

ESSEX PROPERTY TRUST, INC.

Consolidated Operating Results

(Dollars in thousands, except per share amounts)

| | Three Months Ended March 31, | |
|---|---------------------------------|-----------|
| | 2004 | 2003 (1) |
| Revenues: | | |
| Rental | \$ 64,229 | \$ 61,955 |
| Other property | 2,102 | 2,064 |
| Total property revenues | 66,331 | 64,019 |
| Interest and other | 3,475 | 2,266 |
| | 69,806 | 66,285 |
| Expenses: | | |
| Property operating | 21,841 | 20,790 |
| Depreciation and amortization | 18,432 | 13,302 |
| Interest | 14,310 | 13,207 |
| Amortization of deferred financing costs | 273 | 220 |
| General and administrative | 2,930 | 2,309 |
| Total expenses | 57,786 | 49,828 |
| Income from continuing operations before minority interests | 12,020 | 16,457 |
| Minority interests | (5,570) | (6,812) |
| Net income | 6,450 | 9,645 |
| Dividends to preferred stockholders - Series F | (488) | -- |
| Net income available to common stockholders | \$ 5,962 | \$ 9,645 |
| Net income per share - basic | \$ 0.26 | \$ 0.46 |
| Net income per share - diluted | \$ 0.26 | \$ 0.45 |

(1) The results for the three months ended March 31, 2003 have been restated to reflect the retroactive adoption of FIN 46 Revised and SFAS 123.

See Company's 10-K and 10-Q for additional disclosures

ESSEX PROPERTY TRUST, INC.

Consolidated Operating Results

Selected Line Item Detail

(Dollars in thousands)

| | Three Months Ended March 31, | |
|--|---------------------------------|------------------|
| | 2004 | 2003 |
| Interest and other | | |
| Interest income | \$ 146 | \$ 57 |
| Equity income in co-investments and lease income | 2,040 | 840 |
| Fee income | 1,280 | 1,198 |
| Miscellaneous - non-recurring | 9 | 171 |
| Interest and other | <u>\$ 3,475</u> | <u>\$ 2,266</u> |
| Property operating expenses | | |
| Maintenance and repairs | \$ 4,383 | \$ 4,399 |
| Real estate taxes | 5,544 | 4,829 |
| Utilities | 3,014 | 2,902 |
| Administrative | 6,916 | 6,841 |
| Advertising | 840 | 963 |
| Insurance | 1,144 | 856 |
| Property operating expenses | <u>\$ 21,841</u> | <u>\$ 20,790</u> |
| General and administrative | | |
| Total general and administrative | \$ 4,231 | \$ 3,392 |
| Allocated to property operating expenses - administrative | (1,046) | (937) |
| Capitalized and incremental to real estate under development | (255) | (146) |
| Net general and administrative | <u>\$ 2,930</u> | <u>\$ 2,309</u> |
| Minority interests | | |
| Limited partners of Essex Portfolio, L.P. | \$ 623 | \$ 1,120 |
| Perpetual preferred distributions | 4,104 | 4,580 |
| Series Z and Z-1 incentive units | 75 | 44 |
| Third party ownership interests | (372) | (81) |
| Down REIT limited partners' distributions | 1,140 | 1,149 |
| Minority interests | <u>\$ 5,570</u> | <u>\$ 6,812</u> |

See Company's 10-K and 10-Q for additional disclosures

ESSEX PROPERTY TRUST, INC.

Consolidated Funds From Operations

(Dollars in thousands, except share and per share amounts)

| | Three Months Ended March 31, | |
|---|---------------------------------|------------------|
| | 2004 | 2003 (1) |
| Funds from operations | | |
| Income before minority interests | \$ 12,020 | \$ 16,457 |
| Adjustments: | | |
| Depreciation and amortization | 18,432 | 13,302 |
| Depr. and amort. - unconsolidated co-investments | 834 | 591 |
| Minority interests | (4,872) | (5,648) |
| Dividends to preferred stockholders - Series F | (488) | -- |
| Funds from operations | \$ 25,926 | \$ 24,702 |
| Components of the change in FFO | | |
| Same property NOI | \$ 51 | |
| Non-same property NOI | 1,210 | |
| Other - corporate and unconsolidated co-investments | 1,452 | |
| Interest expense and amortization of deferred financing | (1,156) | |
| General and administrative | (621) | |
| Minority interests | 776 | |
| Dividends to preferred stockholders - Series F | (488) | |
| Funds from operations | \$ 1,224 | |
| Funds from operations per share - diluted | \$ 1.02 | \$ 1.05 |
| Percentage decrease | -2.9% | |
| Weighted average number of shares outstanding diluted (2) | 25,370,177 | 23,494,051 |

(1) The results for the three months ended March 31, 2003 have been restated to reflect the retroactive adoption of FIN 46 Revised and SFAS 123.

