ESSEX
PROPERTY TRUST, INC.

<u>FOR IMMEDIATE RELEASE</u>

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ESSEX ANNOUNCES THIRD QUARTER 2007 EARNINGS RESULTS
RECURRING FUNDS FROM OPERATIONS INCREASED 11.5% FOR THE THIRD QUARTER

Palo Alto, California—October 31, 2007—Essex Property Trust, Inc. (NYSE:ESS) announces its third quarter 2007 earnings results and related business activities.

Funds from Operations ("FFO") for the quarter ended September 30, 2007, totaled $37.3 million, or $1.33 per diluted share. The Company's FFO, excluding non-recurring items, increased 11.5% per diluted share or $6.1 million for the quarter ended September 30, 2007 compared to the quarter ended September 30, 2006.

A reconciliation of FFO for non-recurring items can be found on page S-3 in the Company's Financial Supplemental Information package. There were no non-recurring items that impacted third quarter results for 2007, and the following non-recurring items impacted the Company's third quarter results for 2006:

- In 2006, the Company recorded promote income from Essex Apartment Value Fund I in the amount of $1.0 million during the third quarter of 2006.
- In 2006, gains of $1.1 million, net of taxes and allocated costs, related to the sale of condominium units at Peregrine Point generated FFO of approximately $0.5 million.

Net income available to common stockholders for the quarter ended September 30, 2007 totaled $10.0 million, or 39 cents per diluted share, compared to net income available to common stockholders of $10.7 million, or 45 cents per diluted share, for the quarter ended September 30, 2006.

SAME-PROPERTY OPERATIONS

Same-Property operating results exclude properties that do not have comparable results. The table below illustrates the percentage change in Same-Property revenues, operating expenses, and net operating income ("NOI") for the three and nine months ended September 30, 2007 compared to September 30, 2006:

	Q3 2007 compared to Q3 2006			YTD 2007 compared to YTD 2006		
	Revenues	**Expenses**	**NOI**	**Revenues**	**Expenses**	**NOI**
Southern California	3.7%	3.0%	4.0%	5.1%	2.7%	6.2%
Northern California	8.9%	7.7%	9.5%	8.9%	6.0%	10.3%
Seattle Metro	10.0%	2.1%	14.9%	11.0%	4.1%	15.2%
Same-Property Average	**5.8%**	**3.8%**	**6.8%**	**6.8%**	**3.8%**	**8.4%**

The table below illustrates the **sequential percentage** change in Same-Property revenues, expenses, and NOI for the quarter ended September 30, 2007 versus the quarter ended June 30, 2007:

	Q3 2007 compared to Q2 2007		
	Revenues	**Expenses**	**NOI**
Southern California	1.0%	2.6%	0.2%
Northern California	2.9%	2.3%	3.1%
Seattle Metro	2.8%	4.9%	1.6%
Same-Property Average	**1.7%**	**3.4%**	**0.8%**

Same-Property **financial occupancies** for the quarters ended are as follows:

	9/30/07	6/30/07	9/30/06
Southern California	95.6%	95.4%	96.5%
Northern California	97.1%	97.0%	97.3%
Seattle Metro	96.0%	96.6%	97.2%
Same-Property Average	**96.0%**	**95.9%**	**96.7%**

ACQUISITIONS

During the quarter, the Company acquired two communities aggregating a total of $128.5 million. Year-to-date the Company has invested approximately $350 million in acquisitions.

In September, the Company acquired Mill Creek at Windermere, a 400-unit apartment community located in San Ramon, California, for $100.5 million. Built in 2005, the community features a media room, fitness center, swimming pool and Jacuzzi, as well as a barbecue area. Unit amenities include vaulted ceilings, crown molding, full size washer and dryer as well as large patios or balconies. Mill Creek is located within Windermere, a 2,300-acre master planned community featuring new single-family residences, excellent K-12 schools, a community college and retail shopping. This community is the sister property to Canyon Oaks, a 250-unit community the Company acquired during the second quarter of 2007.

In September, the Company also acquired Thomas Jefferson Apartments for $28.0 million in a DownREIT transaction. The community, which was managed by Essex before the acquisition, is a 156-unit apartment community located in Sunnyvale, California. Built in 1963, the community includes a fitness center, swimming pools, and private patios or balconies for residents. The community is located adjacent to Magnolia Lane, another Essex community purchased in the second quarter of 2007.

DEVELOPMENT

As of September 30, 2007, the development pipeline totaled approximately $985 million with $239 million of costs incurred to date consisting of 15 projects and 3,111 units. Additional information pertaining to the location of all development projects related costs and construction timelines can be found on page S-9 in the Company's Supplemental Financial Information package.

REDEVELOPMENT

The Company defines redevelopment communities as existing properties owned or recently acquired, which have been targeted for additional investment by the Company with the expectation of increased financial returns through property improvement. Redevelopment communities typically have apartment units that are not available for rent and, as a result, may have less than stabilized operations. As of September 30, 2007, the Company had 13 redevelopment communities aggregating 3,891 apartment units with estimated redevelopment costs of approximately $134 million. These amounts exclude redevelopment projects owned by the Essex Apartment Value Fund II, L.P. A summary of the major redevelopment projects can be found on page S-10 in the Company's Supplemental Financial Information Package.

LIQUIDITY AND BALANCE SHEET

On August 30, 2007 the Company announced that the Company's Board of Directors had authorized a stock repurchase plan to allow the Company to acquire shares in an aggregate of up to $200 million. The program supersedes the common stock repurchase plan that Essex announced on May 16, 2001. During the quarter the Company repurchased and retired 12,600 shares of its common stock for approximately $1.4 million.

During August 2007, the Company originated a mortgage loan in the amount of $5.9 million secured by the Coldwater Canyon community purchased in May 2007. The loan has a fixed interest rate of 6.1%, which matures in August 2017. The Company also refinanced an $11.6 million mortgage loan secured by the Capri at Sunny Hills community in the amount of $19.2 million, with a fixed interest rate of 5.8%, which matures in August 2012.

During September 2007, the Company assumed two loans in conjunction with the acquisition of the Thomas Jefferson community. The first loan is for $14.0 million with a fixed interest rate of 5.7% due in March 2017, and the second loan is for $6.0 million with a fixed interest rate of 5.9% due in March 2017.

GUIDANCE

The Company is narrowing its full year 2007 guidance to an estimated FFO range of $5.56-$5.62 per diluted share. The Company's 2007 earnings guidance is based on continued regional strength, particularly in Seattle Metro and Northern California.

CONFERENCE CALL WITH MANAGEMENT

The Company will host an earnings conference call with management on Thursday, November 1, 2007, at 9:30 a.m. PDT – 12:30 p.m. EDT, which will be broadcast live via the Internet at www.essexpropertytrust.com, and accessible via phone by dialing (866) 383-8119 and entering the passcode 64121400.

A rebroadcast of the live call will be available online for 90 days and digitally for 7 days. To access the replay online, go to www.essexpropertytrust.com and select the third quarter earnings link. To access the replay digitally, dial (888) 286-8010 using the passcode, 22014998. 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.

CORPORATE PROFILE

Essex Property Trust, Inc., located in Palo Alto, California and traded on the New York Stock Exchange (NYSE:ESS), is a fully integrated real estate investment trust (REIT) that acquires, develops, redevelops, and manages apartment communities located in highly desirable, supply-constrained markets. Essex currently has ownership interests in 138 apartment communities (28,364 units), and has 1,108 units in active development.

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

FUNDS FROM OPERATIONS RECONCILIATION

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. Management has consistently applied the NAREIT definition of FFO to all periods presented. However, there is judgment involved and other REITs in calculating FFO may vary from the NAREIT definition for this measure, and thus their disclosure of FFO may not be comparable to Essex's calculation.

The following table sets forth the Company's calculation of FFO for the three months ended September 30, 2007 and 2006.

	Three Months Ended September 30,	
Funds from operations	**2007**	2006
Net income available to common stockholders	**$9,997**	$10,686
Adjustments:		
Depreciation and amortization	**25,612**	20,666
Gains not included in FFO	**(64)**	(714)
Minority interests and co-investments	**1,777**	2,216
Funds from operations	**$37,322**	$32,854

This earnings release also presents FFO results that exclude certain non-recurring items. Management believes that the presentation of such results is useful to investors because they illuminate underlying operational trends by excluding significant non-recurring or otherwise unusual transactions. Our criteria for excluding non-recurring items may differ from methods of other companies and should not be regarded as a replacement for corresponding GAAP measures. A reconciliation of FFO for non-recurring items can be found on page S-3 in the Company's Financial Supplemental Information package.

SAFE HARBOR STATEMENT UNDER THE PRIVATE 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 anticipated timing of the completion and stabilization of property developments and redevelopments, the anticipated costs of property developments and redevelopments, and the Company's development pipeline. 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 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, 2006.

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Essex Property Trust, Inc.

