ESSEX

PROPERTY TRUST, INC.

FOR IMMEDIATE RELEASE

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ESSEX ANNOUNCES SECOND QUARTER 2004 RESULTS

Palo Alto, California—July 28, 2004—Essex Property Trust, Inc. (NYSE:ESS), a Real Estate Investment Trust (REIT) with ownership interests in apartment communities located in targeted West Coast markets, today reported its operating results for the quarter ended June 30, 2004.

For the quarter ended June 30, 2004, the Company reported net income available to common stockholders of $5.2 million, or $0.23 per diluted share, as compared to net income available to common stockholders of $9.8 million, or $0.46 per diluted share, for the quarter ended June 30, 2003.

Funds From Operations (FFO) for the quarter ended June 30, 2004 totaled $24.6 million, or $0.97 per diluted share, which includes the following non-recurring items:

- An impairment charge in the amount of approximately $800,000, or $0.031 per diluted share, related to the sale of Golden Village RV Park, which occurred in July 2004. Golden Village was one of the seven non-core RV/manufactured housing communities that were acquired in the 2002 merger with John M. Sachs, Inc. In the fourth quarter of 2003, the Company entered into master lease and option agreements with unrelated entities on these non-core assets, for an aggregate value in excess of the allocated purchase price. However, Golden Village RV Park's allocated value was more than the option value, resulting in the impairment charge.

- The Company's pro-rata share of the prepayment penalty resulting from the refinance of The Crest Apartments, which is owned by The Essex Apartment Value Fund, L.P. ("Fund I") in the amount of approximately $300,000, or $0.012 per diluted share.

- A write-off of costs related to an abandoned development project of $150,000, or $0.006 per diluted share.

FFO is a supplemental financial measurement defined by the National Association of Real Estate Investment Trusts (NAREIT) to measure and compare operating performance. A reconciliation of FFO to net income (the most directly comparable measure in accordance with the generally accepted accounting principles) is included in the Company's supplemental financial information, which can be obtained on the Company's web site. For a more comprehensive definition of FFO please refer to the last page of this press release.

	Quarter Ended June 30,		
	2004	2003 (1)	% Change
	(Dollars in thousands, except per share amounts)		
Revenues	$72,697	$65,315	11.3%
Net Income Available to Common Stockholders	$ 5,225	$ 9,797	-46.7%
Funds From Operations (FFO)	$24,604	$24,769	-0.7%
Per Diluted Share:			
Net Income Available to Common Stockholders	$0.23	$0.46	-50.0%
Funds From Operations	$0.97	$1.05	-7.6%

(1) The results for the three months ended June 30, 2003 have been restated to reflect the retroactive adoption of SFAS 123, Accounting for Stock Based Compensation, and FASB Interpretation No. 46 Revised ("FIN 46R"), Consolidation of Variable Interest Entities, an interpretation of ARB No. 51.

PORTFOLIO COMPOSITION

The following table compares Essex's regional concentrations for its multifamily portfolio as of June 30, 2004 and June 30, 2003.

	As of June 30, 2004		As of June 30, 2003	
	Number of Apartment Homes	*%*	*Number of Apartment Homes*	*%*
Southern California	15,855	59	14,810	59
San Francisco Bay Area	4,605	17	4,293	17
Seattle Metro. Area	4,582	17	4,073	16
Portland Metro. Area	1,371	5	1,371	6
Other	578	2	578	2
Total	**26,991**	**100**	**25,125**	**100**

PROPERTY OPERATIONS

The following operating results omit properties in development or lease-up, properties owned or consolidated less than a year, and properties that are accounted for under the equity method of accounting.

A breakdown of the same-property net operating income results compared to the quarter ended June 30, 2003 for Essex's multifamily properties is as follows:

	Quarter Ended June 30, 2004		
	Revenues	Operating Expenses	Net Operating Income
Southern California	3.4%	5.4%	2.6%
Northern California	-5.3%	2.6%	-8.5%
Pacific Northwest	0.5%	-0.3%	1.0%
Same-Property Average	**0.3%**	**3.3%**	**-1.0%**

A breakdown of the same-property financial occupancies for Essex's multifamily properties is as follows:

	For the Quarters Ended		
	6/30/04	3/31/04	6/30/03
Southern California	95.2%	96.2%	95.2%
San Francisco Bay Area	96.9%	95.8%	95.4%
Pacific Northwest	95.6%	95.9%	95.2%
Same-Property Average	**95.7%**	**96.0%**	**95.2%**

A breakdown of same-property concessions for Essex's multifamily properties is as follows:

	For the Quarters Ended *(in thousands)*		
	6/30/04	**3/31/04**	**6/30/03**
Southern California	$ 157.3	$ 146.8	$ 251.7
San Francisco Bay Area	97.0	166.0	182.0
Pacific Northwest	154.1	154.9	366.1
Same-Property Average	**$408.4**	**$ 467.7**	**$ 799.8**

On a sequential basis, total concessions for the Company's consolidated portfolio decreased to $653,100 for the quarter ended June 30, 2004, compared to $663,100 for the quarter ended March 31, 2004. On a year-over-year basis, total concessions for the quarter ended June 30, 2003 were $986,300. The average same-property concessions per turn for the quarter ended June 30, 2004 were $180, compared to $328 for the comparable period of 2003.

The following is the sequential percentage change in same-property revenues for the quarter ended June 30, 2004 versus the quarter ended March 31, 2004:

	Revenues
Southern California	-0.1%
San Francisco Bay Area	0.6%
Pacific Northwest	-0.5%
All Same-Property	**0.0%**

Same property operating expenses for the quarter ended June 30, 2004 increased 2.8 percent compared to the previous quarter ended March 31, 2004. The Company maintains its previous guidance for operating expenses, which anticipates that same property operating expenses for the year ending December 31, 2004 will increase 2.5 percent to 3.0 percent compared to the previous comparable period.

ACQUISITIONS

During the second quarter, the Company acquired its partner's 80 percent interest in Tierra Vista Apartments, a 404-unit apartment community located in Oxnard, California and The Pointe at Cupertino, a 116-unit apartment community located in Cupertino, California. The combined contract price for the interests was approximately $74.6 million. In conjunction with the transaction, the Company assumed a $37.3 million loan with an interest rate of 5.93 percent that matures on July 1, 2007 for Tierra Vista, and a $14.1 million loan with an interest rate of 4.86 percent, which matures on November 1, 2012 for The Pointe at Cupertino.

DEVELOPMENT

As of June 30, 2004, the Company had ownership interests in development communities that have a combined estimated construction cost of approximately $75.1 million. This amount excludes development projects owned by the Essex Apartment Value Fund, L.P. that are described later in this press release.

The Company does not expect to start any new development projects in 2004. Additional information on the Company's current development projects can be found in the Company's supplemental financial information, which can be obtained on the Company's web site.

Redevelopment

The Company defines redevelopment communities as existing properties owned or recently acquired which have been targeted for further improvement with the expectation of increased financial returns. Redevelopment communities typically have apartment units that are not available for rent and, as a result, may have less than stabilized operations.

The second phase of redevelopment continues at Hillcrest Park, a 608-unit apartment community located in Newbury Park, California. Upgrades to the property's recreational amenities continued during the quarter. Parking areas were upgraded and exterior landscaping has been completed. An additional bathroom was added to eight existing, two-bedroom units that previously had one bathroom, which are almost entirely occupied. A third phase to add 60 new units is currently being evaluated by the Company.

The Company continued redevelopment on Kings Road Apartments, a 196-unit apartment community located in Los Angeles, California. The property exteriors are currently being revitalized and repainted and new landscaping is being added. Wooden balconies are being upgraded with more aesthetically pleasing wrought iron balconies. In addition the Company plans to make interior upgrades to the kitchens, bathrooms and flooring.