(2) Assumes conversion of the weighted average operating partnership interests in the Operating Partnership into shares of the Company's common stock.

See Company's 10-K and 10-Q for additional disclosures

ESSEX PROPERTY TRUST, INC.

Consolidated Balance Sheet

(Dollars in thousands)

| | March 31, 2004 | December 31, 2003 (1) |
|---|---------------------|-----------------------|
| Real Estate: | | |
| Land and land improvements | \$ 496,130 | \$ 469,347 |
| Buildings and improvements | 1,654,365 | 1,514,775 |
| | <u>2,150,495</u> | <u>1,984,122</u> |
| Less: accumulated depreciation | (284,203) | (265,763) |
| | <u>1,866,292</u> | <u>1,718,359</u> |
| Investments | 83,125 | 79,567 |
| Real estate under development | 62,942 | 55,183 |
| | <u>2,012,359</u> | <u>1,853,109</u> |
| Cash and cash equivalents | 35,022 | 25,943 |
| Other assets | 32,658 | 29,185 |
| Deferred charges, net | 9,757 | 8,574 |
| Total assets | <u>\$ 2,089,796</u> | <u>\$ 1,916,811</u> |
| Mortgage notes payable | \$ 967,392 | \$ 891,798 |
| Lines of credit | 199,100 | 93,100 |
| Other liabilities | 63,764 | 57,371 |
| Total liabilities | <u>1,230,256</u> | <u>1,042,269</u> |
| Minority interests | 289,346 | 293,143 |
| Stockholders' Equity: | | |
| Common stock | 2 | 2 |
| Series F cumulative redeemable preferred stock, liquidation value | 25,000 | 25,000 |
| Additional paid-in-capital | 643,552 | 642,643 |
| Distributions in excess of accumulated earnings | (98,360) | (86,246) |
| Total liabilities and stockholders' equity | <u>\$ 2,089,796</u> | <u>\$ 1,916,811</u> |

(1) The December 31, 2003 consolidated balance sheet has been restated for the retroactive adoption of the provisions of FIN 46 Revised and SFAS 123.

See Company's 10-K and 10-Q for additional disclosures

ESSEX PROPERTY TRUST, INC.

Debt Summary - March 31, 2004

(Dollars in thousands)

| | Percentage of Total Debt | Balance Outstanding | Weighted Average Interest Rate (1) | Weighted Average Maturity In Years |
|--------------------------------|--------------------------------|------------------------|--|--|
| Mortgage notes payable | | | | |
| Fixed rate - secured | 67% | \$ 786,662 | 6.8% | 6.4 |
| Tax exempt variable (2) | 15% | 180,730 | 2.6% | 25.1 |
| Total mortgage notes payable | 83% | 967,392 | 6.4% | 9.9 |
| Line of credit - secured (3) | 7% | 80,600 | 1.6% | |
| Line of credit - unsecured (4) | 10% | 118,500 | 2.2% | |
| | 17% | 199,100 | 1.9% | |
| Total debt | 100% | \$ 1,166,492 | 5.8% | |

Scheduled principal payments (excludes lines of credit)

| | |
|------------|-------------------|
| 2004 | \$ 15,154 |
| 2005 | 42,583 |
| 2006 | 22,852 |
| 2007 | 87,628 |
| 2008 | 153,016 |
| Thereafter | 646,159 |
| Total | \$ 967,392 |

Interest expense coverage is 3.3 times earnings before gain, interest, taxes, depreciation and amortization.

Capitalized interest for the quarter ended March 31, 2004 was \$916.

- (1) Weighted average interest rate for variable rate debt are approximate current values.
- (2) Subject to interest rate protection agreements.
- (3) Secured line of credit commitment is \$90 million, increasing to \$100 million in July 2004 and matures in January 2009. This line is secured by four of Essex's multifamily communities. The underlying interest rate is currently the Freddie Mac Reference Rate plus .55% to .60%.
- (4) Unsecured line of credit commitment is \$185 million and matures in May 2004. The underlying interest rate on this line is based on a tiered rate structure tied to the Company's corporate ratings and is currently at LIBOR plus 1.10%.

