
Associated Estates Realty Corporation

Fourth Quarter 2002

Earnings Release and Supplemental Financial Data



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Hampton Point, nestled between Washington, D.C. and Baltimore, is a luxurious community of 352 unique garden-style apartment homes. Amenities include two large pools, wall-to-wall carpeting, fireplaces, private patios/balconies, outside storage, and more. Physical occupancy at the end of Q4 2002 was 91.8%.

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"Safe Harbor" Statement under the Private Securities Litigation Reform Act of 1995: This news release contains forward-looking statements. Historical results and percentage relationships set forth in the Consolidated Statements of Income contained in the financial statements, including trends which might appear, should not be taken as indicative of future operations. This news release may also contain forward-looking statements based on current judgments and current knowledge of management, which are subject to certain risks, trends and uncertainties that could cause actual results to vary from those projected. Accordingly, readers are cautioned not to place undue reliance on forward-looking statements. These forward-looking statements are intended to be covered by the safe harbor provisions of the Private Securities Litigation Reform Act of 1995. Investors are cautioned that the Company's forward-looking statements involve risks and uncertainty, including without limitation the following: changes in economic conditions in the markets in which the Company owns properties, including interest rates, the overall level of economic activity, the availability of consumer credit and mortgage financing, unemployment rates and other factors; risks of a lessening of demand for the multifamily units owned or managed by the Company; competition from other available apartments and change in market rental rates; increases in property and liability insurance costs; changes in government regulations affecting the Affordable Housing properties; changes in or termination of contracts relating to third party management and advisory business; inability to renew current Housing Assistance Payment ("HAP") contracts at existing rents; weather and other conditions that might adversely affect operating expenses; expenditures that cannot be anticipated such as utility rate and usage increases, unanticipated repairs, additional staffing, and real estate tax valuation reassessments; changes in market conditions that may limit or prevent the Company from selling properties identified for disposition, which may impede the Company's ability to continue to diversify its portfolio; and risks of construction including cost overruns, contractor defaults and contractor delays.



service satisfaction value

In January 2003, the Company introduced a new corporate identity and branding strategy, including new logos for Associated Estates and MIG Realty Advisors. Our redesigned brand emphasizes the residential focus of our business. We expect to carry the consistency reflected in the new logos to the high level of service we provide to all of our residents. We are also incorporating the 'service satisfaction value' tagline in our identification program, which reflects our emphasis on customer satisfaction.

Associated Estates Realty Corporation
Fourth Quarter 2002
Supplemental Financial Data

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**ASSOCIATED ESTATES REALTY CORPORATION ANNOUNCES FOURTH QUARTER RESULTS
AND PREFERRED SHARE DIVIDEND**

Cleveland, Ohio – February 13, 2003 - Associated Estates Realty Corporation (NYSE: AEC) today reported funds from operations (FFO) of \$0.23 per common share (basic and diluted) for the fourth quarter ended December 31, 2002 compared with \$0.33 per common share (basic and diluted) for the fourth quarter ended December 31, 2001. Total revenue for the fourth quarter of 2002 was \$38,914,000 compared with \$41,250,000 in the fourth quarter of 2001, a decline of 5.7 percent.

For the year 2002, FFO was \$1.04 per share compared with \$1.32 per share in 2001. For the year, total revenue was \$162,354,000 compared with \$168,876,000 in 2001, a decline of 3.9 percent.

A reconciliation of net income to FFO is included in the table at the end of this press release.

The quarterly and year-over-year results were primarily impacted by weak market and economic conditions that continue to depress apartment rents and occupancy. In addition, low interest rates continue to contribute to historically high home purchases by individuals who might otherwise rent apartments.

Same Store Portfolio

Revenues for the quarter from the Company's same store (market-rate) portfolio were down 4.0 percent, and total property operating expenses for the same store (market-rate) portfolio increased 1.2 percent, resulting in a 7.8 percent decrease in net operating income (NOI) compared with the fourth quarter a year ago.

For the year, same store (market-rate) revenues declined 2.5 percent, total property operating expenses increased 2.3 percent, and net operating income declined 6.2 percent.

The average quarterly rent per unit for the same store (market-rate) properties increased 2.1 percent to \$823, while the average net collected rent declined 4.0 percent to \$680. Physical occupancy was 87.3 percent at the end of the quarter compared with 90.8 percent in the fourth quarter of 2001.

On a sequential quarterly basis, physical occupancy declined 3.8 points from the third quarter of 2002 and the average net collected rent per unit declined 2.7 percent. The occupancy decline is consistent with historical trends from the third quarter to the fourth quarter, albeit a more dramatic decline than the Company has experienced in the past.