Third Quarter 2007

Supplemental Financial Information

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

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2007	2006	**2007**	2006
Revenues:				
Rental and other property	**$ 99,987**	$ 86,850	**$ 288,848**	$ 252,800
Management and other fees from affiliates	**1,268**	1,872	**3,662**	3,526
	101,255	88,722	**292,510**	256,326
Expenses:				
Property operating, excluding real estate taxes	**25,030**	22,483	**72,082**	65,389
Real estate taxes	**8,675**	7,314	**24,530**	21,645
Depreciation and amortization	**25,612**	19,898	**72,455**	59,125
Interest	**20,235**	17,946	**58,992**	55,277
Amortization of deferred financing costs	**708**	777	**2,063**	1,970
General and administrative	**6,415**	5,289	**18,519**	15,168
Other expenses	**-**	-	**-**	1,770
	86,675	73,707	**248,641**	220,344
Earnings from operations	**14,580**	15,015	**43,869**	35,982
Interest and other income	**2,407**	1,686	**7,454**	4,728
Equity income (loss) co-investments	**322**	(368)	**2,767**	(1,184)
Minority interests	**(5,049)**	(5,051)	**(15,425)**	(14,413)
Income before discontinued operations and income tax provision	**12,260**	11,282	**38,665**	25,113
Income tax provision	**-**	(150)	**-**	(325)
Income before discontinued operations	**12,260**	11,132	**38,665**	24,788
Income and gain from discontinued operations, net of minority interests	**48**	1,345	**23,376**	20,523
Net income	**12,308**	12,477	**62,041**	45,311
Dividends to preferred stockholders	**(2,311)**	(1,791)	**(6,864)**	(2,768)
Net income available to common stockholders	**$ 9,997**	$ 10,686	**$ 55,177**	$ 42,543
Net income per share - basic	**$ 0.40**	$ 0.46	**$ 2.26**	$ 1.85
Net income per share - diluted	**$ 0.39**	$ 0.45	**$ 2.21**	$ 1.82

See Company's 10-Q for additional disclosures

ESSEX PROPERTY TRUST, INC.

Consolidated Operating Results **Selected Line Item Detail** *(Dollars in thousands)*	Three Months Ended September 30,		Nine Months Ended September 30,	
	2007	2006	**2007**	2006
Rental and other property				
Rental	**$ 94,289**	$ 81,840	**$ 272,468**	$ 238,489
Other property	**5,698**	5,010	**16,380**	14,311
Rental and other property	**$ 99,987**	$ 86,850	**$ 288,848**	$ 252,800
Management and other fees from affiliates				
Property management	**$ 936**	$ 806	**$ 2,524**	$ 2,406
Development and redevelopment fees	**332**	66	**799**	120
Promote interest from Fund I	**-**	1,000	**339**	1,000
Management and other fees from affiliates	**$ 1,268**	$ 1,872	**$ 3,662**	$ 3,526
General and administrative				
General and administrative	**$ 9,154**	$ 7,795	**$ 26,572**	$ 22,233
Allocated to property operating expenses - administrative	**(1,536)**	(1,382)	**(4,433)**	(4,018)
Capitalized to real estate	**(1,203)**	(1,124)	**(3,620)**	(3,047)
Net general and administrative	**$ 6,415**	$ 5,289	**$ 18,519**	$ 15,168
Interest and other income				
Interest income	**$ 771**	$ 1,088	**$ 2,657**	$ 1,658
Lease income, net	**1,636**	398	**4,797**	1,183
Gain from sale of marketable securities	**-**	-	**-**	1,687
Miscellaneous	**-**	200	**-**	200
Interest and other income	**$ 2,407**	$ 1,686	**$ 7,454**	$ 4,728
Equity income (loss) in co-investments				
Equity (loss) income in co-investments	**$ 322**	$ (368)	**$ 421**	$ (1,184)
Gain on sale of co-investment activities, net	**-**	-	**2,346**	-
Equity income (loss) in co-investments	**$ 322**	$ (368)	**$ 2,767**	$ (1,184)
Minority interests				
Limited partners of Essex Portfolio, L.P.	**$ 1,094**	$ 1,101	**$ 3,596**	$ 2,538
Perpetual preferred distributions	**2,559**	2,559	**7,678**	7,677
Series Z and Z-1 incentive units	**198**	151	**595**	453
Third party ownership interests	**190**	174	**463**	538
Down REIT limited partners' distributions	**1,008**	1,066	**3,093**	3,207
Minority interests	**$ 5,049**	$ 5,051	**$ 15,425**	$ 14,413

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 September 30, 2007	Three Months Ended September 30, 2006	% Change	Nine Months Ended September 30, 2007	Nine Months Ended September 30, 2006	% Change
Funds from operations						
Net income available to common stockholders	**$ 9,997**	$ 10,686		**$ 55,177**	$ 42,543	
Adjustments:						
Depreciation and amortization	**25,612**	20,666		**72,496**	61,432	
Gains not included in FFO (1)	**(64)**	(714)		**(14,565)**	(12,576)	
Minority interests and co-investments (2)	**1,777**	2,216		**6,098**	7,523	
Funds from operations	**$ 37,322**	$ 32,854		**$ 119,206**	$ 98,922	
FFO per share-diluted	**$ 1.33**	**$** 1.26	**5.9%**	**$ 4.34**	**$** 3.83	**13.2%**
Components of the change in FFO						
Non-recurring items:						
Fund I - promote interest	**-**	(1,000)		**(339)**	(1,000)	
Income generated from TRS activities, net of taxes and expenses	**-**	(456)		**(413)**	(456)	
Joint venture - promote interest and fees	**-**	-		**(10,068)**	(8,221)	
Net gain on sale of marketable securities	**-**	-		**-**	(717)	
Impairment of property	**-**	-		**-**	800	
Miscellaneous	**-**	(200)		**-**	(200)	
Funds from operations excluding non-recurring items	**37,322**	31,198		**108,386**	89,128	
FFO excluding non-recurring items per share-diluted	**$ 1.33**	**$** 1.19	**11.5%**	**$ 3.94**	**$** 3.45	**14.3%**
Changes in recurring items:						
Same-property NOI	**$ 3,386**			**$ 12,125**		
Non-same property NOI	**5,843**			**14,345**		
Management fees from joint ventures	**396**			**797**		
Interest expense and amortization of deferred financing costs	**(2,220)**			**(3,808)**		
Other items, net	**(1,281)**			**(4,201)**		
	$ 6,124			**$ 19,258**		
Weighted average number of shares outstanding-diluted (3)	**28,043,125**	26,143,923		**27,482,406**	25,825,185	

(1) For Q3 2007, the amount includes depreciation add back for Peregrine Point of $0.1 million.

(2) For Q3 2007, the amount includes the following adjustments: (i) minority interest related to Operating Partnership units totaling $1.3 million, and (ii) depreciation add back for co-investments totaling $0.5 million.

(3) Assumes conversion of the weighted average operating partnership interests in the Operating Partnership into shares of the Company's common stock, see S-13 for more detail.

ESSEX PROPERTY TRUST, INC.

Consolidated Balance Sheets
(Dollars in thousands)

	September 30, 2007	December 31, 2006
Real Estate:		
Land and land improvements	$ 679,818	$ 560,880
Buildings and improvements	2,452,040	2,108,307
	3,131,858	2,669,187
Less: accumulated depreciation	(532,386)	(465,015)
	2,599,472	2,204,172
Real estate - held for sale, net	-	41,221
Real estate under development	182,455	103,487
Investments	70,787	60,451
	2,852,714	2,409,331
Cash and cash equivalents	21,943	23,610
Marketable securities	5,843	-
Other assets	61,583	40,036
Deferred charges, net	12,317	12,863
Total assets	$ 2,954,400	$ 2,485,840
Mortgage notes payable	$ 1,233,281	$ 1,060,704
Mortgage notes payable - held for sale	-	32,850
Exchangeable bonds	225,000	225,000
Lines of credit	167,571	93,000
Other liabilities	100,022	77,852
Deferred gain	2,193	2,193
Total liabilities	1,728,067	1,491,599
Minority interests	256,030	236,120
Series G cumulative convertible preferred stock, liquidation value	145,912	145,912
Stockholders' Equity:		
Common stock	2	2
Series F cumulative redeemable preferred stock, liquidation value	25,000	25,000
Additional paid-in-capital	905,550	686,937
Distributions in excess of accumulated earnings	(110,912)	(97,457)
Accumulated other comprehensive income (loss)	4,751	(2,273)
Total stockholders' equity	824,391	612,209
Total liabilities and stockholders' equity	$ 2,954,400	$ 2,485,840

See Company's 10-Q for additional disclosures

ESSEX PROPERTY TRUST, INC.

Debt Summary - September 30, 2007
(Dollars in thousands)

	Percentage of Total Debt	Balance Outstanding	Weighted Average Interest Rate	Weighted Average Maturity In Years
Mortgage notes payable				
Fixed rate - secured	64%	$ 1,033,927	6.3%	5.2
Tax exempt variable (1)	12%	199,354	4.8%	23.5
Total mortgage notes payable	76%	**1,233,281**	6.1%	8.2
Exchangeable bonds (2)	14%	**225,000**	3.6%	
Line of credit - secured (3)	6%	**100,000**	5.9%	
Line of credit - unsecured (4)	3%	**58,000**	6.7%	
Line of credit - unsecured (5)	1%	**9,571**	5.4%	
Total lines of credit	10%	**167,571**	5.9%	
Total debt	100%	**$ 1,625,852**	**5.8%**	

Scheduled principal payments (excludes lines of credit)		Weighted Average Interest Rate
2007	$ -	-
2008	116,978	6.8%
2009	24,874	7.2%
2010	155,368	8.0%
2011	167,180	6.3%
Thereafter	993,881	5.2%
Total	$ 1,458,281	5.8%

Capitalized interest for the nine months ended September 30, 2007 was approximately $3.6 million.