See Company's 10-K and 10-Q for additional disclosures

ESSEX PROPERTY TRUST, INC.

Capitalization - March 31, 2004

(Dollars and shares in thousands, except per share amounts)

| | | | |
|--|----|------------------|----------------------------------|
| Total debt | \$ | <u>1,166,492</u> | |
| Common stock and potentially dilutive securities | | | |
| Common stock outstanding | | 22,881 | |
| Limited partnership units (1) | | 2,408 | |
| Options-treasury method | | <u>172</u> | |
| Total common stock and potentially dilutive securities | | 25,461 | shares |
| Common stock price per share as of March 31, 2004 | \$ | <u>65.500</u> | |
| Market value of common stock and potentially dilutive securities | \$ | 1,667,696 | |
| Perpetual preferred units/stock | \$ | <u>210,000</u> | 8.567% weighted average pay rate |
| Total equity capitalization | \$ | <u>1,877,696</u> | |
| Total market capitalization | \$ | <u>3,044,188</u> | |
| Ratio of debt to total market capitalization | | <u>38.3%</u> | |

(1) Assumes conversion of all outstanding operating partnership interests in the Operating Partnership into shares of the Company's common stock.

See Company's 10-K and 10-Q for additional disclosures

ESSEX PROPERTY TRUST, INC.

Property Operating Results - Quarter ended March 31, 2004 and 2003

(Dollars in thousands)

| | Southern California | | | Northern California | | | Pacific Northwest | | | Other real estate assets(1) | | | Total | | |
|---|---------------------|------------------|----------|---------------------|------------------|----------|-------------------|------------------|----------|-----------------------------|-----------------|----------|------------------|------------------|----------|
| | 2004 | 2003 | % Change | 2004 | 2003 | % Change | 2004 | 2003 | % Change | 2004 | 2003 | % Change | 2004 | 2003 | % Change |
| Revenues: | | | | | | | | | | | | | | | |
| Same property revenues | \$ 24,604 | \$ 23,567 | 4.4% | \$ 12,593 | \$ 13,725 | -8.2% | \$ 10,311 | \$ 10,321 | -0.1% | \$ -- | \$ -- | n/a | \$ 47,508 | \$ 47,613 | -0.2% |
| Non same property revenues(2) | 12,448 | 9,512 | | 3,225 | 2,491 | | 1,888 | 835 | | 1,262 | 3,568 | | 18,823 | 16,406 | |
| Total Revenues | \$ 37,052 | \$ 33,079 | | \$ 15,818 | \$ 16,216 | | \$ 12,199 | \$ 11,156 | | \$ 1,262 | \$ 3,568 | | \$ 66,331 | \$ 64,019 | |
| Property operating expenses: | | | | | | | | | | | | | | | |
| Same property operating expenses | \$ 7,633 | \$ 7,533 | 1.3% | \$ 3,748 | \$ 3,902 | -3.9% | \$ 3,489 | \$ 3,591 | -2.8% | \$ -- | \$ -- | n/a | \$ 14,870 | \$ 15,026 | -1.0% |
| Non same property operating expenses(2) | 4,157 | 2,691 | | 1,329 | 952 | | 755 | 258 | | 730 | 1,863 | | 6,971 | 5,764 | |
| Total property operating expenses | \$ 11,790 | \$ 10,224 | | \$ 5,077 | \$ 4,854 | | \$ 4,244 | \$ 3,849 | | \$ 730 | \$ 1,863 | | \$ 21,841 | \$ 20,790 | |
| Net operating income: | | | | | | | | | | | | | | | |
| Same property net operating income | \$ 16,971 | \$ 16,034 | 5.8% | \$ 8,845 | \$ 9,823 | -10.0% | \$ 6,822 | \$ 6,730 | 1.4% | \$ -- | \$ -- | n/a | \$ 32,638 | \$ 32,587 | 0.2% |
| Non same property operating income(2) | 8,291 | 6,821 | | 1,896 | 1,539 | | 1,133 | 577 | | 532 | 1,705 | | 11,852 | 10,642 | |
| Total net operating income | \$ 25,262 | \$ 22,855 | | \$ 10,741 | \$ 11,362 | | \$ 7,955 | \$ 7,307 | | \$ 532 | \$ 1,705 | | \$ 44,490 | \$ 43,229 | |
| Same property operating margin | 69% | 68% | | 70% | 72% | | 66% | 65% | | n/a | n/a | | 69% | 68% | |
| Same property turnover percentage | 49% | 55% | | 44% | 55% | | 47% | 51% | | n/a | n/a | | 47% | 54% | |
| Same property concessions | \$ 147 | \$ 133 | | \$ 166 | \$ 178 | | \$ 155 | \$ 297 | | \$ -- | \$ -- | | \$ 468 | \$ 608 | |
| Average same property concessions per turn (In dollars) | \$ 163 | \$ 133 | | \$ 404 | \$ 346 | | \$ 299 | \$ 529 | | \$ -- | \$ -- | | \$ 256 | \$ 292 | |
| Net operating income percentage of total | 57% | 53% | | 24% | 26% | | 18% | 17% | | 1% | 4% | | 100% | 100% | |
| Loss to lease(3) | \$ 9,269 | | | \$ (1,846) | | | \$ (149) | | | \$ n/a | | | \$ 7,274 | | |
| Loss to lease as a percentage of rental income | 4.9% | | | -2.8% | | | -0.3% | | | n/a | | | 2.6% | | |
| Reconciliation of apartment units at end of period | | | | | | | | | | | | | | | |
| Same property consolidated apartment units | 7,339 | 7,339 | | 3,737 | 3,737 | | 4,402 | 4,402 | | -- | -- | | 15,478 | 15,478 | |
| Consolidated Apartment Units | 11,265 | 10,190 | | 4,489 | 4,177 | | 5,212 | 4,703 | | 578 | 578 | | 21,544 | 19,648 | |
| Joint Venture | 4,590 | 3,464 | | 116 | 116 | | 741 | 741 | | -- | -- | | 5,447 | 4,321 | |
| Under Development | 686 | 686 | | 370 | 562 | | -- | -- | | -- | -- | | 1,056 | 1,248 | |
| Total apartment units at end of period | 16,541 | 14,340 | | 4,975 | 4,855 | | 5,953 | 5,444 | | 578 | 578 | | 28,047 | 25,217 | |
| Percentage of total | 59% | 57% | | 18% | 19% | | 21% | 22% | | 2% | 2% | | 100% | 100% | |
| Average same property financial occupancy | 96.2% | 95.2% | | 95.8% | 95.9% | | 95.9% | 94.5% | | n/a | n/a | | 96.0% | 95.2% | |