The Company and Fund I, which jointly own Coronado Apartments, commenced redevelopment initiatives on the building's exteriors and interior corridors at Coronado South, a 715-unit apartment community located in Newport Beach, California. The building's exterior is being repaired and repainted, and wooden balconies are being replaced with wrought iron balconies. Carpet is being replaced in the interior corridors, fresh paint is being applied and new apartment-entry doors are being installed. Coronado South is located directly adjacent to Coronado North, a 732-unit, which was redeveloped by Essex in 2001.

Financing Activities

On May 13, 2004, the Company obtained a non-recourse mortgage on a previously unencumbered property in the amount of $30.7 million, with a 5.19 percent fixed interest rate for a 9-year term, maturing in May 2013, with an option to extend the maturity for one year thereafter at a floating rate of 2.5 percent over Freddie Mac's Reference Bill. During the extension period, the loan may be paid in full with no prepayment penalty.

Essex Apartment Value Fund, L.P.

In July 2001, Essex and several institutional partners formed the Essex Apartment Value Fund ("Fund I") to broaden the Company's capital alternatives. In July 2004, the Company announced the initial closing of its second Apartment Value Fund ("Fund II"). Essex's co-investment activities provide increased financial flexibility to invest in the Company's targeted West Coast markets. The objective of Essex's co-investments is to add value through rental growth and real estate appreciation, using the Company's development, redevelopment and asset management capabilities.

Fund I

Fund I has acquired and committed to develop multifamily properties initially purchased for approximately $640 million (including the estimated cost of completing development and redevelopment projects) and is now considered fully invested. The portfolio is concentrated in Southern California, and is comprised of 15 multifamily communities aggregating 4,396 apartment homes and three development communities totaling 612 apartment homes.

Fund I – Disposition Activity

On June 1, 2004, the Company, acting in its capacity of general partner of Fund I, announced that it had retained Credit Suisse First Boston (CSFB) to evaluate strategic alternatives for Fund I, which could involve the sale of the Fund I portfolio. Subsequent to retaining CSFB, over 100 marketing packages were distributed to potential investors, which resulted in the execution of more than 50 confidentiality agreements. The Company received preliminary first round bids on July 9, 2004, and is expecting final bids in the near future. Following the receipt of final bids, the Company is expected to select a prospective purchaser and potentially enter into a purchase and sale agreement, at which time the prospective purchaser will commence due diligence activities. This could result in the sale of Fund I as early as December 2004. The Company projects that its incentive or promoted interest related to the Fund I sale could exceed $18 million. There can be no assurance that the sale of Fund I will occur.

Fund I – Development and Redevelopment Activity

As of June 30, 2004 Fund I has two development communities currently under construction, totaling 480 multifamily units for an estimated total cost of $101.7 million. For the communities under construction, approximately $17.1 million remains to be expended.

During the second quarter, Fund I continued redevelopment on Rosebeach Apartments, a 174-unit apartment community located in La Mirada, California. During the quarter, the Company worked on finalizing the garage amenity upgrades, which should be completed in the third quarter.

Fund I – Financing Activities

On May 27, 2004, the Fund obtained a non-recourse mortgage in a refinance of the mortgage on The Crest Apartments, obtaining a new mortgage in the amount of $62.0 million, with a 5.24 percent fixed interest rate for a 9-year term, which matures in May 2013, with an option to extend the maturity for one year thereafter at a floating rate of 2.5 percent over Freddie Mac's Reference Bill. During the extension period, the loan may be paid in full with no prepayment penalty. The property was previously encumbered in the amount of $35.3 million with a 7.99 percent fixed interest rate, which was due to mature in July 2005. The Fund incurred a $1.3 million pre-payment fee in conjunction with the early repayment.

Fund II

On July 1, 2004, the Company announced the initial closing of the Essex Apartment Value Fund II, L.P. ("Fund II"). The total equity capital committed to Fund II at this time by Essex and other investors is $195 million. It is expected that upon the final closing, Fund II's equity commitments will be approximately $250 million.

As with Fund I, Essex is the general partner of Fund II and will also acquire a minimum 20 percent limited partner interest. Fund II expects to utilize leverage of approximately 65 percent of the estimated value of the underlying real estate portfolio which, assuming that the targeted $250 million equity commitment is achieved, will allow the Company to invest approximately $700 million in its targeted West Coast markets. As with Fund I, Essex will be compensated for its asset management, property management, development and redevelopment services and may receive incentive payments if Fund II exceeds certain financial return benchmarks.

OTHER COMPANY INFORMATION

Essex's total market capitalization at June 30, 2004 was approximately $3.2 billion. The Company's mortgage notes payable had an average maturity of 9.4 years and an average interest rate of 6.0 percent. As of June 30, 2004, the Company's debt-to-total-market-capitalization ratio was 39.1 percent.

On July 26, 2004, Standard and Poor's publicly announced its existing issuer credit ratings of BBB/Stable/-- for Essex Property Trust, Inc. and Essex Portfolio L.P., and issued a new rating of BBB- on its Senior Unsecured Debt for Essex Portfolio L.P.

On May 13, 2004, the Company declared its regular quarterly cash dividend of $0.79 per common share, which was payable on July 15, 2004 to shareholders of record as of June 30, 2004. On an annualized basis, the dividend represents a distribution of $3.16 per common share.

Essex originally released FFO guidance for 2004 in a press release dated December 15, 2003. Since that time, these estimates have been impacted by the adoption of Accounting Pronouncements (FIN 46 and FAS 123), and several nonrecurring items that were not included in the original guidance. These changes are reflected in the table below along with the revised FFO guidance:

	1Q-04	**2Q-04**	**3Q-04**	**4Q-04[(1)]**	**FYE-04**
Original Guidance announced on 12/15/03					
High End	$1.03	$1.06	$1.07	$1.13	$4.29
Low End	$1.02	$1.04	$1.04	$1.09	$4.19
FFO Impact from adoption of FIN 46R, announced on May 17, 2004	$(0.015)	$(0.015)	$(0.015)	$(0.015)	$(0.06)
FFO Impact from non-recurring items described in this press release	--	$(0.05)	--	--	$(0.05)
FFO Impact from the write-off of placement costs upon the expected redemption of the Series E Preferred Units [(2)(3)]	--	--	$(0.06)	--	$(0.06)
FFO Impact from a pending property disposition and the Redemption of the Series E Preferred Units [(2)]	--	--	$(0.01)	$0.03	$0.02
Increased costs related to Sarbanes Oxley Act of 2002 (SOX)	--	--	$(0.01)	$(0.01)	$(0.02)
Revised Guidance					
High End	$1.02	$0.97	$0.98	$1.13	$4.10
Low End	$1.02	$0.97	$0.94	$1.08	$4.01

(1) The company expects to have miscellaneous non-recurring income ranging from $0.05 to $0.06 per diluted share in the fourth quarter of 2004 as stated in its original guidance.

(2) The Company's previous guidance for 2004 did not assume any property dispositions. The Company now expects to sell a property in August 2004 to a condominium converter that could generate approximately $80 million in net proceeds, which represents an approximate 4% unleveraged yield (CAP rate) on annualized operations. A portion of the proceeds from this sale is expected to be used to redeem the Series E Preferred Units.

(3) FFO Impact from the write-off of placement costs for the Series E Preferred Units upon their redemption.

The revised estimates exclude the potential FFO impact from the sale of Fund I.

This press release and accompanying supplemental financial information has been filed electronically on Form 8-K with the Securities and Exchange Commission and can be accessed on the Company's Web site at www.essexpropertytrust.com. If you are unable to obtain the information via the Web, please contact the Company's Investor Relations at (650) 494-3700.