(1) Subject to interest rate protection agreements.
(2) Exchangeable bonds total $225 million and mature in November 2025. This is an unsecured obligation of the operating partnership, and is fully and unconditionally guaranteed by Essex Property Trust, Inc.
(3) Secured line of credit commitment is $100 million and matures in January 2009. This line is secured by eight of Essex's apartment communities. The underlying interest rate is currently the Freddie Mac Reference Rate plus .55% to .59%.
(4) Unsecured line of credit commitment is $200 million and matures in March 2009. 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 0.80%.
(5) Unsecured revolving line of credit commitment is $10 million and matures in March 2008. The underlying interest rate on this line is based on the bank's Prime Rate less 2.0%.

ESSEX PROPERTY TRUST, INC.

Capitalization - September 30, 2007
(Dollars and shares in thousands, except per share amounts)

Total debt	$ 1,625,852	
Common stock and potentially dilutive securities		
Common stock outstanding	25,175	
Limited partnership units (1)	2,487	
Options-treasury method	180	
Total common stock and potentially dilutive securities	27,842	shares
Common stock price per share as of September 30, 2007	$ 117.57	
Market value of common stock and potentially dilutive securities	$ 3,273,384	
Perpetual preferred units/stock	$ 304,500	
Total equity capitalization	$ 3,577,884	
Total market capitalization	$ 5,203,736	
Ratio of debt to total market capitalization	31.2%	

(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 September 30, 2007 and 2006
(Dollars in thousands)

	Southern California			Northern California			Seattle Metro			Other real estate assets (1)			Total		
	2007	2006	% Change	**2007**	2006	% Change	**2007**	2006	% Change	**2007**	2006	% Change	**2007**	2006	% Change
Revenues:															
Same-property revenue	**$ 46,481**	$ 44,834	3.7%	**$ 15,287**	$ 14,032	8.9%	**$ 14,729**	$ 13,390	10.0%	**$ 2,714**	$ 2,603	4.3%	**$ 79,211**	$ 74,859	5.8%
Non-same property revenue (2)	**8,034**	5,528		**10,421**	4,953		**1,674**	920		**647**	590		**20,776**	11,991	
Total Revenues	**$ 54,515**	$ 50,362		**$ 25,708**	$ 18,985		**$ 16,403**	$ 14,310		**$ 3,361**	$ 3,193		**$ 99,987**	$ 86,850	
Property operating expenses:															
Same-property operating expenses	**$ 14,866**	$ 14,431	3.0%	**$ 4,818**	$ 4,475	7.7%	**$ 5,240**	$ 5,131	2.1%	**$ 1,365**	$ 1,286	6.1%	**$ 26,289**	$ 25,323	3.8%
Non-same property operating expenses (2)	**2,621**	1,579		**3,971**	1,901		**482**	324		**342**	670		**7,416**	4,474	
Total property operating expenses	**$ 17,487**	$ 16,010		**$ 8,789**	$ 6,376		**$ 5,722**	$ 5,455		**$ 1,707**	$ 1,956		**$ 33,705**	$ 29,797	
Net operating income (NOI):															
Same-property NOI	**$ 31,615**	$ 30,403	4.0%	**$ 10,469**	$ 9,557	9.5%	**$ 9,489**	$ 8,259	14.9%	**$ 1,349**	$ 1,317	2.4%	**$ 52,922**	$ 49,536	6.8%
Non-same property NOI (2)															
Redevelopment communities	**3,921**	3,949		**3,204**	2,813		**881**	596		**-**	-		**8,006**	7,358	
Acquired communities	**1,492**	-		**3,246**	239		**311**	-		**-**	-		**5,049**	239	
Other real estate assets (1)	**-**	-		**-**	-		**-**	-		**305**	(80)		**305**	(80)	
Total non-same property NOI	**5,413**	3,949		**6,450**	3,052		**1,192**	596		**305**	(80)		**13,360**	7,517	
Total NOI	**$ 37,028**	$ 34,352		**$ 16,919**	$ 12,609		**$ 10,681**	$ 8,855		**$ 1,654**	$ 1,237		**$ 66,282**	$ 57,053	
Same-property operating margin	**68%**	68%		**68%**	68%		**64%**	62%		**50%**	51%		**67%**	66%	
Same-property turnover percentage	**65%**	58%		**64%**	65%		**71%**	63%		**75%**	80%		**67%**	62%	
Same-property concessions	**$ 266**	$ 150		**$ 21**	$ 12		**$ 23**	$ 6		**$ 13**	$ 10		**$ 323**	$ 178	
Average same-property concessions per turn (3)	**$ 158**	$ 96		**$ 40**	$ 22		**$ 29**	$ 9		**$ 59**	$ 43		**$ 100**	$ 58	
Net operating income percentage of total	**56%**	60%		**26%**	22%		**16%**	16%		**2%**	2%		**100%**	100%	
Loss to lease (4)	**$ 5,448**			**$ 5,723**			**$ 2,019**			**$ 381**			**$ 13,571**		
Loss to lease as a percentage of rental income	**2.5%**			**5.5%**			**2.9%**			**4.4%**			**3.5%**		
Reconciliation of apartment units at end of period															
Same-property apartment units	**10,766**			**3,315**			**4,560**			**1,177**			**19,818**		
Consolidated Apartment Units	**12,725**	12,118		**6,361**	5,318		**5,005**	4,905		**1,177**	1,177		**25,268**	23,518	
Joint Venture	**480**	480		**2,101**	2,101		**515**	515		**-**	-		**3,096**	3,096	
Under Development (5)	**743**	543		**409**	238		**127**	127		**-**	-		**1,279**	908	
Total apartment units at end of period	**13,948**	13,141		**8,871**	7,657		**5,647**	5,547		**1,177**	1,177		**29,643**	27,522	
Percentage of total	**47%**	48%		**30%**	28%		**19%**	20%		**4%**	4%		**100%**	100%	
Average same-property financial occupancy	**95.6%**	96.5%		**97.1%**	97.3%		**96.0%**	97.2%		94.6%	94.9%		**96.0%**	96.7%	

(1) Includes four apartment communities in Portland, OR, one community in Houston, TX, and other rental properties including commercial properties. Included in third quarter 2007 is $0.5 million for the elimination of earthquake insurance expense paid to a wholly owned captive insurance company.
(2) Includes properties which subsequent to July 1, 2006 were either acquired or in a stage of development or redevelopment without stabilized operations.
(3) Average same-property concessions per turn is the dollar amount per unit resulting from the same-property concessions divided by the product of the same-property turnover percentage times the same-property apartment units.
(4) 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.
(5) Fund II owns 395 of the units under development as of September 30, 2007.

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

Property Operating Results - Nine months ended September 30, 2007 and 2006
(Dollars in thousands)

	Southern California			Northern California			Seattle Metro			Other real estate assets (1)			Total		
	2007	2006	% Change	**2007**	2006	% Change	**2007**	2006	% Change	**2007**	2006	% Change	**2007**	2006	% Change
Revenues:															
Same-property revenue	**$ 138,309**	$ 131,604	5.1%	**$ 44,520**	$ 40,883	8.9%	**$ 41,773**	$ 37,625	11.0%	**$ 8,039**	$ 7,625	5.4%	**$ 232,641**	$ 217,737	6.8%
Non-same property revenue (2)	**21,950**	15,987		**26,844**	13,603		**5,524**	3,577		**1,889**	1,896		**56,207**	35,063	
Total Revenues	**$ 160,259**	$ 147,591		**$ 71,364**	$ 54,486		**$ 47,297**	$ 41,202		**$ 9,928**	$ 9,521		**$ 288,848**	$ 252,800	
Property operating expenses:															
Same-property operating expenses	**$ 43,603**	$ 42,442	2.7%	**$ 14,008**	$ 13,209	6.0%	**$ 14,713**	$ 14,131	4.1%	**$ 3,826**	$ 3,589	6.6%	**$ 76,150**	$ 73,371	3.8%
Non-same property operating expenses (2)	**6,807**	4,708		**10,276**	4,907		**1,549**	1,326		**1,830**	2,722		**20,462**	13,663	
Total property operating expenses	**$ 50,410**	$ 47,150		**$ 24,284**	$ 18,116		**$ 16,262**	$ 15,457		**$ 5,656**	$ 6,311		**$ 96,612**	$ 87,034	
Net operating income (NOI):															
Same-property NOI	**$ 94,706**	$ 89,162	6.2%	**$ 30,512**	$ 27,674	10.3%	**$ 27,060**	$ 23,494	15.2%	**$ 4,213**	$ 4,036	4.4%	**$ 156,491**	$ 144,366	8.4%
Non-same property NOI (2)															
Redevelopment communities	**11,990**	11,279		**9,576**	8,457		**3,270**	2,251		**-**	-		**24,836**	21,987	
Acquired communities	**3,153**	-		**6,992**	239		**705**	-		**-**	-		**10,850**	239	
Other real estate assets (1)	**-**	-		**-**	-		**-**	-		**59**	(826)		**59**	(826)	
Total non-same property NOI	**15,143**	11,279		**16,568**	8,696		**3,975**	2,251		**59**	(826)		**35,745**	21,400	
Total NOI	**$ 109,849**	$ 100,441		**$ 47,080**	$ 36,370		**$ 31,035**	$ 25,745		**$ 4,272**	$ 3,210		**$ 192,236**	$ 165,766	
Same-property operating margin	**68%**	68%		**69%**	68%		**65%**	62%		**52%**	53%		**67%**	66%	
Same-property turnover percentage	**57%**	53%		**54%**	55%		**63%**	59%		**60%**	64%		**58%**	56%	
Same-property concessions	**$ 726**	$ 411		**$ 120**	$ 66		**$ 58**	$ 80		**$ 44**	$ 66		**$ 948**	$ 623	
Average same-property concessions per turn (3)	**$ 159**	$ 95		**$ 90**	$ 48		**$ 28**	$ 41		**$ 83**	$ 117		**$ 111**	$ 76	
Average same-property financial occupancy	**95.6%**	96.3%		**96.5%**	97.4%		**96.1%**	97.1%		95.0%	95.7%		**95.8%**	96.6%	