(1) Includes apartment communities located in other geographic areas, other rental properties and commercial properties.

(2) Includes properties which subsequent to December 31, 2002 were not consolidated, or either acquired or in a stage of development or redevelopment without stabilized operations.

(3) Loss to lease represents the annualized difference between market rents (without considering the impact of rental concessions) and contractual rents. These numbers include the Company's pro-rata interest in unconsolidated properties.

ESSEX PROPERTY TRUST, INC.

Same Property Revenue by County - Quarters ended March 31, 2004, March 31, 2003 and December 31, 2003

(Dollars in thousands)

| | Units | March 31, 2004 | March 31, 2003 | % Change | December 31, 2003 | % Change |
|-------------------------------------|---------------|-------------------|-------------------|--------------|----------------------|--------------|
| Southern California | | | | | | |
| Ventura County | 1,229 | \$ 4,169 | \$ 4,115 | 1.3% | \$ 4,291 | -2.8% |
| Los Angeles County | 2,271 | 8,565 | 8,155 | 5.0% | 8,545 | 0.2% |
| Orange County | 932 | 3,902 | 3,800 | 2.7% | 3,924 | -0.6% |
| San Diego County | 2,907 | 7,968 | 7,497 | 6.3% | 7,926 | 0.5% |
| Total Southern California | 7,339 | \$ 24,604 | \$ 23,567 | 4.4% | \$ 24,686 | -0.3% |
| Northern California | | | | | | |
| San Francisco County | 99 | \$ 340 | \$ 356 | -4.5% | \$ 332 | 2.4% |
| Santa Clara County | 1,696 | 5,902 | 6,559 | -10.0% | 6,009 | -1.8% |
| Alameda County | 1,116 | 3,384 | 3,716 | -8.9% | 3,383 | 0.0% |
| Contra Costa County | 826 | 2,967 | 3,094 | -4.1% | 2,952 | 0.5% |
| Total Northern California | 3,737 | \$ 12,593 | \$ 13,725 | -8.2% | \$ 12,676 | -0.7% |
| Pacific Northwest | | | | | | |
| Seattle | 3,527 | \$ 8,532 | \$ 8,533 | -0.0% | \$ 8,451 | 1.0% |
| Portland | 875 | 1,779 | 1,788 | -0.5% | 1,708 | 4.2% |
| Total Pacific Northwest | 4,402 | \$ 10,311 | \$ 10,321 | -0.1% | \$ 10,159 | 1.5% |
| Total same property revenues | 15,478 | \$ 47,508 | \$ 47,613 | -0.2% | \$ 47,521 | -0.0% |