CONFERENCE CALL WITH MANAGEMENT

The Company will host an earnings conference call with management on Thursday, July 29, 2004, at 11:00 a.m. PDT – 2:00 p.m. EDT, which will be broadcast live via the Internet at www.essexpropertytrust.com, and accessible via phone by dialing (800) 478-6251 – a passcode is not required. A replay of the call is also available via the Internet for two weeks following the live call, and can be accessed through the Company's website at www.essexpropertytrust.com. A digital replay is also available at (888) 203-1112 – password 317058. If you are unable to access the information via the Company's Web site, please contact the Investor Relations department at investors@essexpropertytrust.com or by calling (650) 494-3700.

COMPANY PROFILE

Essex Property Trust, Inc., located in Palo Alto, California and traded on the New York Stock Exchange (ESS), is a fully integrated real estate investment trust (REIT) that acquires, develops, redevelops, and manages multifamily residential properties in selected West Coast communities. Essex currently has ownership interests in 125 multifamily properties (26,991 units), and has 1,056 units in various stages of development.

Funds from Operations

Funds from Operations, as defined by the National Association of Real Estate Investment Trusts ("NAREIT") is generally considered by industry analysts as an appropriate measure of performance of an equity REIT. Generally, FFO adjusts the net income of equity REITS for non-cash charges such as depreciation and amortization of rental properties, gains/ losses on sales of real estate and extraordinary items. Management considers FFO to be a useful financial performance measurement of an equity REIT because, together with net income and cash flows, FFO provides investors with an additional basis to evaluate the performance and ability of a REIT to incur and service debt and to fund acquisitions and other capital expenditures. FFO does not represent net income or cash flows from operations as defined by generally accepted accounting principles (GAAP) and is not intended to indicate whether cash flows will be sufficient to fund cash needs. It should not be considered as an alternative to net income as an indicator of the REIT's operating performance or to cash flows as a measure of liquidity. FFO does not measure whether cash flow is sufficient to fund all cash needs including principal amortization, capital improvements and distributions to shareholders. FFO also does not represent cash flows generated from operating, investing or financing activities as defined under GAAP. Further, Funds from Operations as disclosed by other REITs may not be comparable to the Company's calculation of FFO.

Safe Harbor Statement under the Private Securities Litigation Reform Act of 1995:

This press release includes "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Such forward-looking statements include statements regarding 2004 FFO per share estimates and all the amounts set forth in the chart under the caption "Other Company Information" in this press release, future same property operating expenses, our portfolio allocations, anticipated timing and costs of completion and stabilization of property developments and redevelopments, the potential sale of the Fund I properties and the potential incentive or promoted interest related to such sale, the Company's projected development projects in 2004, the expected redemption of the Series E Preferred Units, future leasing activities, anticipated closing and anticipated equity commitment amount of Fund II, the financial impact of the lease and purchase agreements with respect to the Company's recreational vehicle parks and manufactured housing communities, future construction costs, and estimated values of properties. The Company's actual results may differ materially from those projected in such forward-looking statements. Factors that might cause such a difference include, but are not limited to, changes in market demand for rental units and the impact of competition and competitive pricing, changes in economic conditions, unexpected delays in the development and stabilization of development and redevelopment projects, unexpected difficulties in closing Fund II, unexpected difficulties in leasing of development and redevelopment projects, total costs of renovation and development investments exceeding our projections and other risks detailed in the Company's filings with the Securities and Exchange Commission (SEC). All forward-looking statements are made as of today, and the Company assumes no obligation to update this information. For more details relating to risk and uncertainties that could cause actual results to differ materially from those anticipated in our forward-looking statements, and risks to our business in general, please refer to our SEC filings, including our most recent Report on Form 10-K for the year ended December 31, 2003.

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ESSEX PROPERTY TRUST, INC.

Consolidated Operating Results
(Dollars in thousands, except per share amounts)

	Three Months Ended June 30, 2004	Three Months Ended June 30, 2003 (1)	Six Months Ended June 30, 2004	Six Months Ended June 30, 2003 (1)
Revenues:				
Rental	**$ 67,908**	$ 60,961	**$ 132,137**	$ 121,983
Other property	**2,400**	1,984	**4,502**	4,000
Total property revenues	**70,308**	62,945	**136,639**	125,983
Interest and other	**2,389**	2,370	**5,708**	4,636
	72,697	65,315	**142,347**	130,619
Expenses:				
Property operating	**24,047**	20,120	**45,888**	40,426
Depreciation and amortization	**17,739**	13,225	**36,143**	26,489
Interest	**15,081**	12,913	**29,391**	26,121
Amortization of deferred financing costs	**457**	362	**730**	582
General and administrative	**3,502**	2,362	**6,432**	4,674
Total expenses	**60,826**	48,982	**118,584**	98,292
Income from continuing operations before minority interests	**11,871**	16,333	**23,763**	32,327
Minority interests	**(5,583)**	(6,577)	**(11,154)**	(13,344)
Income from continuing operations	**6,288**	9,756	**12,609**	18,983
Income (loss) from discontinued operations, net of minority interests	**(575)**	41	**(459)**	456
Net income	**5,713**	9,797	**12,150**	19,439
Dividends to preferred stockholders - Series F	**(488)**	--	**(976)**	--
Net income available to common stockholders	**$ 5,225**	$ 9,797	**$ 11,174**	$ 19,439
Net income per share - basic	**$ 0.23**	$ 0.47	**$ 0.49**	$ 0.92
Net income per share - diluted	**$ 0.23**	$ 0.46	**$ 0.48**	$ 0.92

(1) The results for the three and six months ended June 30, 2003 have been restated to reflect the retroactive adoption of FIN 46 Revised and SFAS 123. Certain prior period balances have been reclassified to conform to the current year presentation.

E S S E X P R O P E R T Y T R U S T, I N C.

Consolidated Operating Results **Selected Line Item Detail** *(Dollars in thousands)*	Three Months Ended June 30, **2004**	Three Months Ended June 30, 2003	Six Months Ended June 30, **2004**	Six Months Ended June 30, 2003
Interest and other				
Interest income	**$ 265**	$ 210	**$ 411**	$ 267
Equity income in co-investments and lease income	**780**	621	**2,664**	1,461
Fee income	**1,337**	1,254	**2,617**	2,452
Miscellaneous - non-recurring	**7**	285	**16**	456
Interest and other	**$ 2,389**	$ 2,370	**$ 5,708**	$ 4,636
Property operating expenses				
Maintenance and repairs	**$ 4,825**	$ 4,512	**$ 9,208**	$ 8,829
Real estate taxes	**6,196**	4,813	**11,740**	9,622
Utilities	**3,501**	3,265	**6,515**	5,991
Administrative	**7,513**	5,420	**14,429**	12,114
Advertising	**966**	1,086	**1,806**	2,000
Insurance	**1,046**	1,024	**2,190**	1,870
Property operating expenses	**$ 24,047**	$ 20,120	**$ 45,888**	$ 40,426
General and administrative				
Total general and administrative	**$ 4,825**	$ 3,468	**$ 9,056**	$ 6,859
Allocated to property operating expenses - administrative	**(1,106)**	(946)	**(2,152)**	(1,879)
Capitalized and incremental to real estate under development	**(217)**	(160)	**(472)**	(306)
Net general and administrative	**$ 3,502**	$ 2,362	**$ 6,432**	$ 4,674
Minority interests				
Limited partners of Essex Portfolio, L.P.	**$ 637**	$ 1,028	**$ 1,261**	$ 2,103
Perpetual preferred distributions	**4,009**	4,580	**8,113**	9,160
Series Z and Z-1 incentive units	**56**	44	**131**	88
Third party ownership interests	**(240)**	(108)	**(612)**	(189)
Limited partners of Down REITs	**1,121**	1,033	**2,261**	2,182
Minority interests	**$ 5,583**	$ 6,577	**$ 11,154**	$ 13,344

Certain prior period balances have been reclassified to conform to the current year presentation.

E S S E X P R O P E R T Y T R U S T, I N C.