(1) Includes four apartment communities in Portland, OR, one community in Houston, TX, and other rental properties including commercial properties. Included in 2007 is $1.5 million for the elimination of earthquake insurance expense paid to a wholly owned captive insurance company.
(2) Includes properties which subsequent to January 1, 2006 were either acquired or in a stage of development or redevelopment without stabilized operations.
(3) Average same-property concessions per turn is the dollar amount per unit resulting from the same-property concessions divided by the product of the same-property turnover percentage times the same-property apartment units.

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

Same-Property Revenue by County - Quarters ended September 30, 2007, September 30, 2006 and June 30, 2007
(Dollars in thousands)

Region	Units	Average Property Rental Rates September 30, 2007	Average Property Rental Rates September 30, 2006	% Change	Property Revenue September 30, 2007	Property Revenue September 30, 2006	% Change	Property Revenue June 30, 2007	Sequential % Change
Southern California									
Ventura County	2,844	$ **1,398**	$ 1,345	3.9%	$ **11,929**	$ 11,765	1.4%	$ 11,977	-0.4%
Los Angeles County	2,754	**1,704**	1,609	5.9%	**14,856**	14,095	5.4%	14,497	2.5%
Orange County	2,037	**1,527**	1,465	4.2%	**9,368**	9,095	3.0%	9,318	0.5%
San Diego County	2,616	**1,057**	1,023	3.3%	**8,447**	8,120	4.0%	8,307	1.7%
Santa Barbara County	239	**1,740**	1,574	10.5%	**1,208**	1,090	10.8%	1,238	-2.4%
Riverside County	276	**824**	820	0.5%	**673**	669	0.6%	690	-2.5%
	10,766	**1,411**	1,349	4.6%	**46,481**	44,834	3.7%	46,027	1.0%
Northern California									
San Francisco MSA	175	**1,715**	1,563	9.7%	**894**	838	6.7%	876	2.1%
Santa Clara County	1,870	**1,550**	1,396	11.0%	**8,904**	7,962	11.8%	8,584	3.7%
Alameda County	200	**1,263**	1,140	10.8%	**765**	704	8.7%	740	3.4%
Contra Costa County	1,070	**1,466**	1,393	5.2%	**4,724**	4,528	4.3%	4,662	1.3%
	3,315	**1,515**	1,388	9.1%	**15,287**	14,032	8.9%	14,862	2.9%
Seattle Metro	4,560	**1,030**	919	12.1%	**14,729**	13,390	10.0%	14,334	2.8%
Other real estate assets	1,177	**753**	714	5.5%	**2,714**	2,603	4.3%	2,686	1.0%
Total Same-Property revenue	19,818	$ **1,302**	$ 1,218	7.0%	$ **79,211**	$ 74,859	5.8%	$ 77,909	1.7%

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

Same-Property Revenue by County - Nine months ended September 30, 2007 and 2006

(Dollars in thousands)

Region	Units	Average Property Rental Rates YTD 2007	Average Property Rental Rates YTD 2006	% Change	Property Revenue YTD 2007	Property Revenue YTD 2006	% Change
Southern California							
Ventura County	2,844	$ **1,390**	$ 1,321	5.2%	$ **35,757**	$ 34,491	3.7%
Los Angeles County	2,754	**1,678**	1,574	6.6%	**43,828**	41,109	6.6%
Orange County	2,037	**1,511**	1,430	5.7%	**27,802**	26,711	4.1%
San Diego County	2,616	**1,051**	1,013	3.8%	**25,177**	24,081	4.6%
Santa Barbara County	239	**1,704**	1,485	14.7%	**3,675**	3,178	15.6%
Riverside County	276	**816**	813	0.4%	**2,070**	2,034	1.8%
	10,766	**1,397**	1,322	5.7%	**138,309**	131,604	5.1%
Northern California							
San Francisco MSA	175	**1,676**	1,521	10.2%	**2,628**	2,436	7.9%
Santa Clara County	1,870	**1,511**	1,352	11.8%	**25,890**	23,138	11.9%
Alameda County	200	**1,229**	1,113	10.4%	**2,239**	2,076	7.9%
Contra Costa County	1,070	**1,446**	1,363	6.1%	**13,763**	13,233	4.0%
	3,315	**1,482**	1,350	9.8%	**44,520**	40,883	8.9%
Seattle Metro	4,452	**996**	884	12.7%	**41,773**	37,625	11.0%
Other real estate assets	1,177	**742**	693	7.1%	**8,039**	7,625	5.4%
Total Same-Property revenue	19,710	$ **1,281**	$ 1,189	7.8%	$ **232,641**	$ 217,737	6.8%

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

Development Pipeline - September 30, 2007

(Dollars in millions)

Project Name	Location	Estimated Units	Total Incurred to Date	Estimated Remaining Costs	Estimated Total Cost	Construction Start	Construction Complete	Initial Occupancy	Stabilized Operations
Development Projects									
Northwest Gateway	Los Angeles, CA	275	$ 47.1	$ 24.0	$ 71.1	Jan-06	Apr-08	Feb-08	Oct-08
The Grand (1)	Oakland, CA	238	33.0	63.2	96.2	Dec-06	Dec-08	Dec-08	May-09
City Centre	Moorpark, CA	200	7.2	44.6	51.8	Dec-07	Dec-09	Dec-09	Apr-10
Consolidated - Development Projects		713	87.3	131.8	219.1				
Development Projects - Fund II									
Eastlake 2851 on Lake Union	Seattle, WA	127	18.7	16.7	35.4	Aug-06	Apr-08	Mar-08	Jul-08
Studio 40-41	Studio City, CA	149	26.5	34.1	60.6	Jun-07	Jun-09	Mar-09	Aug-09
Cielo	Chatsworth, CA	119	11.6	27.8	39.4	Jun-07	May-09	May-09	Sep-09
Fund II - Development Projects		395	56.8	78.6	135.4				
Total - Development Projects		1,108	144.1	210.4	354.5				
Predevelopment Projects									
Fourth Street (2)	Berkeley, CA	-	-	-	-	Nov-07	Sep-09	Sep-09	Mar-10
Citiplace	San Diego, CA	-	-	-	-	Feb-08	Nov-09	Nov-09	Mar-10
Broadway Heights (3)	Seattle, WA	-	-	-	-	Apr-08	Jan-10	Jan-10	Nov-10
Essex-Hollywood	Hollywood, CA	-	-	-	-	Jun-08	Jun-10	Jun-10	Dec-10
Tasman Station (2)	Sunnyvale, CA	-	-	-	-	Jun-08	Jun-10	Jun-10	Sep-11
River Oaks	San Jose, CA	-	-	-	-	Jan-10	Sep-13	Jan-12	Jul-14
Other Predevelopment Project (4)		-	-	-	-				
Total - Predevelopment Projects		1,937	88.4	535.5	623.9				
Land Held for Future Development (5)									
Archer	San Jose, CA	42	-	-	-				
View Pointe	Newcastle, WA	24	-	-	-				
		66	6.7	-	6.7				
Grand Total - Development Pipeline		3,111	$ 239.2	$ 745.9	$ 985.1				

(1) Development project includes approximately 7,800 square feet of retail space.
(2) Property in contract to be purchased by the Company with non-refundable deposits and option payments.
(3) The Company has entered into a joint venture development project with a third-party to develop this property. Essex will have a 50% interest in the project.
(4) There is one additional predevelopment project located in Northern California that is in the entitlement process.
(5) The Company owns land in various stages of entitlement that is being held for future development.