See Company's 10-K and 10-Q for additional disclosures

ESSEX PROPERTY TRUST, INC.

Development Communities - March 31, 2004

(Dollars in millions)

| Project Name | Location | Units | Estimated Cost | Total Incurred to Date | Estimated Remaining Cost | Initial Occupancy | Stabilized Operations | % Leased | % Occupied |
|--|-----------------|-------|-------------------|------------------------------|--------------------------------|----------------------|--------------------------|-------------|---------------|
| Development Communities | | | | | | | | | |
| Direct Development - Consolidated | | | | | | | | | |
| Hidden Valley-Parker Ranch(1) | Simi Valley, CA | 324 | \$ 48.3 | \$ 45.4 | \$ 2.9 | Dec-03 | Oct-04 | 38% | 28% |
| The San Marcos Phase II | Richmond, CA | 120 | 23.9 | 14.8 | 9.1 | Aug-04 | Jan-05 | n/a | n/a |
| Pre-development | | | 2.7 | 2.7 | -- | -- | -- | -- | n/a |
| Subtotal - direct development | | 444 | 74.9 | 62.9 | 12.0 | | | | |
| Joint Venture Transactions - Unconsolidated(2) | | | | | | | | | |
| River Terrace | Santa Clara, CA | 250 | 56.8 | 38.7 | 18.1 | Aug-04 | Jun-05 | n/a | n/a |
| Chesapeake | San Diego, CA | 230 | 44.9 | 37.1 | 7.8 | Jun-04 | Dec-04 | n/a | n/a |
| Kelvin Avenue | Irvine, CA | 132 | 5.7 | 5.7 | -- | -- | -- | n/a | n/a |
| Total - development | | 1,056 | \$ 182.3 | \$ 144.4 | \$ 37.9 | | | | |

Stabilized Communities - First Quarter 2004

None

(1) The Company acquired bond financing which closed in December 2002. The Company has a 75% interest in this development project.

(2) The Company has a 21.4% interest in development projects owned by the Fund.

See Company's 10-K and 10-Q for additional disclosures

ESSEX PROPERTY TRUST, INC.

Redevelopment Communities - March 31, 2004

(Dollars in thousands)

| Project Name | Units | Estimated Cost | Total Incurred to date | Estimated Remaining Cost | Redevelopment Start | Restabilized Operations |
|---------------------------|-------|-------------------|------------------------------|--------------------------------|------------------------|----------------------------|
| Hillcrest Park - Phase II | 608 | \$ 3,429 | \$ 2,009 | \$ 1,420 | Apr-03 | (1) |
| Kings Road | 196 | 5,967 | 250 | 5,717 | Jan-04 | (1) |
| Rosebeach (2) | 174 | 3,537 | 2,125 | 1,412 | Mar-03 | (1) |
| Total | 978 | \$ 12,933 | \$ 4,384 | \$ 8,549 | | |

Re-stabilized Communities - First Quarter 2004

None

- (1) Restabilized operations is defined as the month that the property reaches at least 95% occupancy after completion of the redevelopment project. A component of these redevelopments are upgrades to unit interiors. These will be completed in the normal course of unit turnover.
- (2) The Company has a 21.4% interest in the asset owned by the Fund.

ESSEX PROPERTY TRUST, INC.