Acquisitions, Developments and Dispositions

In December, the Company sold a parcel of land and other improvements in Boynton Beach, Florida that was in the process of being developed as a mixed-use apartment community. Proceeds from the sale were used to pay down the Company's line of credit. A 196-unit apartment community in Columbus, Ohio was also sold during the quarter.

Phase II of a joint venture in Atlanta, Georgia, consisting of 535 units, was completed during the fourth quarter of 2002. Currently, 275 units have been leased. Phase I, consisting of 308 units, is currently 88 percent occupied.

A 288-unit joint venture development in Orlando near Hunter's Creek is under construction, with completion expected by the end of September. Initial lease-up began this month, with stabilized occupancy targeted for June 2004. Both the Atlanta and Orlando projects are being developed with a pension fund client.

Associated Estates Realty Corporation
Reports Fourth Quarter 2002 Earnings

Advisory Business

During the fourth quarter, the Company completed the consolidation and relocation of the accounting and reporting functions of its advisory business, MIG Realty Advisors (MIG), previously located in West Palm Beach, Florida, to the Company's corporate office in Cleveland. Lou Fatica, Chief Financial Officer of AEC, has assumed the additional responsibility of Chief Financial Officer of MIG.

Outlook

"Given the current economic outlook for the year and our recent fourth quarter performance, the current First Call consensus FFO per share estimates for the first quarter and the year are overly optimistic," said Jeffrey I. Friedman, President and CEO.

Tax Characterization of 2002 Dividend

Approximately 76 percent of the Company's \$1.00 per share common share dividend paid in 2002 is classified as non-taxable return of capital, as reported to shareholders in January 2003.

Preferred Share Dividend

The Company also announced today that a quarterly dividend of \$0.60938 per one-tenth depository share has been declared on its Class A Cumulative Preferred Shares (NYSE: AECPPRA), payable on March 17, 2003 to preferred shareholders of record on March 3, 2003.

Each depository share represents one-tenth of a share of the Company's 9-3/4% Class A Cumulative Redeemable Preferred Shares.

Associated Estates Realty Corporation
Financial and Operating Highlights
For the Quarter and Twelve Months Ended December 31, 2002 and 2001
(Unaudited; in thousands, except per share and ratio data)

OPERATING INFORMATION	Quarter Ended December 31,		Twelve Months Ended December 31,	
	2002	2001	2002	2001
Total revenue	\$ 38,914	\$ 41,250	\$ 162,354	\$ 168,876
Property revenue	\$ 34,860	\$ 34,448	\$ 139,923	\$ 142,004
Funds From Operations (FFO)	\$ 4,390	\$ 6,494	\$ 20,078	\$ 25,708
FFO per share:				
Basic	\$ 0.23	\$ 0.33	\$ 1.04	\$ 1.32
Diluted	\$ 0.23	\$ 0.33	\$ 1.04	\$ 1.32
Funds Available for Distribution (FAD)	\$ 3,451	\$ 5,155	\$ 15,063	\$ 19,445
FAD per share:				
Basic	\$ 0.18	\$ 0.27	\$ 0.78	\$ 1.00
Diluted	\$ 0.18	\$ 0.27	\$ 0.78	\$ 1.00
Net (loss) income applicable to common shareholders	\$ (3,237)	\$ (1,290)	\$ (4,006)	\$ (577)
Per share:				
Basic	\$ (0.17)	\$ (0.07)	\$ (0.21)	\$ (0.03)
Diluted	\$ (0.17)	\$ (0.07)	\$ (0.21)	\$ (0.03)
Dividends per share	\$ 0.25	\$ 0.25	\$ 1.00	\$ 1.00
Payout ratio - FFO	108.7%	75.8%	96.2%	75.8%
Payout ratio - FAD	138.9%	92.6%	128.2%	100.0%
Common dividends	\$ 4,869	\$ 4,858	\$ 19,462	\$ 19,409
Preferred dividends	\$ 1,370	\$ 1,371	\$ 5,485	\$ 5,484
Service company expense	\$ 803	\$ 1,538	\$ 5,777	\$ 6,280
General and administrative expense	\$ 2,003	\$ 1,609	\$ 6,880	\$ 6,876
Interest expense ⁽¹⁾	\$ 10,067	\$ 9,946	\$ 39,552	\$ 40,986
Interest coverage ratio	1.56:1	1.68:1	1.60:1	1.68:1
Fixed charge coverage ratio ⁽²⁾	1.38:1	1.50:1	1.42:1	1.51:1
General and administrative expense to property revenue	5.7%	4.7%	4.9%	4.8%
Interest expense to property revenue	28.9%	28.9%	28.3%	28.9%
NOI ⁽³⁾	\$ 19,010	\$ 19,993	\$ 75,862	\$ 81,604
ROA ⁽⁴⁾	8.2%	8.5%	8.2%	8.5%
Same-store market rate revenue (decrease) increase	(4.0)%	2.0%	(2.5)%	3.4%
Same-store market rate expense increase	1.2%	4.9%	2.3%	5.0%
Same-store market rate NOI (decrease) increase	(7.8)%	(0.2)%	(6.2)%	2.2%
Same-store market rate operating margins	54.5%	56.7%	53.3%	55.5%