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

Redevelopment Pipeline - September 30, 2007
(Dollars in thousands)

Region/Project Name	Units	Total Incurred To Date	Estimated Remaining Cost	Estimated Total Cost	Redevelopment Start Date	NOI Q3 2007	NOI Q3 2006	Q3 2007 Rehab Vacancy Loss	Units completed and available for rent
Approved - Redevelopment Projects (1)									
Woodland Commons, Bellevue, WA	236	$ 529	$ 11,549	$ 12,078	Jun-07				
Foothill Commons, Bellevue, WA	360	992	17,431	18,423	Jun-07				
Marina Cove, Santa Clara, CA	292	94	9,764	9,858	Jun-07				
	888	1,615	38,744	40,359					
Active - Redevelopment Projects									
Southern California									
Mira Monte, Mira Mesa, CA (2)	355	5,839	191	6,030	Sep-04	$ 914	$ 846	$ 23	336
Avondale at Warner Center, Woodland Hills, CA	446	10,807	1,663	12,470	Oct-04	1,208	1,207	46	198
Pathways, Long Beach, CA	296	3,886	6,835	10,721	Jun-06	785	914	201	106
Highridge, Rancho Palos Verdes, CA	255	718	15,345	16,063	Jan-07	1,015	980	2	2
	1,352	21,250	24,034	45,284		3,922	3,947	272	642
Northern California									
The Montclaire - Phase I - III, Sunnyvale, CA	390	4,699	10,407	15,106	Aug-06	1,132	941	56	133
Boulevard (Treetops), Fremont, CA	172	4,288	3,992	8,280	Sep-06	401	352	52	8
Bridgeport (Summerhill Commons), Newark, CA	184	3,530	1,056	4,586	Oct-06	522	373	-	-
Wimbledon Woods, Hayward, CA	560	5,630	3,720	9,350	Oct-06	1,148	1,149	-	3
	1,306	18,147	19,175	37,322		3,203	2,815	108	144
Seattle Metro (3)									
Palisades - Phase I and II, Bellevue, WA (2)	192	6,425	526	6,951	Sep-04	483	323	-	192
Sammamish View, Bellevue, WA	153	3,716	102	3,818	Dec-05	398	273	22	153
	345	10,141	628	10,769		881	596	22	345
Total Active - Redevelopment Projects	3,003	49,538	43,837	93,375		8,006	7,358	402	1,131
Consolidated - Redevelopment Projects	3,891	51,153	82,581	133,734		8,006	7,358	402	1,131
Redevelopment Projects - Fund II									
Regency Tower - Phase I - II, Oakland, CA	178	2,930	1,546	4,476	Nov-05	398	310	4	94
The Renaissance, Los Angeles, CA	168	2,844	2,156	5,000	Oct-06	588	130	48	114
Fund II - Redevelopment Projects	346	5,774	3,702	9,476		986	440	52	208
Grand Total - Redevelopment Pipeline	4,237	$ 56,927	$ 86,283	$ 143,210		$ 8,992	$ 7,798	$ 454	1,339

(1) Operations at these communities were not destabilized as of Q3 2007, and therefore the communities are classified in Same-Property operations.
(2) This community was restabilized at the end of the first quarter of 2007, and will be included in Same-Property operations starting the second quarter of 2008.
(3) Bridle Trails, a 108-unit community in Kirkland, WA, was added back to Same-Property results in Q3 2007, and will be added to YTD Same-Property results in 2008.

Investments - September 30, 2007 *(Dollars in thousands)*	Essex Book Value	Total Fund Original Cost	Units	Debt Amount	Debt Type	Debt Interest Rate	Debt Maturity Date	For the three months ended 9/30/2007 NOI	For the nine months ended 9/30/2007 NOI
Joint Ventures									
Essex Apartment Value Fund II, L.P. (Fund II)									
Alderwood Park, Newark, CA			96	**7,088**	Fixed	5.56%	Jun-2015		
Carlmont Woods, Belmont, CA			195	**12,968**	Fixed	4.89%	Dec-2013		
Davey Glen, Belmont, CA			69	**6,654**	Fixed	6.13%	Aug-2016		
Echo Ridge, Snoqualmie, WA			120	**13,306**	Fixed	5.01%	Sep-2014		
Enclave, San Jose, CA			637	**20,945**	Fixed	7.26%	Jan-2018		
Enclave, San Jose, CA			-	**60,000**	Variable	4.64%	Dec-2029		
Harbor Cove, Foster City, CA			400	**34,969**	Fixed	4.89%	Dec-2013		
Morning Run, Monroe, WA			222	**13,756**	Fixed	5.10%	Oct-2014		
Parcwood, Corona, CA			312	**25,461**	Fixed	4.89%	Dec-2013		
Regency Tower, Oakland, CA			178	**11,096**	Fixed	5.16%	Mar-2014		
Renaissance, Los Angeles, CA			168	**23,290**	Fixed	6.51%	May-2011		
Tower @ 801, Seattle, WA			173	**19,389**	Fixed	4.91%	Aug-2014		
Total - Operating Communities			2,570	**248,922**				**6,401**	**18,609**
Fund II - Development Pipeline (1)									
Eastlake 2851 on Lake Union, Seattle, WA			127	**11,279**	Variable	LIBOR+1.50%	Jan-2010		
Studio 40-41, Studio City, CA			149	**8,506**	Variable	LIBOR+1.50%	Apr-2010		
Cielo, Chatsworth, CA			119	**149**	Variable	LIBOR+1.50%	Jun-2010		
Total - Development Communities			395	**19,934**					
Line of credit				**-**	Variable	LIBOR+0.875%	May-2008		
Total - Fund II	**58,550**	**497,044**	2,965	**268,856**					
Capitalized costs	**720**								
	59,270								
Waterstone at Fremont (formerly known as Mountain Vista) (2)	**1,182**								
Other (3)	**10,335**								
	$ 70,787								

(1) See S-9 for more detail about the Fund II Development Pipeline.
(2) Company recorded $0.2 milion in preferred interest payments in Q3 2007, and unpaid preferred interest of approximately $7.5 million is expected to be paid in 2008.
(3) Other investments include three development joint ventures in preliminary stages totaling $9.8 million and a real estate technology investment. Two of the real estate investments are located in Northern California and one is located in Southern California.

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

Consolidated Co-Investments - September 30, 2007
(Dollars in thousands)

The Company enters into co-investment transactions with third party developers, owners and investors of apartment communities. In accordance with GAAP, the Company consolidates certain of these co-investment transactions, resulting in minority interests corresponding to the ownership interest of the third-party developer, owner or investor.

The following table summarizes the consolidated co-investment transactions:

	Balance as of September 30, 2007				Operations for the quarter ended September 30, 2007		
	Investment in Real Estate	Related Debt	Minority Interest	DownREIT Units (1)	Revenue	Operating Expenses	NOI
DownREITs:							
Anchor Village	$ 11,359	$ 10,750	$ 2,544	117,154	$ 748	$ 286	$ 462
Barkley Apartments	9,322	4,909	2,369	80,302	630	201	429
Brookside Oaks	34,334	14,185	3,974	99,073	699	230	469
Capri at Sunny Hills	16,765	19,207	3,828	179,366	602	176	426
Brentwood Apartments	15,793	9,376	2,568	58,884	602	160	442
Hidden Valley (Parker Ranch)	44,494	33,299	6,089	62,647	1,344	411	933
Highridge Apartments	20,880	44,807	6,036	315,061	1,385	370	1,015
Montejo Apartments	9,046	5,835	1,596	38,038	470	134	336
Thomas Jefferson Apartments	27,836	19,916	7,067	62,873	71	21	50
Treehouse Apartments	11,919	7,856	3,299	75,700	597	165	432
Valley Park Apartments	16,131	9,952	1,461	60,892	740	168	572
Villa Angelina Apartments	20,869	13,457	2,886	59,839	997	251	746
	238,748	193,549	43,717	1,209,829	8,885	2,573	6,312
Other Co-investments (2):							
Derian Office Building (3)	16,288	-	-	n/a	483	120	363
Hillsdale Garden Apartments (4)	115,978	-	21,843	n/a	2,983	1,321	1,662

(1) Represents the number of DownREIT units that are currently outstanding. Generally, DownREIT units can be redeemed at the holder's election for cash equal to the current price of Essex's common stock.

(2) During the third quarter of 2007, the Company acquired the general contractor's interest in the Mirabella property for $9 million in lieu of distributing a percentage of future cash flows to the general contractor per the developer agreement. Accordingly, the Mirabella proepty is no longer a co-investment.

(3) Essex has mortgage loans to the owners of this property with an aggregate principal balance in excess of the book value of the property as of September 30, 2007.

(4) During the second quarter of 2007, the Company entered into a joint venture partnership with a third-party, and the Company contributed the improvements to the property for a 81.5% interest and the joint venture partner contributed the title to the land for an 18.5% interest in the partnership.

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

Income From Discontinued Operations and Selected Financial Data - September 30, 2007
(Dollars in thousands)

Income from Discontinued Operations

For the three and nine months ended September 30, 2007, the Company sold condominium units at Peregrine Point, and during the three months ended March 31, 2007, the Company sold the City Heights property which was consolidated in accordance with FIN 46R. For the three months ended September 30, 2006, the Company sold condo units at Peregrine Point, during the three months ended June 30, 2006 the Company recorded a gain, a promote interest and subordination fees from the sale of the Vista Pointe joint venture property, and during the three months ended March 31, 2006 the Company sold the Vista Capri East and the Casa Tierra apartment communities, and the Diamond Valley Recreational RV park.