Consolidated Funds From Operations *(Dollars in thousands, except share and per share amounts)*	Three Months Ended June 30,		Six Months Ended June 30,	
	2004	2003 (1)	**2004**	2003
Funds from operations				
Income from continuing operations before minority interests and discontinued operations	**$ 11,871**	$ 16,333	**$ 23,763**	$ 32,327
Adjustments:				
Depreciation and amortization	**17,739**	13,225	**36,143**	26,489
Depr. and amort. - unconsolidated co-investments	**970**	638	**1,804**	1,229
Minority interests	**(4,947)**	(5,501)	**(9,808)**	(11,104)
Income (loss) from discontinued operations	**(575)**	41	**(459)**	456
Depreciation - discontinued operations	**34**	33	**62**	72
Dividends to preferred stockholders - Series F	**(488)**	--	**(976)**	--
Funds from operations	**$ 24,604**	$ 24,769	**$ 50,529**	$ 49,469
Components of the change in FFO				
Same property NOI	**$ (328)**		**$ (4,833)**	
Non-same property NOI	**3,764**		**10,027**	
Other - corporate and unconsolidated co-investments	**351**		**1,647**	
Interest expense and amortization of deferred financing	**(2,263)**		**(3,418)**	
General and administrative	**(1,140)**		**(1,758)**	
Minority interests	**554**		**1,296**	
Income from discontinued operations	**(616)**		**(915)**	
Depreciation - discontinued operations	**1**		**(10)**	
Dividends to preferred stockholders - Series F	**(488)**		**(976)**	
Funds from operations	**$ (165)**		**$ 1,060**	
Funds from operations per share - diluted	**$ 0.97**	$ 1.05	**$ 1.99**	$ 2.10
Percentage decrease	**-7.6%**		**-5.2%**	
Weighted average number of shares outstanding diluted (2)	**25,446,752**	23,558,314	**25,386,273**	23,511,388

(1) The results for the three and six months ended June 30, 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.

ESSEX PROPERTY TRUST, INC.

Consolidated Balance Sheet
(Dollars in thousands)

	June 30, 2004	December 31, 2003 (1)
Real Estate:		
Land and land improvements	$ 509,286	$ 465,257
Buildings and improvements	1,729,549	1,510,742
	2,238,835	1,975,999
Less: accumulated depreciation	(301,771)	(265,623)
	1,937,064	1,710,376
Real estate investment held for sale, net of accumulated depreciation of $203 and $140 as of June 30, 2004 and December 31, 2003, respectively	6,645	7,983
Investments	72,186	79,567
Real estate under development	66,115	55,183
	2,082,010	1,853,109
Cash and cash equivalents	27,810	25,943
Other assets	32,387	29,185
Deferred charges, net	11,097	8,574
Total assets	$ 2,153,304	$ 1,916,811
Mortgage notes payable	$ 1,054,167	$ 891,798
Lines of credit	199,600	93,100
Other liabilities	54,754	57,371
Total liabilities	1,308,521	1,042,269
Minority interests	285,902	293,143
Stockholders' Equity:		
Common stock	2	2
Series F cumulative redeemable preferred stock, liquidation value	25,000	25,000
Additional paid-in-capital	645,167	642,643
Distributions in excess of accumulated earnings	(111,288)	(86,246)
Total liabilities and stockholders' equity	$ 2,153,304	$ 1,916,811

(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.

E S S E X P R O P E R T Y T R U S T, I N C.

Debt Summary - June 30, 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	69%	$	869,656	6.7%	6.1
Tax exempt variable (2)	15%		184,511	2.6%	25.1
Total mortgage notes payable	84%		**1,054,167**	6.0%	9.4
Line of credit - secured (3)	8%		96,600	1.6%	
Line of credit - unsecured (4)	8%		103,000	2.4%	
	16%		**199,600**	2.0%	
Total debt	100%	**$**	**1,253,767**	**5.2%**	

Scheduled principal payments (excludes lines of credit)

2004	$	13,398
2005		43,734
2006		24,069
2007		124,191
2008		153,759
Thereafter		695,016
Total	$	1,054,167

Interest expense coverage is 3.0 times earnings before gain, interest, taxes, depreciation and amortization.
Capitalized interest for the quarter ended June 30, 2004 was $655.

(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 $100 million and matures in January 2009.
This line is secured by five 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 2007.
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 1.00%.

E S S E X P R O P E R T Y T R U S T, I N C.

Capitalization - June 30, 2004

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

Total debt	$	1,253,767	
Common stock and potentially dilutive securities			
Common stock outstanding		22,936	
Limited partnership units (1)		2,408	
Options-treasury method		148	
Total common stock and potentially dilutive securities		25,492	shares
Common stock price per share as of June 30, 2004	$	68.350	
Market value of common stock and potentially dilutive securities	$	1,742,378	
Perpetual preferred units/stock	$	210,000	8.567% weighted average pay rate
Total equity capitalization	$	1,952,378	
Total market capitalization	$	3,206,145	
Ratio of debt to total market capitalization		39.1%	

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

E S S E X P R O P E R T Y T R U S T , I N C.

Property Operating Results - Quarter ended June 30, 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	**$ 24,583**	$ 23,766	3.4%	**$ 12,670**	$ 13,383	-5.3%	**$ 10,264**	$ 10,214	0.5%	**$ --**	$ --	n/a	**$ 47,517**	$ 47,363	0.3%
Non same property revenues(2)	**16,099**	9,554		**3,492**	2,695		**1,922**	829		**1,278**	2,504		**22,791**	15,582	
Total Revenues	**$ 40,682**	$ 33,320		**$ 16,162**	$ 16,078		**$ 12,186**	$ 11,043		**$ 1,278**	$ 2,504		**$ 70,308**	$ 62,945	
Property operating expenses:															
Same property operating expenses	**$ 7,652**	$ 7,258	5.4%	**$ 3,934**	$ 3,834	2.6%	**$ 3,706**	$ 3,718	-0.3%	**$ --**	$ --	n/a	**$ 15,292**	$ 14,810	3.3%
Non same property operating expenses(2)	**6,006**	2,673		**1,264**	1,002		**755**	249		**730**	1,386		**8,755**	5,310	
Total property operating expenses	**$ 13,658**	$ 9,931		**$ 5,198**	$ 4,836		**$ 4,461**	$ 3,967		**$ 730**	$ 1,386		**$ 24,047**	$ 20,120	
Net operating income:															
Same property net operating income	**$ 16,931**	$ 16,508	2.6%	**$ 8,736**	$ 9,549	-8.5%	**$ 6,558**	$ 6,496	1.0%	**$ --**	$ --	n/a	**$ 32,225**	$ 32,553	-1.0%
Non same property operating income(2)	**10,093**	6,881		**2,228**	1,693		**1,167**	580		**548**	1,118		**14,036**	10,272	
Total net operating income	**$ 27,024**	$ 23,389		**$ 10,964**	$ 11,242		**$ 7,725**	$ 7,076		**$ 548**	$ 1,118		**$ 46,261**	$ 42,825	
Same property operating margin	**69%**	69%		**69%**	71%		**64%**	64%		**n/a**	n/a		**68%**	69%	
Same property turnover percentage	**62%**	60%		**59%**	64%		**69%**	67%		**n/a**	n/a		**63%**	63%	
Same property concessions	$ **157**	$ 252		$ **97**	$ 182		$ **154**	$ 366		$ **--**	$ **--**		$ **408**	$ 800	
Average same property concessions per turn *(In dollars)*	$ **165**	$ 229		$ **176**	$ 304		$ **203**	$ 497		$ **--**	$ **--**		$ **180**	$ 328	
Net operating income percentage of total	**58%**	55%		**24%**	26%		**17%**	17%		**1%**	3%		**100%**	101%	
Loss to lease(3)	**$ 9,075**			**$ 828**			**$ (87)**			**$ n/a**			**$ 9,816**		
Loss to lease as a percentage of rental income	**4.9%**			**1.3%**			**-0.2%**			**n/a**			**3.3%**		
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	**11,669**	10,190		**4,605**	4,177		**5,212**	4,703		**578**	578		**22,064**	19,648	
Joint Venture	**4,186**	4,620		**--**	116		**741**	741		**--**	--		**4,927**	5,477	
Under Development	**686**	686		**370**	682		**--**	--		**--**	--		**1,056**	1,368	
Total apartment units at end of period	**16,541**	15,496		**4,975**	4,975		**5,953**	5,444		**578**	578		**28,047**	26,493	
Percentage of total	**59%**	58%		**18%**	19%		**21%**	21%		**2%**	2%		**100%**	100%	
Average same property financial occupancy	**95.2%**	95.2%		**96.9%**	95.4%		**95.6%**	95.2%		**n/a**	n/a		**95.7%**	95.2%	