(1) Excludes amortization of financing fees of \$292 and \$1,213 for 2002 and \$307 and \$1,258 for 2001.

(2) Represents interest expense and preferred stock dividend payment coverage.

(3) NOI is determined by deducting property operating and maintenance expenses, service companies' expense (which is included within the general and administrative expenses), direct property management expenses and painting service expense from total revenues.

(4) ROA is calculated as trailing twelve month property NOI divided by average gross real estate assets.

Associated Estates Realty Corporation
Financial and Operating Highlights
Fourth Quarter 2002

(Unaudited; in thousands, except per share and ratio data)

MARKET CAPITALIZATION DATA	<u>December 31,</u> <u>2002</u>	<u>December 31,</u> <u>2001</u>
Net real estate investments	\$ 683,058	\$ 716,079
Total assets	\$ 735,303	\$ 774,834
Total debt	\$ 540,498	\$ 552,069
Minority interest	\$ 2,972	\$ 10,591
Preferred stock	\$ 56,250	\$ 56,250
Total shareholders' equity	\$ 150,864	\$ 171,996
Common shares outstanding	19,474	19,421
Share price, end of period	\$ 6.75	\$ 9.18
Total market capitalization ⁽¹⁾	\$ 760,857	\$ 828,848
Debt to total assets	73.5%	71.2%

(1) Includes our share of unconsolidated debt of \$32,659 and \$42,245 as of December 31, 2002 and December 31, 2001, respectively.

Associated Estates Realty Corporation
Financial and Operating Highlights
Fourth Quarter 2002

PORTFOLIO INFORMATION

	<u>Properties</u>	<u>No. of Units</u>
Company Portfolio:		
Directly owned:		
Acquisition	2	1,407
Affordable Housing	12	1,246
"Same Store" Market Rate	60	14,421
Joint ventures	5	1,239
Third party managed	<u>30</u>	<u>6,861</u>
	109	25,174
Communities under development:		
Joint ventures	<u>1</u>	<u>288</u>
	<u>1</u>	<u>288</u>
Total Company Portfolio	<u>110</u>	<u>25,462</u>

Associated Estates Realty Corporation
Condensed Consolidated Balance Sheets
Fourth Quarter 2002

(Unaudited; dollar amounts in thousands)

	December 31, 2002	December 31, 2001
ASSETS		
Real estate assets		
Investment in real estate	\$ 910,540	\$ 913,831
Construction in progress	5,868	10,287
Less: accumulated depreciation	<u>(233,350)</u>	<u>(208,039)</u>
Real estate, net	683,058	716,079
Properties held for sale, net of accumulated depreciation	-	4,105
Cash and cash equivalents	900	3,164
Restricted cash	13,326	22,237
Other assets	<u>38,019</u>	<u>30,039</u>
	<u>\$ 735,303</u>	<u>\$ 775,624</u>
LIABILITIES AND SHAREHOLDERS' EQUITY		
Secured debt	\$ 540,393	\$ 551,964
Unsecured debt	<u>105</u>	<u>105</u>
Total indebtedness	540,498	552,069
Accounts payable and accrued expenses	<u>40,969</u>	<u>40,968</u>
Total liabilities	581,467	593,037
Operating partnership minority interest	2,972	10,591
Shareholders' equity		
Preferred shares, Class A cumulative, without par value; 3,000,000 authorized; 225,000 issued and outstanding	56,250	56,250
Common shares, without par value, \$.10 stated value; 50,000,000 authorized; 22,995,763 issued and 19,473,576 and 19,421,406 outstanding at December 31, 2002 and December 31, 2001, respectively	2,300	2,300
Paid-in capital	279,039	279,023
Accumulated distributions in excess of accumulated net income	(154,798)	(132,844)
Accumulated other comprehensive loss	-	(45)
Less: Treasury shares, at cost, 3,522,187 and 3,574,358 shares at December 31, 2002 and December 31, 2001, respectively	<u>(31,927)</u>	<u>(32,688)</u>
Total shareholders' equity	<u>150,864</u>	<u>171,996</u>
	<u>\$ 735,303</u>	<u>\$ 775,624</u>