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2007	**2006**	**2007**	**2006**
Rental revenues	$ -	$ 2,820	1,355	8,788
Interest and other income	-	14	290	21
Revenues	-	2,834	1,645	8,809
Property operating expenses	-	(1,046)	(535)	(3,329)
Interest expense	-	(579)	(416)	(1,736)
Depreciation and amortization	-	(768)	(41)	(2,307)
Minority interests	-	(161)	(57)	(475)
Expenses	-	(2,554)	(1,049)	(7,847)
Gain on sale (1)	53	1,170	969	13,032
Gain on sale - City Heights	-	-	78,306	-
Equity income co-investments	-	-	-	238
Promote interest and subordination fees	-	-	10,290	8,221
Minority interests - OP units	(5)	(105)	(2,161)	(1,930)
Minority interests - City Heights	-	-	(64,624)	-
Net gain on sale of real estate	48	1,065	22,780	19,561
Income from discontinued operations	$ 48	$ 1,345	23,376	20,523

Common Stock Equivalents

	Q3 2007 Weighted Avg.	Actual As of 9/30/07	YTD 2007 Weighted Avg.
Common Shares	25,165,276	25,175,487	24,370,184
Stock Options	179,873	179,873	235,391
Exchangeable Bonds	210,779	265,422	378,190
Weighted Avg. Shares Diluted - EPS	25,555,928	25,620,782	24,983,765
Vested Series Z Incentive Units	213,205	213,205	213,100
Operating Limited Partnership Units	2,273,992	2,273,992	2,285,541
Weighted Avg. Shares Diluted - FFO	28,043,125	28,107,979	27,482,406

(1) For 2007, amount includes gain on sale of Peregrine Point condominium units. The gain on sale and related minority interest recorded in Q1 2007 for City Heights is presented separately.

ESSEX PROPERTY TRUST, INC.
Real Estate Information as of September 30, 2007

	Property Name	Address	City	State	Units	Square Footage	Year Acquired	Year Built	Age of Property	
	APARTMENT COMMUNITIES									
	SAN FRANCISCO BAY AREA									
	Santa Clara County									
1	Pointe at Cupertino, The (Westwood)	19920 Olivewood Street	Cupertino	CA	116	135,200	1998	1963	44	
1	Carlyle, The	2909 Nieman Boulevard	San Jose	CA	132	129,200	2000	2000	7	
1	Enclave, The	4355 Renaissance Drive	San Jose	CA	637	525,463	2005	1998	9	
1	Esplanade	350 East Taylor St.	San Jose	CA	278	279,000	2004	2002	5	
1	Waterford, The	1700 N. First Street	San Jose	CA	238	219,600	2000	2000	7	
1	Le Parc (Plumtree)	440 N. Winchester Avenue	Santa Clara	CA	140	113,200	1994	1975	32	
1	Marina Cove	3480 Granada Avenue	Santa Clara	CA	292	250,200	1994	1974	33	
1	Bristol Commons	732 E. Evelyn Avenue	Sunnyvale	CA	188	142,600	1995	1989	18	
1	Brookside Oaks	1651 Belleville Way	Sunnyvale	CA	170	119,900	2000	1973	34	
1	Magnolia Lane	113 South Mary Avenue	Sunnyvale	CA	32	31,541	2007	2001	6	
1	Montclaire (Oak Pointe)	450 N. Mathilda Avenue	Sunnyvale	CA	390	294,100	1988	1973	34	
1	Summerhill Park	972 Corte Madera Avenue	Sunnyvale	CA	100	78,500	1988	1988	19	
1	Thomas Jefferson	107 South Mary Avenue	Sunnyvale	CA	156	110,824	2007	1969	38	
1	Windsor Ridge	825 E. Evelyn Avenue	Sunnyvale	CA	216	161,800	1989	1989	18	
				11%	3,085	2,591,128				
	Alameda County									
1	Stevenson Place (The Apple)	4141 Stevenson Blvd.	Fremont	CA	200	146,200	1983	1971	36	
1	Waterstone at Fremont (Mountain Vista)	39600 Fremont Blvd	Fremont	CA	526	433,100	2000	1975	32	
1	Boulevard (Treetops)	40001 Fremont Blvd.	Fremont	CA	172	131,200	1996	1978	29	
1	Wimbeldon Woods	25200 Carlos Bee Blvd.	Hayward	CA	560	462,400	1998	1975	32	
1	Regency Towers	1130 Third Ave.	Oakland	CA	178	140,900	2005	1975	32	
	The Grand	100 Grand Avenue	Oakland	CA	238	205,026				
1	Bridgeport (Summerhill Commons)	36826 Cherry Street	Newark	CA	184	139,000	1987	1987	20	
1	Alderwood Park Apartments	37057 Magnolia Street	Newark	CA	96	74,624	2006	1987	20	
				7%	1,916	1,527,424				
	Contra Costa County									
1	San Marcos (Vista del Mar)	Hilltop Drive at Richmond Pkwy	Richmond	CA	432	407,600	2003	2003	4	120 units 2005
1	Bel Air (The Shores)	2000 Shoreline Drive	San Ramon	CA	462	391,000	1995	1988	19	114 units 2000
1	Foothill Gardens	1110 Harness Drive	San Ramon	CA	132	155,100	1997	1985	22	
1	Twin Creeks	2711-2731 Morgan Drive	San Ramon	CA	44	51,700	1997	1985	22	
1	Canyon Oaks	1 Amberstone Lane	San Ramon	CA	250	237,894	2007	2005	2	
1	Mill Creek at Windermere	2100 Waterstone Place	San Ramon	CA	400	381,060	2007	2005	2	
				6%	1,720	1,624,354				
	San Mateo County									
1	Carlmont Woods	2515 Carlmont Drive	Belmont	CA	195	107,200	2004	1971	36	
1	Harbor Cove	900 E. Hillsdale Blvd.	Foster City	CA	400	306,600	2004	1971	36	
1	Davey Glen	200 Davey Glen Road	Belmont	CA	69	65,974	2006	1962	45	
1	Hillsdale Garden	3421 Edison Avenue	San Mateo	CA	697	611,505	2006	1948	59	
1	Belmont Terrace	1606 Continetals Way	Belmont	CA	71	72,951	2006	1974	33	
				5%	1,432	1,164,230				
	San Francisco and Marin Counties									
1	Mt. Sutro Terrace Apartments	480 Warren Drive	San Francisco	CA	99	64,000	1999	1973	34	
1	Vista Belvedere	15 Red Hill Circle	Tiburon	CA	76	78,300	2004	1963	44	
				1%	175	142,300				
	Other									
1	Tuscana	315 Mt. Oso	Tracy	CA	30	29,088	2007	2007	0	
1	Harvest Park	2327 Summercreek Drive	Santa Rosa	CA	104	116,628	2007	2004	3	
				0%	134	145,716				
36	**Total San Francisco Bay Area**			30%	8,462	7,166,064		1983	24	Average Age
	SOUTHERN CALIFORNIA									
	Los Angeles County									
1	Hampton Court (Columbus)	1136 N. Columbus Avenue	Glendale	CA	83	71,500	1999	1974	33	
1	Hampton Place (Loraine)	245 W. Loraine Street	Glendale	CA	132	141,500	1999	1970	37	
1	Marbrisa	1809 Termino Ave.	Long Beach	CA	202	122,800	2002	1987	20	
1	Pathways	5945 E. Pacific Coast Hwy.	Long Beach	CA	296	197,700	1991	1975	32	
1	Bunker Hill	222 and 234 S. Figueroa St.	Los Angeles	CA	456	346,600	1998	1968	39	
1	Cochran Apartments	612 South Cochran	Los Angeles	CA	58	51,400	1998	1989	18	
1	Kings Road	733 North Kings Road	Los Angeles	CA	196	132,100	1997	1979	28	
1	Marbella	600 South Detroit Street	Los Angeles	CA	60	50,108	2005	1991	16	
	Northwest Gateway	1302 West 2nd St.	Los Angeles	CA	275	225,000				
1	Park Place	400 S. Detroit Street	Los Angeles	CA	60	48,000	1997	1988	19	
1	Windsor Court	401 S. Detroit Street	Los Angeles	CA	58	46,600	1997	1988	19	
1	Renaissance	630 South Masselin Avenue	Los Angeles	CA	168	154,268	2006	1990	17	
1	Marina City Club	4333 Admiralty Way	Marina Del Rey	CA	101	127,200	2004	1971	36	
1	Mirabella (Marina View)	13701 Marina Point Drive	Marina Del Rey	CA	188	176,800	2000	2000	7	
	City Centre	Casey Road	Moorpark	CA	200					
1	Monterra del Mar (Windsor Terrace)	280 E. Del Mar Boulevard	Pasadena	CA	123	74,400	1997	1972	35	
1	Monterra del Rey (Glenbrook)	350 Madison	Pasadena	CA	84	73,100	1999	1972	35	
1	Monterra del Sol (Euclid)	280 South Euclid	Pasadena	CA	85	69,200	1999	1972	35	
1	Fountain Park	13141 Fountain Park Drive	Playa Vista	CA	705	608,900	2004	2002	5	
1	Highridge	28125 Peacock Ridge Drive	Rancho Palos Verde	CA	255	290,200	1997	1972	35	
	Studio 40-41	4043 Radford Avenue	Studio City	CA	149	127,238				
1	Coldwater Canyon	4250 Codlwater Canyon	Studio City	CA	39	34,125	2007	1979	28	
1	Walnut Heights	20700 San Jose Hills Road	Walnut	CA	163	146,700	2003	1964	43	
1	Avondale at Warner Center	22222 Victory Blvd.	Woodland Hills	CA	446	331,000	1999	1970	37	
				14%	3,958	3,294,201				
	Ventura County									
1	Camarillo Oaks	921 Paseo Camarillo	Camarillo	CA	564	459,000	1996	1985	22	
1	Camino Ruiz Square	105 Camino Ruiz	Camarillo	CA	160	105,448	2006	1990	17	
1	Mountain View	649 E. Las Posas Road	Camarillo	CA	106	83,900	2004	1980	27	
	Cielo	Topanga Blvd	Lassen	CA	119	125,400				
1	Mariner's Place	711 South B Street	Oxnard	CA	105	77,200	2000	1987	20	
1	Tierra Vista	Rice and Gonzales	Oxnard	CA	404	387,100	2001	2001	6	
1	Monterey Villas (Village Apartments)	1040 Kelp Lane	Oxnard	CA	122	122,100	1997	1974	33	
1	Meadowood	1733 Cochran Street	Simi Valley	CA	320	264,500	1996	1986	21	
1	Hidden Valley (Parker Ranch)	5065 Hidden Park Court	Simi Valley	CA	324	310,900	2004	2004	3	
1	Lofts at Pinehurst,The (Villa Scandia)	1021 Scandia Avenue	Ventura	CA	118	71,100	1997	1971	36	
1	Hillcrest Park (Mirabella)	1800 West Hillcrest Drive	Newbury Park	CA	608	521,900	1998	1973	34	
1	Pinehurst	3980 Telegraph Road	Ventura	CA	28	21,200	2004	1973	34	
1	Woodside Village	675 Providence Ave.	Ventura	CA	145	136,500	2004	1987	20	
				11%	3,004	2,560,848				
	Santa Barbara County									
1	Chimney Sweep	775 Camino Del Sur Drive	Goleta	CA	91		2006	1967	40	
1	CBC	6721 El Colegio Drive	Goleta	CA	148		2006	1962	45	
1	Hope Ranch (Continental Apartments)	3968-3974 & 3999 Via Lucero	Santa Barbara	CA	108		2007	1965	42	
	Hope Ranch (Lucero Village)	3968-3974 & 3999 Via Lucero	Santa Barbara	CA			2007	1973	34	
				1%	347	306,608				