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

(2) Includes properties which subsequent to March 31, 2003 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 June 30, 2004, June 30, 2003 and March 31, 2004
(Dollars in thousands)

	Units	June 30, 2004	June 30, 2003	% Change	March 31, 2004	% Change
Southern California						
Ventura County	1,229	$ 4,168	$ 4,173	-0.1%	$ 4,169	-0.0%
Los Angeles County	2,271	8,638	8,158	5.9%	8,565	0.9%
Orange County	932	3,915	3,768	3.9%	3,902	0.3%
San Diego County	2,907	7,862	7,667	2.5%	7,968	-1.3%
Total Southern California	7,339	$ 24,583	$ 23,766	3.4%	$ 24,604	-0.1%
Northern California						
San Francisco County	99	$ 329	$ 350	-6.0%	$ 340	-3.2%
Santa Clara County	1,696	5,923	6,385	-7.2%	5,902	0.4%
Alameda County	1,116	3,415	3,557	-4.0%	3,384	0.9%
Contra Costa County	826	3,003	3,091	-2.8%	2,967	1.2%
Total Northern California	3,737	$ 12,670	$ 13,383	-5.3%	$ 12,593	0.6%
Pacific Northwest						
Seattle	3,527	$ 8,489	$ 8,444	0.5%	$ 8,532	-0.5%
Portland	875	1,775	1,770	0.3%	1,779	-0.2%
Total Pacific Northwest	4,402	$ 10,264	$ 10,214	0.5%	$ 10,311	-0.5%
Total same property revenues	15,478	$ 47,517	$ 47,363	0.3%	$ 47,508	0.0%

E S S E X P R O P E R T Y T R U S T, I N C.

Development Communities - June 30, 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	$ 46.1	$ 2.2	Dec-03	Oct-04	62%	53%
The San Marcos Phase II	Richmond, CA	120	23.9	17.1	6.8	Sep-04	Feb-04	n/a	n/a
Pre-development			2.9	2.9	--	--	--	n/a	n/a
Subtotal - direct development		444	75.1	66.1	9.0				
Joint Venture Transactions - Unconsolidated(2)									
River Terrace	Santa Clara, CA	250	56.8	44.2	12.6	Sep-04	Jun-05	n/a	n/a
Chesapeake	San Diego, CA	230	44.9	40.4	4.5	Jun-04	Dec-04	n/a	n/a
Kelvin Avenue	Irvine, CA	132	5.8	5.8	--	--	--	n/a	n/a
Total - development		1,056	$ 182.6	$ 156.5	$ 26.1				

Stabilized Communities - Second Quarter 2004

None

(1) The Company acquired bond financing w hich 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 ow ned by the Fund.

ESSEX PROPERTY TRUST, INC.

Redevelopment Communities - June 30, 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	$ 2,326	$ 1,103	Apr-03	(1)
Kings Road	196	6,039	807	5,232	Jan-04	(1)
Rosebeach (2)	174	3,537	2,470	1,067	Mar-03	(1)
Coronado at Newport - South (2)(3)(4)	715	13,257	262	12,995	Jan-04	(1)
Total	1,693	$ 26,262	$ 5,865	$ 20,397		

Re-stabilized Communities - Second 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.
(3) The Company has an approximate 49.9% direct ownership interest in this asset.
(4) The Fund has an approximate 49.9% direct ownership interest in this asset.

ESSEX PROPERTY TRUST, INC.

Investments - June 30, 2004 *(Dollars in thousands)*	**Book Value**	**Estimated Value(1)**	**Debt Amount**	**Debt Type**	**Debt Interest Rate**	**Debt Maturity Date**	**Value of Equity**	**Company Ownership**	**Essex Equity Value(2)**
Joint Ventures									
Essex Apartment Value Fund, L.P.									
Andover Park, Beaverton, OR			$ 12,177	Fixed	6.60%	Oct-11			
Vista Del Rey (El Encanto), Tustin, CA			7,838	Fixed	6.95%	Feb-11			
Rosebeach, La Mirada, CA			8,276	Fixed	7.09%	Feb-11			
Hunt Club, Lake Oswego, CA			11,470	Fixed	7.05%	Feb-11			
The Crest, Pomona, CA			62,000	Fixed	5.24%	May-13			
Foxborough (Woodland), Orange, CA			4,808	Fixed	7.84%	Jul-09			
The Arboretum at Lake Forest, Lake Forest, CA			22,812	Fixed	5.16%	Feb-10			
Ocean Villas, Oxnard, CA			9,862	Fixed	5.42%	Apr-13			
Villas at Carlsbad, Carlsbad, CA			9,490	Fixed	5.03%	Aug-11			
Huntington Villas, Huntington Beach, CA			37,892	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			53,183	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)			26,654	Var.	LIBOR+ 2%	Jan-07			
Rivermark, Santa Clara, CA (development)			17,006	Var.	LIBOR+ 2%	Jan-07			
	$ 44,179	$ 482,464	304,750				$ 177,714	21.4%	$ 38,031
Lend Lease									
Coronado at Newport - North, Newport Beach, CA			55,701	Fixed	5.30%	Dec-12			
Coronado at Newport - South, Newport Beach, CA			49,047	Fixed	5.30%	Dec-12			
	15,583	170,143	104,748				65,395	49.9%	32,632
Park Hill Apartments, Issaquah, WA	5,618	28,743	21,209	Fixed	6.90%	Aug-29	7,534	45.0% (4)	5,618
Other	6,806								6,806
	$ 72,186								$ 83,087

(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 June 30, 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.