Investments - March 31, 2004

(Dollars in thousands)

| Investments - March 31, 2004 (Dollars in thousands) | | | | Debt | | | Value of Equity | Company Ownership | Essex Equity Value(2) |
|--|---------------|-----------------------|-----------|-------|------------------|------------------|--------------------|----------------------|-----------------------------|
| | Book Value | Estimated Value(1) | Amount | Type | Interest Rate | Maturity Date | | | |
| Joint Ventures | | | | | | | | | |
| Essex Apartment Value Fund, L.P. | | | | | | | | | |
| Andover Park, Beaverton, OR | | | \$ 12,211 | Fixed | 6.60% | Oct-11 | | | |
| Vista Del Rey (El Encanto), Tustin, CA | | | 7,859 | Fixed | 6.95% | Feb-11 | | | |
| Rosebeach, La Mirada, CA | | | 8,298 | Fixed | 7.09% | Feb-11 | | | |
| Hunt Club, Lake Oswego, CA | | | 11,501 | Fixed | 7.05% | Feb-11 | | | |
| The Crest, Pomona, CA | | | 35,330 | Fixed | 7.99% | Jul-05 | | | |
| Foxborough (Woodland), Orange, CA | | | 4,823 | Fixed | 7.84% | Jul-09 | | | |
| The Arboretum at Lake Forest, Lake Forest, CA | | | 22,892 | Fixed | 5.16% | Feb-10 | | | |
| Ocean Villas, Oxnard, CA | | | 9,894 | Fixed | 5.42% | Apr-13 | | | |
| Villas at Carlsbad, Carlsbad, CA | | | 9,523 | Fixed | 5.03% | Aug-11 | | | |
| Huntington Villas, Huntington Beach, CA | | | 38,036 | Fixed | 4.64% | May -10 | | | |
| The Villas at San Dimas, San Dimas, CA | | | 13,007 | Fixed | 4.67% | May -10 | | | |
| The Villas at Bonita, San Dimas, CA | | | 8,275 | Fixed | 4.67% | May -10 | | | |
| Villa Venetia, Costa Mesa, CA | | | 53,387 | Fixed | 4.58% | May -13 | | | |
| Coronado at Newport - North, Newport Beach, CA - 49.9% (3) | | | -- | | | | | | |
| Coronado at Newport - South, Newport Beach, CA - 49.9% (3) | | | -- | | | | | | |
| Kelvin Avenue, Irvine, CA (development) | | | -- | | | | | | |
| Chesapeake, San Diego, CA (development) | | | 23,654 | Var. | LIBOR+ 2% | Jan-07 | | | |
| Rivermark, Santa Clara, CA (development) | | | 11,972 | Var. | LIBOR+ 2% | Jan-07 | | | |
| Line of credit | | | -- | Var. | LIBOR+.875% | Jun-04 | | | |
| | \$ 51,261 | \$ 482,464 | 270,662 | | | | \$ 211,802 | 21.4% | \$ 45,326 |
| AEW | | | | | | | | | |
| The Pointe at Cupertino, Cupertino, CA | | | 14,134 | Fixed | 4.86% | Nov -12 | | | |
| Tierra Vista, Oxnard, CA | | | 37,255 | Fixed | 5.93% | Jun-07 | | | |
| | 4,293 | 81,743 | 51,389 | | | | 30,354 | 20.0% | 6,071 |
| Lend Lease | | | | | | | | | |
| Coronado at Newport - North, Newport Beach, CA | | | 55,892 | Fixed | 5.30% | Dec-12 | | | |
| Coronado at Newport - South, Newport Beach, CA | | | 49,215 | Fixed | 5.30% | Dec-12 | | | |
| | 15,649 | 170,143 | 105,107 | | | | 65,036 | 49.9% | 32,453 |
| Other Joint Ventures | | | | | | | | | |
| Park Hill Apartments, Issaquah, WA | 5,673 | 28,743 | 21,287 | Fixed | 6.90% | Aug-29 | 7,456 | 45.0% (4) | 5,673 |
| Other | 6,249 | | | | | | | | 6,249 |
| | \$ 83,125 | | | | | | | | \$ 95,772 |

(1) Estimated value based on estimated 2004 net operating income applying capitalization rates ranging from 7.00% to 7.25% on stabilized multifamily properties. Other properties, either in development, redevelopment or acquired less than 12 months ago are valued at cost.

(2) Although the Company generally intends to hold these properties for use, the Company equity value assumes liquidation at March 31, 2004.

(3) The Fund accounts for its investment in this property under the equity method of accounting. Estimated value is equal to the Fund's book value of its equity investment.

(4) The Company's 45% ownership interest receives a cumulative preferred return.