SOUTHERN CALIFORNIA (cont'd)

	Orange County									
1	Barkley Apartments	2400 E. Lincoln Ave.	Anaheim	CA	161	139,800	2000	1984	23	
1	Valley Park Apartments	17300 Euclid Ave.	Fountain Valley	CA	160	169,700	2001	1969	38	
1	Capri at Sunny Hills	2341 Daphne Place	Fullerton	CA	100	128,100	2001	1961	46	
1	Wilshire Promenade	141 West Wilshire Avenue	Fullerton	CA	149	128,000 (1)	1997	1992	15	
1	Montejo Apartments	12911 Dale St.	Garden Grove	CA	124	103,200	2001	1974	33	
1	Huntington Breakers	21270 Beach Boulevard	Huntington Beach	CA	342	241,700	1997	1984	23	
1	Hillsborough Park	1501 South Beach Boulevard	La Habra	CA	235	215,500	1999	1999	8	
1	Trabuco Villas	25362 Mosswood Way	Lake Forest	CA	132	131,000	1997	1985	22	
1	Fairways Apartments	2 Pine Valley Lane	Newport Beach	CA	74	107,100	1999	1972	35	
1	Villa Angelina	201 E. Chapman Ave.	Placentia	CA	256	217,600	2001	1970	37	
1	Brentwood Apartment Homes (Hearthstone)	2301 E. Santa Clara Ave.	Santa Ana	CA	140	154,800	2001	1970	37	
1	Treehouse Apartments	2601 N. Grand Ave.	Santa Ana	CA	164	135,700	2001	1970	37	
				7%	2,037	1,872,200				
	San Diego County									
1	Alpine Country	2660 Alpine Blvd.	Alpine	CA	108	81,900	2002	1986	21	
1	Alpine Village	2055 Arnold Way	Alpine	CA	306	254,400	2002	1971	36	
1	Bonita Cedars	5155 Cedarwood Rd.	Bonita	CA	120	120,800	2002	1983	24	
1	Cambridge	660 F. St.	Chula Vista	CA	40	22,100	2002	1965	42	
1	Woodlawn Colonial	245-255 Woodlawn Ave.	Chula Vista	CA	159	104,500	2002	1974	33	
1	Mesa Village	5265 Clairemont Mesa Blvd.	Clairemont	CA	133	43,600	2002	1963	44	
1	Coral Gardens	425 East Bradley	El Cajon	CA	200	182,000	2002	1976	31	
1	Tierra del Sol/Norte	989 Peach Ave.	El Cajon	CA	156	117,000	2002	1969	38	
1	Grand Regency	2050 E. Grand Ave.	Escondido	CA	60	42,400	2002	1967	40	
1	Mira Monte (Mira Woods Villa)	10360 Maya Linda Rd.	Mira Mesa	CA	355	262,600	2002	1982	25	
1	Country Villas	283 Douglas Drive	Oceanside	CA	180	179,700	2002	1976	31	
1	Mission Hills	218 Rancho Del Oro	Oceanside	CA	282	244,000	2005	1984	23	
1	Bluffs II, The	6466 Friars Road	San Diego	CA	224	126,700	1997	1974	33	
1	Summit Park	8563 Lake Murray Blvd.	San Diego	CA	300	229,400	2002	1972	35	
1	Vista Capri - North	3277 Berger Ave.	San Diego	CA	106	51,800	2002	1975	32	
1	Carlton Heights	9705 Carlton Hills Blvd.	Santee	CA	70	48,400	2002	1979	28	
1	Shadow Point	9830 Dale Ave.	Spring Valley	CA	172	131,200	2002	1983	24	
1	Cardiff by the Sea	2170 Carol View Drive	Cardiff	CA	300	284,460	2007	1986	21	
				12%	3,271	2,526,960				
	Riverside County									
1	Parcwood	1700 Via Pacifica	Corona	CA	312	270,000	2004	1989	18	
1	Devonshire Apartments	2770 West Devonshire Ave.	Hemet	CA	276	207,200	2002	1988	19	
				2%	588	477,200				
68	**Total Southern California**			47%	13,205	11,038,017		1978	29	Average Age

SEATTLE METROPOLITAN AREA

1	Cedar Terrace	3205 115th Ave. NE	Bellevue	WA	180	174,200	2005	1984	23	
1	Emerald Ridge	3010 118th Avenue SE	Bellevue	WA	180	144,000	1994	1987	20	
1	Foothill Commons	13800 NE 9th Place	Bellevue	WA	360	288,300	1990	1978	29	
1	Palisades, The	13808 NE 12th	Bellevue	WA	192	159,700	1990	1977	30	
1	Sammamish View	16160 SE Eastgate Way	Bellevue	WA	153	133,500	1994	1986	21	
1	Woodland Commons	13700 NE 10th Place	Bellevue	WA	236	172,300	1990	1978	29	
1	Canyon Pointe	1630 228th St. SE	Bothell	WA	250	210,400	2003	1990	17	
1	Inglenook Court	14220 Juanita Drive, NE	Bothell	WA	224	183,600	1994	1985	22	
1	Salmon Run at Perry Creek	2109 228th Street SE	Bothell	WA	132	117,100	2000	2000	7	
1	Stonehedge Village	14690 143rd Blvd., NE	Bothell	WA	196	214,800	1997	1986	21	
1	Park Hill at Issaquah	22516 SE 56th Street	Issaquah	WA	245	277,700	1999	1999	8	
1	Wandering Creek	12910 SE 240th	Kent	WA	156	124,300	1995	1986	21	
1	Bridle Trails	6600 130th Avenue, NE	Kirkland	WA	108	99,700	1997	1986	21	16 units 2006
1	Evergreen Heights	12233 NE 131st Way	Kirkland	WA	200	188,300	1997	1990	17	
1	Morning Run	18463 Blueberry Lane	Monroe	WA	222	221,786	2005	1991	16	
1	Laurels at Mill Creek	1110 164th Street SE	Mill Creek	WA	164	134,300	1996	1981	26	
1	Anchor Village	9507 49th Avenue West	Mukilteo	WA	301	245,900	1997	1981	26	
1	Castle Creek	7000 132nd Place, SE	Newcastle	WA	216	191,900	1998	1998	9	
1	Brighton Ridge	2307 NE 4th Street	Renton	WA	264	201,300	1996	1986	21	
1	Fairwood Pond	14700 SE Petrovitsky Rd.	Renton	WA	194	189,200	2004	1997	10	
1	Forest View	650 Duvall Ave. NE	Renton	WA	192	182,500	2003	1998	9	
1	The Cairns	420 Yale Avenue	Seattle	WA	100	70,806	2007	2006	1	
1	Fountain Court	2400 4th Street	Seattle	WA	320	207,000	2000	2000	7	
1	Linden Square	13530 Linden Avenue North	Seattle	WA	183	142,200	2000	1994	13	
	Lake Union	2833 - 2851 Eastlake Avenue	Seattle	WA	127	234,086				
1	Maple Leaf	7415 5th Avenue, NE	Seattle	WA	48	35,500	1997	1986	21	
1	Spring Lake	12528 35th Avenue, NE	Seattle	WA	69	42,300	1997	1986	21	
1	Wharfside Pointe	3811 14th Avenue West	Seattle	WA	142	119,200 (2)	1994	1990	17	
1	Tower @ 801	801 Pine Street	Seattle	WA	173	118,500	2005	1970	37	
1	Echo Ridge	34907 SE Kinsey Street	Snoqualmie	WA	120	124,359	2005	2000	7	
29	**Total Seattle Metropolitan Area**			19%	5,520	4,948,737		1989	18	Average Age