ESSEX PROPERTY TRUST, INC.
REAL ESTATE INFORMATION
30-Jun-04

	Property Name	Address	City	State	Units	Square Footage	Year Acquired	Year Built	
	MULTIFAMILY COMMUNITIES								
	SAN FRANCISCO BAY AREA								
	Santa Clara County								
1	Pointe at Cupertino, The (Westwood)	19920 Olivewood Street	Cupertino	CA	116	135,200	1998	1963	
1	Carlyle, The	2909 Nieman Boulevard	San Jose	CA	132	129,200	2000	2000	
1	Waterford, The	1700 N. First Street	San Jose	CA	238	219,600	2000	2000	
1	Le Parc (Plumtree)	440 N. Winchester Avenue	Santa Clara	CA	140	113,200	1994	1975	
1	Marina Cove	3480 Granada Avenue	Santa Clara	CA	292	250,200	1994	1974	
	River Terrace	N.E. corner Montague/Agnew	Santa Clara	CA	250	223,800			
1	Bristol Commons	732 E. Evelyn Avenue	Sunnyvale	CA	188	142,600	1995	1989	
1	Brookside Oaks	1651 Belleville Way	Sunnyvale	CA	170	119,900	2000	1973	
1	Oak Pointe	450 N. Mathilda Avenue	Sunnyvale	CA	390	294,100	1988	1973	
1	Summerhill Park	972 Corte Madera Avenue	Sunnyvale	CA	100	78,500	1988	1988	
1	Windsor Ridge	825 E. Evelyn Avenue	Sunnyvale	CA	216	161,800	1989	1989	
				7%	1,982	1,644,300			
	Alameda County								
1	Stevenson Place (The Apple)	4141 Stevenson Blvd.	Fremont	CA	200	146,200	1983	1971	
1	Treetops	40001 Fremont Blvd.	Fremont	CA	172	131,200	1996	1978	
1	Wimbeldon Woods	25200 Carlos Bee Blvd.	Hayward	CA	560	462,400	1998	1975	
1	Summerhill Commons	36826 Cherry Street	Newark	CA	184	139,000	1987	1987	
1	Essex at Lake Merritt, The	108-116 17th Street	Oakland	CA	270	258,900	2003	2003	
				5%	1,386	1,137,700			
	Contra Costa County								
1	San Marcos (Vista del Mar)	Hilltop Drive at Richmond Pkwy	Richmond	CA	312	292,700	2003	2003	
	San Marcos (Vista del Mar) - Phase II	Hilltop Drive at Richmond Pkwy	Richmond	CA	120	114,900			
1	Bel Air (The Shores)	2000 Shoreline Drive	San Ramon	CA	462	391,000	1995	1988	114 units 2000
1	Eastridge Apartments	235 East Ridge Drive	San Ramon	CA	188	174,100	1996	1988	
1	Foothill Gardens	1110 Harness Drive	San Ramon	CA	132	155,100	1997	1985	
1	Twin Creeks	2711-2731 Morgan Drive	San Ramon	CA	44	51,700	1997	1985	
				4%	1,138	1,064,600			
	San Francisco County								
1	Mt. Sutro Terrace Apartments	480 Warren Drive	San Francisco,CA	0%	99	64,000	1999	1973	
21	**Total San Francisco Bay Area**			17%	**4,605**	**3,910,600**			
	SOUTHERN CALIFORNIA								
	Los Angeles County								
1	Hampton Court (Columbus)	1136 N. Columbus Avenue	Glendale	CA	83	71,500	1999	1974	
1	Hampton Place (Loraine)	245 W. Loraine Street	Glendale	CA	132	141,500	1999	1970	
1	Rosebeach	16124 E. Rosecrans Ave.	La Mirada	CA	174	172,200	2000	1970	
1	Marbrisa	1809 Termino Ave.	Long Beach	CA	202	122,800	2002	1987	
1	Pathways	5945 E. Pacific Coast Hwy.	Long Beach	CA	296	197,700	1991	1975	
1	Bunker Hill	222 and 234 S. Figueroa St.	Los Angeles	CA	456	346,600	1998	1968	
1	City Heights	209 S. Westmoreland	Los Angeles	CA	687	424,100	2000	1968	
1	Cochran Apartments	612 South Cochran	Los Angeles	CA	58	51,400	1998	1989	
1	Kings Road	733 North Kings Road	Los Angeles	CA	196	132,100	1997	1979	
1	Park Place	400 S. Detroit Street	Los Angeles	CA	60	48,000	1997	1988	
1	Windsor Court	401 S. Detroit Street	Los Angeles	CA	58	46,600	1997	1988	
1	Marina City Club	4333 Admiralty Way	Marina Del Rey	CA	101	127,200	2004	1971	
1	Mirabella (Marina View)	13701 Marina Point Drive	Marina Del Rey	CA	188	176,800	2000	2000	
1	Hillcrest Park (Mirabella)	1800 West Hillcrest Drive	Newbury Park	CA	608	521,900	1998	1973	
1	Monterra del Mar (Windsor Terrace)	280 E. Del Mar Boulevard	Pasadena	CA	123	74,400	1997	1972	
1	Monterra del Rey (Glenbrook)	350 Madison	Pasadena	CA	84	73,100	1999	1972	
1	Monterra del Sol (Euclid)	280 South Euclid	Pasadena	CA	85	69,200	1999	1972	
1	Fountain Park	13141 Fountain Park Drive	Playa Vista	CA	705	608,900	2004	2002	
1	Crest, The	400 Appian Way	Pomona	CA	501	498,000	2000	1986	
1	Highridge	28125 Peacock Ridge Drive	Rancho Palos Verde	CA	255	290,200	1997	1972	
1	Villas at Bonita	477 E. Bonita Ave.	San Dimas	CA	102	94,200	2003	1981	
1	Villas at San Dimas Canyon	325 S. San Dimas Canyon Rd.	San Dimas	CA	156	144,600	2003	1981	
1	Walnut Heights	20700 San Jose Hills Road	Walnut	CA	163	146,700	2003	1964	
1	Avondale at Warner Center	22222 Victory Blvd.	Woodland Hills	CA	446	331,000	1999	1970	
				22%	5,919	4,910,700			
	Ventura County								
1	Camarillo Oaks	921 Paseo Camarillo	Camarillo	CA	564	459,000	1996	1985	
1	Mountain View	649 E. Las Posas Road	Camarillo	CA	106	83,900	2004	1980	
1	Mariner's Place	711 South B Street	Oxnard	CA	105	77,200	2000	1987	
1	Ocean Villa	4202-4601 Dallas Drive	Oxnard	CA	119	108,900	2002	1974	
1	Tierra Vista	Rice and Gonzales	Oxnard	CA	404	387,100	2001	2001	
1	Monterey Villas (Village Apartments)	1040 Kelp Lane	Oxnard	CA	122	122,100	1997	1974	
1	Meadowood	1733 Cochran Street	Simi Valley	CA	320	264,500	1996	1986	
	Parker Ranch	Los Angeles and Stearns	Simi Valley	CA	324	310,900			
1	The Lofts at Pinehurst (Villa Scandia)	1021 Scandia Avenue	Ventura	CA	118	71,100	1997	1971	
				7%	1,858	1,573,800			
	Orange County								
1	Barkley Apartments	2400 E. Lincoln Ave.	Anahiem	CA	161	139,800	2000	1984	
1	Vista Pointe	175-225 S. Rio Vista	Anahiem	CA	286	242,400	1985	1968	
1	Villa Venetia	2775 Mesa Verde Drive East	Costa Mesa	CA	468	405,800	2003	1972	
1	Valley Park Apartments	17300 Euclid Ave.	Fountain Valley	CA	160	169,700	2001	1969	
1	Capri at Sunny Hills	2341 Daphne Place	Fullerton	CA	100	128,100	2001	1961	
1	Wilshire Promenade	141 West Wilshire Avenue	Fullerton	CA	149	128,000 (1)	1997	1992	
1	Montejo Apartments	12911 Dale St.	Garden Grove	CA	124	103,200	2001	1974	
1	Huntington Breakers	21270 Beach Boulevard	Huntington Beach	CA	342	241,700	1997	1984	
1	Huntington Villas	16761 Viewpoint Lane	Huntington Beach	CA	400	352,800	2003	1972	
	Irvine development	2552 Kelvin Ave.	Irvine	CA	132	122,400			
1	Hillsborough Park	1501 South Beach Boulevard	La Habra	CA	235	215,500	1999	1999	
1	Arboretum at Lake Forest	22700 Lake Forest Drive	Lake Forest	CA	225	215,300	2002	1970	
1	Trabuco Villas	25362 Mosswood Way	Lake Forest	CA	132	131,000	1997	1985	
1	Coronado At Newport-North	880 Irvine Avenue	Newport Beach	CA	732	459,600	1999	1968	
1	Coronado At Newport-South	1700 16th Street	Newport Beach	CA	715	498,700	1999	1969	
1	Fairways Apartments	2 Pine Valley Lane	Newport Beach	CA	74	107,100	1999	1972	
1	Woodland Apartments	501 East Katella Ave.	Orange	CA	90	108,000	2000	1969	
1	Villa Angelina	201 E. Chapman Ave.	Placentia	CA	256	217,600	2001	1970	
1	Hearthstone Apartments	2301 E. Santa Clara Ave.	Santa Ana	CA	140	154,800	2001	1970	
1	Treehouse Apartments	2601 N. Grand Ave.	Santa Ana	CA	164	135,700	2001	1970	
1	El Encanto	1151 Walnut Ave.	Tustin	CA	116	92,700	2000	1969	
				19%	5,069	4,247,500			

