our revolving credit agreement. For pro forma purposes, our balance sheet adjustment assumes that the $9.6 million of net cash paid was borrowed pursuant to our revolving credit agreement.

The purchase price paid by us for the acquired PeaceHealth Medical Clinic,which was acquired prior to September 30, 2012, is included in UHT's historical consolidated balance sheet at September 30, 2012, and therefore, no pro forma adjustments have been made to our September 30, 2012 pro forma consolidated balance sheet for this MOB.

Note 3—Unaudited pro forma adjustments

Unaudited pro forma condensed consolidated balance sheet as of September 30, 2012

(A) Land, buildings and improvements, intangible assets:

Adjustments to record the fair value estimates of the tangible and intangible assets of the Northwest Texas Professional Office Tower. Acquired intangibles are substantially all comprised of the difference between the property valued with existing in-place leases and the property valued as if vacant. The value of the Northwest Professional Office Tower acquired intangibles will be amortized over the lease terms (remaining weighted average of 5.1 years). Allocations are preliminary and subject to change.

(B) Line of credit borrowings:

The $9.6 million of net cash required to fund the acquisition of the Northwest Texas Professional Office Tower is assumed to be generated utilizing borrowings made pursuant to our revolving credit agreement.

(C) Accrued expenses and other liabilities; tenant reserves, escrows, deposits and prepaid rents; and other assets:

Adjustments to record the liabilities and prepaid assets assumed in connection with the acquired MOB.

Unaudited pro forma condensed consolidated statements of income for the year ended December 31, 2011 and nine-month periods ended September 30, 2012

(D) Base rental – non-related parties, Tenant reimbursements and other – non-related parties and Other operating expenses:

Adjustments to record the combined operating results of the acquired MOBs. The pro forma adjustment column presented on the pro forma consolidated statements of income for the twelve months ended December 31, 2011 includes financial information for PeaceHealth Medical Clinic and the Northwest Texas Professional Office Tower. The pro forma adjustments for the nine months ended September 30, 2012, includes financial information for PeaceHealth Medical Clinic up to the acquisition date of January 23, 2012. Financial information pertaining to this MOB after the acquisition date is included in the UHT historical financial statement presentation. The pro forma financial results for the entire nine months ended September 30, 2012 are presented for the Northwest Texas Professional Office Tower, since that MOB was acquired subsequent to September 30, 2012.

(E) Depreciation and amortization:

Consists of (amounts in thousands):

	Year ended December 31, 2011	Nine-month period ended September 30, 2012
Buildings and improvements (1)	$ 1,077	$ 233
Intangible assets acquired (2)	734	300
Total incremental depreciation and amortization expense	$ 1,811	$ 533

(1) Depreciation expense on the acquired real property is based upon preliminary fair value allocations for PeaceHealth Medical Clinic and the Northwest Texas professional Office Tower. The acquired property will be depreciated over an average useful life of 35 years.

(2) Amortization expense on the acquired in-place lease intangibles based upon preliminary fair value estimates will be amortized over the remaining weighted average lease terms of approximately 7.0 years.

The purchase price allocations for the real property and identifiable assets related to the Northwest Texas Professional Office Tower and the Peace Health Medical Clinic are preliminary and were made only for the purpose of presenting the pro forma financial information. In accordance with the FASB issue standards related to business combinations, we will finalize the analysis of the fair value of the assets acquired and liabilities assumed resulting from the acquisition of this MOB for the purpose of allocating the purchase price. It is possible that the final valuation of real property and intangible assets could differ materially from our estimates.

(F) Advisory fees to Universal Health Services, Inc. ("UHS"):

Adjustment to record the advisory fee due to UHS, calculated at 0.65% of the real estate assets of the acquired MOBs, pursuant to the advisory agreement between UHT and a wholly-owned subsidiary of UHS.

(G) Interest expense:

In connection with the acquisition of the MOBs, for pro forma purposes, the $18.1 million of net cash required to fund the PeaceHealth Medical Clinic and Northwest Texas Professional Office Tower acquisitions, was assumed to be generated utilizing borrowings made pursuant to our previously-existing $100 million revolving credit agreement ("Old Revolver") which was scheduled to mature in January, 2012. On July 25, 2011, we terminated the Old Revolver and replaced it with a new $150 million revolving credit facility which matures in July, 2015 (“New Revolver”). In addition to the $18.1 million of net cash required in connection with the acquisition of the two MOBs, we assumed $22.4 million of third-party debt as part of the PeaceHealth Medical Clinic acquisition which bears an interest rate of 5.64% per annum and matures on April 1, 2017. The interest expense adjustments included in the unaudited pro forma condensed consolidated statements of income were calculated utilizing the average borrowing rates in effect during the applicable periods pursuant to the terms of the Old Revolver on $18.1 million through its termination date, and then utilizing the average borrowing rates in effect during the applicable periods pursuant to the New Revolver on the $18.1 million from July 25 through December 31, 2011, as well as the stated 5.64% interest rate pursuant to the terms of the assumed third party debt of $22.4 million. The adjustments reflect interest expense on the $18.1 million of additional Revolver borrowings utilized to finance the acquisition of the MOBs at an average rate of 1.5% for the year ended December 31, 2011 and 2.11% for the nine months ended September 30, 2012, as well as interest expense on the $22.4 million of assumed third-party debt at an average rate of 5.64%. For each 1/8% deviation in the interest rate on our revolving credit agreement, interest expense would increase or decrease, as applicable, by $22,650 for the year ended December 31, 2011 and $9,600 for the nine months ended September 30, 2012. The interest expense reflected on the pro forma consolidated statements of income for the year ended December 31, 2011 is lower than the comparable interest expense as calculated pursuant to the terms of the New Revolver for the entire twelve months, since, as compared to the terms of the Old Revolver, the margins over the applicable underlying rates have increased.