OTHER REAL ESTATE ASSETS

1	St. Cloud Apartments	6525 Hilcroft	Houston	TX	302	306,800	2002	1968	39	
1	Jackson School Village	300 NE Autumn Rose Way	Hillsboro	OR	200	196,800	1996	1996	11	
1	Landmark Apartments	3120 NW John Olsen Ave.	Hillsboro	OR	285	282,900	1996	1990	17	
1	Meadows @ Cascade Park	314 SE 19th Street	Vancouver	WA	198	199,300	1997	1989	18	
1	Village @ Cascade Park	501 SE 123rd Avenue	Vancouver	WA	192	178,100	1997	1989	18	
5	**Total Other Real Estate Assets**			4%	1,177	306,800		1986	21	Average Age
	138	**Apartment Communities**		100%	28,364	23,459,618				
		Apartment Communities Under Construction			1,108					

Avg. square footage	827
Avg. units per property	206
Avg. age of property	25

(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
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
Office Buildings							
Essex Corporate Headquarter Bldg.	925 E. Meadow Dr.	Palo Alto	CA		17,400	1997	1988
Derian Office Building	17461 Derian Av.	Irvine	CA		110,000	2000	1983
Essex Southern Cal. Office Building	22110-22120 Clarendon St.	Woodland Hills	CA		38,940	2001	1982
River Oaks	535 - 575 River Oaks	San Jose	CA		262,500	2007	1990
Hollywood	6230 Sunset Blvd.	Los Angeles	CA		35,000	2006	1938
					463,840		

New Residential Supply: Permits as % of Current Stock
12 Month Permit Period: Trailing 12 Months September 2007

	Single Family Data					Multi-Family Data			All Residential Data	
Market	Median SF Price (2006**)	2006 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	$464,500	80%	740,000	2,757	0.4%	240,000	483	0.2%	3,240	0.3%
Boston	$421,000	74%	1,530,000	5,150	0.3%	670,800	5,303	0.8%	10,453	0.5%
Baltimore	$261,000	109%	797,000	5,357	0.7%	268,000	1,755	0.7%	7,112	0.7%
Philadelphia	$205,801	222%	1,532,000	9,834	0.6%	515,100	3,900	0.8%	13,734	0.7%
New York PMSA	$461,001	150%	760,000	1,209	0.2%	2,920,000	24,716	0.8%	25,925	0.7%
Minneapolis	$230,000	123%	818,000	8,418	1.0%	351,800	1,158	0.3%	9,576	0.8%
Chicago	$270,900	98%	1,700,000	20,315	1.2%	1,404,900	13,913	1.0%	34,228	1.1%
Miami/Ft. Lauderdale	$372,100	55%	717,000	8,856	1.2%	876,000	9,149	1.0%	18,005	1.1%
Wash. D.C. PMSA	$411,901	187%	1,299,000	15,900	1.2%	644,300	6,627	1.0%	22,527	1.2%
Denver	$246,300	112%	582,000	9,044	1.6%	274,900	5,002	1.8%	14,046	1.6%
Dallas-Ft. Worth	$150,000	164%	1,381,000	30,390	2.2%	650,000	12,276	1.9%	42,666	2.1%
Phoenix	$243,200	92%	970,000	29,441	3.0%	360,500	8,335	2.3%	37,776	2.8%
Orlando	$268,900	83%	482,000	14,244	3.0%	201,500	6,398	3.2%	20,642	3.0%
Atlanta	$171,300	159%	1,122,000	36,598	3.3%	467,800	14,020	3.0%	50,618	3.2%
Las Vegas	$305,100	70%	440,000	13,978	3.2%	215,700	7,101	3.3%	21,079	3.2%
Houston	$149,100	160%	1,027,000	45,294	4.4%	547,700	19,864	3.6%	65,158	4.1%
Austin	$173,700	151%	326,000	13,276	4.1%	169,900	7,605	4.5%	20,881	4.2%
Totals	**$261,910**	**109%**	**16,223,000**	**270,061**	**1.7%**	**10,778,900**	**147,605**	**1.4%**	**417,666**	**1.5%**
Seattle	$338,800	82%	656,000	9,416	1.4%	354,487	8,000	2.3%	17,416	1.7%
Portland	$242,000	105%	561,000	8,936	1.6%	225,335	3,301	1.5%	12,237	1.6%
San Francisco	$775,800	43%	368,000	863	0.2%	344,000	2,914	0.8%	3,777	0.5%
Oakland	$659,900	51%	625,000	4,269	0.7%	270,000	1,914	0.7%	6,183	0.7%
San Jose	$735,500	51%	388,000	1,953	0.5%	192,000	3,170	1.7%	5,123	0.9%
Los Angeles	$471,900	48%	1,877,000	7,614	0.4%	1,392,963	12,430	0.9%	20,044	0.6%
Ventura	$499,000	66%	199,000	808	0.4%	53,295	361	0.7%	1,169	0.5%
Orange	$691,200	46%	628,000	4,198	0.7%	340,800	4,731	1.4%	8,929	0.9%
San Diego	$603,100	42%	664,000	3,702	0.6%	375,664	3,425	0.9%	7,127	0.7%
PNW	$294,178	93%	1,217,000	18,352	1.5%	579,822	11,301	1.9%	29,653	1.7%
No Cal	$712,025	49%	1,381,000	7,085	0.5%	806,000	7,998	1.0%	15,083	0.7%
So Cal	$540,258	48%	3,368,000	16,322	0.5%	2,162,722	20,947	1.0%	37,269	0.7%
ESSEX	**$529,821**	**57%**	**5,966,000**	**41,759**	**0.7%**	**3,548,543**	**40,246**	**1.1%**	**82,005**	**0.9%**

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 (6.0%).*

Median Household Income is estimated from US Census 2004 data and Income Growth from BEA and Population Growth from the US Census.

***2006 Median Home Prices - Economy.com, National Association of Realtors*

Essex Markets Forecast 2007: 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 Occupancy
Seattle	3,200	0.9%	10,500	1.5%	38,000	2.6%	9.00%	96.00%
Portland	3,400	1.4%	11,000	1.9%	27,000	2.6%	5.00%	95.50%
San Francisco	2,800	0.8%	1,000	0.3%	15,000	1.5%	8.00%	96.50%
Oakland	2,500	0.9%	5,000	0.8%	24,000	2.2%	6.00%	96.00%
San Jose	2,000	1.2%	2,200	0.6%	16,000	1.7%	8.00%	96.00%
No. Cal.	**7,300**	**0.9%**	**8,200**	**0.6%**	**55,000**	**1.9%**	**7.25%**	**96.00%**
Ventura	600	1.2%	1,400	0.7%	3,000	1.0%	3.50%	95.50%
Los Angeles	9,300	0.6%	9,000	0.5%	48,000	1.2%	4.50%	96.00%
Orange	4,100	1.1%	3,500	0.5%	12,000	0.8%	3.50%	95.50%
San Diego	4,300	1.1%	4,500	0.7%	8,000	0.6%	2.50%	95.00%
So. Cal.	**18,300**	**0.8%**	**18,400**	**0.5%**	**71,000**	**1.0%**	**3.50%**	**95.50%**

All data is an Essex Forecast

U.S. Economic Assumptions: G.D.P. - 2.0% Growth, Jobs - 1.4% Growth

* **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 N**ew Residential Supply** schedule.

** **Job Forecast/Performance** refers to the difference between Total Non-Farm Industry Employment (not Seasonally Adjusted) projected through December 2007 over the comparable actual figures for December 2006. 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 2006 base.

***The **Forecast Market Conditions** represents Essex's estimates of the Change in Rents/Occupancy Rates at the end of 2007. The Estimated Year-over-Year Rent Growth represents the forecast change in Effective **Market** Rents for December 2007 vs.December 2006 (where **Market** refers to the entire MSA apartment market, NOT the Essex portfolio). The estimated Year End Occupancy represents Essex's forecast of **Market** Occupancy Rates for December 2007.