	San Diego County							
1	Alpine Country	2660 Alpine Blvd.	Alpine	CA	108	81,900	2002	1986
1	Alpine Village	2055 Arnold Way	Alpine	CA	306	254,400	2002	1971
1	Bonita Cedars	5155 Cedarwood Rd.	Bonita	CA	120	120,800	2002	1983
1	Villas at Carlsbad	2600 Kremeyer Circle	Carlsbad	CA	102	72,900	2002	1965
1	Cambridge	660 F. St.	Chula Vista	CA	40	22,100	2002	1965
1	Woodlawn Colonial	245-255 Woodlawn Ave.	Chula Vista	CA	159	104,500	2002	1974
1	Mesa Village	5265 Clairemont Mesa Blvd.	Clairemont	CA	133	43,600	2002	1963
1	Casa Tierra	355 Orlando St.	El Cajon	CA	40	28,700	2002	1972
1	Coral Gardens	425 East Bradley	El Cajon	CA	200	182,000	2002	1976
1	Tierra del Sol/Norte	989 Peach Ave.	El Cajon	CA	156	117,000	2002	1969
1	Grand Regacy	2050 E. Grand Ave.	Escondido	CA	60	42,400	2002	1967
1	Mira Woods Villa	10360 Maya Linda Rd.	Mira Mesa	CA	355	262,600	2002	1982
1	Country Villas	283 Douglas Drive	Oceanside	CA	180	179,700	2002	1976
1	Bluffs II, The	6466 Friars Road	San Diego	CA	224	126,700	1997	1974
	Chesapeake	Front at Beech St.	San Diego	CA	230	147,400		
1	Emerald Palms	2271 Palm Ave.	San Diego	CA	152	133,000	2002	1986
1	Summit Park	8563 Lake Murray Blvd.	San Diego	CA	300	229,400	2002	1972
1	Vista Capri - East	4666 63rd St.	San Diego	CA	26	16,800	2002	1967
1	Vista Capri - North	3277 Berger Ave.	San Diego	CA	106	51,800	2002	1975
1	Carlton Heights	9705 Carlton Hills Blvd.	Santee	CA	70	48,400	2002	1979
1	Shadow Point	9830 Dale Ave.	Spring Valley	CA	172	131,200	2002	1983
				11%	3,009	2,249,900		
72	**Total Southern California**			**59%**	**15,855**	**12,981,900**		
	SEATTLE METROPOLITAN AREA							
1	Emerald Ridge	3010 118th Avenue SE	Bellevue	WA	180	144,000	1994	1987
1	Foothill Commons	13800 NE 9th Place	Bellevue	WA	360	288,300	1990	1978
1	Palisades, The	13808 NE 12th	Bellevue	WA	192	159,700	1990	1977
1	Sammamish View	16160 SE Eastgate Way	Bellevue	WA	153	133,500	1994	1986
1	Woodland Commons	13700 NE 10th Place	Bellevue	WA	236	172,300	1990	1978
1	Canyon Pointe	1630 228th St. SE	Bothell	WA	250	210,400	2003	1990
1	Inglenook Court	14220 Juanita Drive, NE	Bothell	WA	224	183,600	1994	1985
1	Salmon Run at Perry Creek	2109 228th Street SE	Bothell	WA	132	117,100	2000	2000
1	Stonehedge Village	14690 143rd Blvd., NE	Bothell	WA	196	214,800	1997	1986
1	Park Hill at Issaquah	22516 SE 56th Street	Issaquah	WA	245	277,700	1999	1999
1	Peregrine Point	21209 SE 42nd Street	Issaquah	WA	67	85,900	2003	2003
1	Wandering Creek	12910 SE 240th	Kent	WA	156	124,300	1995	1986
1	Bridle Trails	6600 130th Avenue, NE	Kirkland	WA	92	73,400	1997	1986
1	Evergreen Heights	12233 NE 131st Way	Kirkland	WA	200	188,300	1997	1990
1	Laurels at Mill Creek	1110 164th Street SE	Mill Creek	WA	164	134,300	1996	1981
1	Anchor Village	9507 49th Avenue West	Mukilteo	WA	301	245,900	1997	1981
1	Castle Creek	7000 132nd Place, SE	Newcastle	WA	216	191,900	1998	1998
1	Brighton Ridge	2307 NE 4th Street	Renton	WA	264	201,300	1996	1986
1	Forest View	650 Duvall Ave. NE	Renton	WA	192	182,500	2003	1998
1	Fountain Court	2400 4th Street	Seattle	WA	320	207,000	2000	2000
1	Linden Square	13530 Linden Avenue North	Seattle	WA	183	142,200	2000	1994
1	Maple Leaf	7415 5th Avenue, NE	Seattle	WA	48	35,500	1997	1986
1	Spring Lake	12528 35th Avenue, NE	Seattle	WA	69	42,300	1997	1986
1	Wharfside Pointe	3811 14th Avenue West	Seattle	WA	142	119,200 (2)	1994	1990
24	**Total Seattle Metropolitan Area**			**17%**	**4,582**	**3,875,400**		
	PORTLAND METROPOLITAN AREA							
1	Andover Park	15282 SW Teal Blvd.	Beaverton	OR	240	227,800	2001	1992
1	Jackson School Village	300 NE Autumn Rose Way	Hillsboro	OR	200	196,800	1996	1996
1	Landmark Apartments	3120 NW John Olsen Ave.	Hillsboro	OR	285	282,900	1996	1990
1	Hunt Club	6001 SW Bonita Road	Lake Oswego	OR	256	198,000	2000	1985
1	Meadows @ Cascade Park	314 SE 19th Street	Vancouver	WA	198	199,300	1997	1989
1	Village @ Cascade Park	501 SE 123rd Avenue	Vancouver	WA	192	178,100	1997	1989
6	**Total Portland Metropolitan Area**			**5%**	**1,371**	**1,282,900**		
	OTHER AREAS							
1	Devonshire Apartments	2770 West Devonshire Ave.	Hemet	CA	276	207,200	2002	1988
1	St. Cloud Apartments	6525 Hilcroft	Houston	TX	302	306,800	2002	1968
2				**2%**	**578**	**514,000**		
	125	**Multifamily Properties**			**26,991**	**22,564,800**	**1998**	**1981**
	5	**Multifamily Properties Under Construction**			**1,056**	**919,400**		

Avg. square footage	836
Avg. units per property	216
Avg. age of property	21

(1) Also has 11,836 square feet of commercial/retail space.
(2) Also has 9,512 square feet of commercial space.

OTHER REAL ESTATE ASSETS

Manufactured Housing Communities							
Green Valley	2130 Sunset Dr.	Vista	CA	157 pads		2002	1973
Riviera	2038 Palm St.	Las Vegas	NV	450 pads		2002	1969
Recreational Vehicle Parks							
Circle RV	1835 E. Main St.	El Cajon	CA	179 spaces		2002	1977
Vacationer	1581 E. Main St.	El Cajon	CA	159 spaces		2002	1973
Diamond Valley	344 N. State St.	Hemet	CA	224 spaces		2002	1974
Golden Village	3600 W. Florida Ave.	Hemet	CA	1019 spaces		2002	1972
Riviera RV	2200 Palm St.	Las Vegas	NV	136 spaces		2002	1969
Office Buildings							
Essex Corporate Headquarter Bldg.	925 E. Meadow Dr.	Palo Alto	CA		17,400	1997	1988
Valley Financial Office Building	2399 Camino Del Rio South	San Diego	CA		5,200	2002	1978
Moore Street Office Building	3205 Moore St.	San Diego	CA		2,000	2002	1957
Essex Southern Cal. Office Building	22110-22120 Clarendon St.	Woodland Hills	CA		38,940	2001	1982

Essex Markets Forecast 2004: Supply, Jobs and Apartment Market Conditions

Market	Residential Supply* New MF Supply	% of Total Stock	New SF Supply	% of Total Stock	Job Forecast** Est.New Jobs Dec-Dec	% Growth	Forecast Market Conditions*** Estimated Y-o-Y Rent Growth	Estimated Year End Vacancy
Seattle	2,100	0.6%	9,000	1.4%	16,000	1.2%	0% to 1.5%	94.5%
Portland	2,400	1.1%	9,900	1.8%	9,600	1.0%	Flat	93.0%
San Francisco	1,600	0.5%	1,200	0.3%	8,200	0.9%	Flat	95.0%
Oakland	1,800	0.7%	6,100	1.0%	10,700	1.0%	Flat	95.0%
San Jose	2,000	1.0%	2,100	0.5%	6,000	0.7%	Flat	94.0%
Ventura	600	1.2%	2,400	1.2%	3,500	1.3%	2%	95.5%
Los Angeles	7,500	0.5%	8,600	0.5%	36,000	0.9%	2% to 4%	95.5%
Orange	3,200	0.9%	6,200	1.0%	26,500	1.9%	2% to 3%	95.5%
San Diego	4,200	1.1%	9,100	1.4%	25,000	2.0%	3%	95.5%
So. Cal.	**15,500**	**0.7%**	**26,300**	**0.8%**	**91,000**	**1.3%**	**2% to 3%**	**95.5%**

All data is an Essex Forecast

* **New Residential Supply**: represents Essex's internal estimate of ***actual deliveries*** during the year, which are related to but can differ from the 12 Month trailing ***Permit Levels*** reported on Appendix A.

** **Job Forecast/Performance** refers to the difference between Total Non-Farm Industry Employment (not Seasonally Adjusted) projected through December 2004 over the comparable actual figures for December 2003. The first column represents the ***current*** Essex forecast of the increase in Total Non-Farm Industry Employment. The second column represents these forecasted new jobs as a percent of the December 2003 base.

***The **Forecast Market Conditions** represents Essex's estimates of the Change in Rents/Vacancy Rates at the end of 2004. The Estimated Year-over-Year Rent Growth represents the forecast change in Effective **Market** Rents for December 2004 vs.December 2003 (where **Market** refers to the entire MSA apartment market, NOT the Essex portfolio). The estimated Year End Vacancy represents Essex's forecast of **Market** Vacancy Rates for December 2004.

New Residential Supply: Permits as % of Current Stock
12 Month Permit Period: June 2003 through June 2004 (inclusive)

	Single Family Data					Multi-Family Data			All Residential Data	
Market	Median SF Price (2003)	2003 SF Affordability*	SF Stock 2000	SF Permits Last 12 Months	% of Stock	MF Stock 2000	MF Permits Last 12 months	% of Stock	Total Residential Permits Last 12 Months	% of Stock
Nassau-Suffolk	$364,500	101%	740,000	3,640	0.5%	240,000	500	0.2%	4,140	0.4%
New York PMSA	$352,600	63%	760,000	2,644	0.3%	2,920,000	13,831	0.5%	16,475	0.4%
Boston	$412,800	70%	1,530,000	6,094	0.4%	670,800	5,074	0.8%	11,168	0.5%
Philadelphia	$168,000	163%	1,532,000	14,208	0.9%	515,100	5,326	1.0%	19,534	1.0%
Chicago	$238,900	118%	1,700,000	33,380	2.0%	1,404,900	10,112	0.7%	43,492	1.4%
Wash. D.C. PMSA	$286,200	109%	1,299,000	27,553	2.1%	644,300	8,668	1.3%	36,221	1.9%
Miami/Ft. Lauderdale	$227,000	94%	717,000	20,042	2.8%	876,000	14,454	1.7%	34,496	2.2%
Denver	$238,200	112%	582,000	14,814	2.5%	274,900	3,719	1.4%	18,533	2.2%
Minneapolis	$199,600	147%	818,000	20,619	2.5%	351,800	5,771	1.6%	26,390	2.3%
Dallas-Ft. Worth	$138,400	179%	1,381,000	43,434	3.1%	650,000	9,745	1.5%	53,179	2.6%
Austin	$156,700	161%	326,000	11,163	3.4%	169,900	2,195	1.3%	13,358	2.7%
Houston	$136,400	174%	1,027,000	39,236	3.8%	547,700	12,174	2.2%	51,410	3.3%
Atlanta	$152,400	181%	1,122,000	57,353	5.1%	467,800	12,175	2.6%	69,528	4.4%
Phoenix	$152,500	155%	970,000	52,160	5.4%	360,500	7,005	1.9%	59,165	4.4%
Orlando	$145,100	152%	482,000	26,717	5.5%	201,500	5,957	3.0%	32,674	4.8%
Las Vegas	$179,200	124%	440,000	34,453	7.8%	215,700	6,260	2.9%	40,713	6.2%
Totals	$228,137	132%	15,426,000	407,510	2.6%	10,510,900	122,966	1.2%	530,476	2.0%
Seattle	$268,800	106%	656,000	11,954	1.8%	354,487	3,510	1.0%	15,464	1.5%
Portland	$192,000	125%	561,000	10,394	1.9%	225,335	3,658	1.6%	14,052	1.8%
San Francisco	$566,400	59%	368,000	1,417	0.4%	344,000	1,970	0.6%	3,387	0.5%
Oakland	$399,000	83%	625,000	7,522	1.2%	270,000	3,546	1.3%	11,068	1.2%
San Jose	$473,900	76%	388,000	2,398	0.6%	192,000	2,212	1.2%	4,610	0.8%
Los Angeles	$318,900	84%	1,877,000	11,090	0.6%	1,392,963	11,938	0.9%	23,028	0.7%
Ventura	$388,500	80%	199,000	1,678	0.8%	53,295	1,078	2.0%	2,756	1.1%
Orange	$418,600	78%	628,000	6,491	1.0%	340,800	2,644	0.8%	9,135	0.9%
San Diego	$379,300	73%	664,000	9,688	1.5%	375,664	6,084	1.6%	15,772	1.5%
PNW	$233,398	115%	1,217,000	22,348	1.8%	579,822	7,168	1.2%	29,516	1.6%
No Cal	$464,651	74%	1,381,000	11,337	0.8%	806,000	7,728	1.0%	19,065	0.9%
So Cal	$353,510	81%	3,368,000	28,947	0.9%	2,162,722	21,744	1.0%	50,691	0.9%
ESSEX	$354,735	86%	5,966,000	62,632	1.0%	3,548,543	36,640	1.0%	99,272	1.0%

Permits: Single Family equals 1 Unit, Multi-Family equals 5 or More Units

Sources: SF Prices - National Association of Realtors,Rosen Consulting Group : Permits, Total Residential Stock - U.S. Census, Axiometrics

Median Home Prices - National Association of Realtors; DataQuick, Mortgage Rates - Freddie Mac, Median Household Incomes - US Census; BEA; Essex

Single Family - Multi-Family Breakdown of Total Residences, Rosen Consulting Group, US Census, EASI, Essex

Single Family Affordability - Equals the ratio of the **actual Median Household Income to the Income **required** to purchase the Median Priced Home.*

*The **required** Income is defined such that the Mortgage Payment is 35% of said Income, assuming a 10% Down Payment and a 30-year fixed mortgage rate (5.75%).*

Median Household Income is estimated from US Census 2000 data and Income Growth from BEA and Popultation Growth from the US Census.