Associated Estates Realty Corporation
Consolidated Statements of Operations
Quarters and Twelve Months Ended December 31, 2002 and 2001
(Unaudited; dollar and share amounts in thousands)

	Quarter Ended December 31, 2002	2001	Twelve Months Ended December 31, 2002	2001
REVENUE				
Rental income	\$ 34,111	\$ 33,752	\$ 137,028	\$ 139,087
Fee income and reimbursements	3,514	5,915	20,142	23,471
Other income	<u>1,289</u>	<u>1,583</u>	<u>5,184</u>	<u>6,318</u>
Total revenue	38,914	41,250	162,354	168,876
EXPENSES				
Property operating and maintenance	16,293	14,947	65,752	63,544
Depreciation and amortization	8,602	8,792	34,431	33,878
Direct property management expenses	2,308	3,919	13,171	15,349
Painting services and charges	500	853	1,792	2,099
General and administrative	2,806	3,147	12,657	13,156
Interest expense	<u>10,359</u>	<u>10,253</u>	<u>40,765</u>	<u>42,244</u>
Total expenses	<u>40,868</u>	<u>41,911</u>	<u>168,568</u>	<u>170,270</u>
(Loss) income before gain on disposition of properties and land, net, equity in net (loss) income of joint ventures, minority interest, income from discontinued operations and extraordinary item	(1,954)	(661)	(6,214)	(1,394)
Gain on disposition of properties and land, net	12	1,009	227	7,047
Equity in net (loss) income of joint ventures	(574)	8	(1,627)	(328)
Minority interest in operating partnership	<u>(25)</u>	<u>(116)</u>	<u>(324)</u>	<u>(478)</u>
(Loss) income before extraordinary item and income from discontinued operations	(2,541)	240	(7,938)	4,847
Income from discontinued operations:				
Operating (loss) income	(149)	20	(167)	239
Gain on disposition of properties	<u>823</u>	<u>-</u>	<u>9,660</u>	<u>-</u>
Income from discontinued operations	674	20	9,493	239
Extraordinary item - early extinguishment of debt	<u>-</u>	<u>(179)</u>	<u>(76)</u>	<u>(179)</u>
Net (loss) income	<u>(1,867)</u>	<u>81</u>	<u>1,479</u>	<u>4,907</u>
Preferred share dividends	<u>(1,370)</u>	<u>(1,371)</u>	<u>(5,485)</u>	<u>(5,484)</u>
Net (loss) income applicable to common shares	<u>\$ (3,237)</u>	<u>\$ (1,290)</u>	<u>\$ (4,006)</u>	<u>\$ (577)</u>
Earnings per common share - basic:				
(Loss) income before income from discontinued operations and extraordinary item	\$ (0.20)	\$ (0.07)	\$ (0.69)	\$ (0.03)
Income from discontinued operations	.03	-	0.48	0.01
Extraordinary item	<u>-</u>	<u>-</u>	<u>-</u>	<u>(0.01)</u>
Net (loss) income	<u>\$ (0.17)</u>	<u>\$ (0.07)</u>	<u>\$ (0.21)</u>	<u>\$ (0.03)</u>
Earnings per common share - diluted:				
(Loss) income before income from discontinued operations and extraordinary item	\$ (0.20)	\$ (0.07)	\$ (0.69)	\$ (0.03)
Income from discontinued operations	.03	-	0.48	0.01
Extraordinary item	<u>-</u>	<u>-</u>	<u>-</u>	<u>(0.01)</u>
Net (loss) income	<u>\$ (0.17)</u>	<u>\$ (0.07)</u>	<u>\$ (0.21)</u>	<u>\$ (0.03)</u>
Funds From Operations (FFO) ⁽¹⁾	<u>\$ 4,390</u>	<u>\$ 6,494</u>	<u>\$ 20,078</u>	<u>\$ 25,708</u>
Funds Available For Distribution (FAD) ⁽²⁾	<u>\$ 3,451</u>	<u>\$ 5,155</u>	<u>\$ 15,063</u>	<u>\$ 19,445</u>
Weighted average shares outstanding - basic	<u>19,366</u>	<u>19,422</u>	<u>19,343</u>	<u>19,415</u>
Weighted average shares outstanding - diluted	<u>19,366</u>	<u>19,422</u>	<u>19,343</u>	<u>19,415</u>

(1) The Company defines FFO as the inclusion of all operating results, both recurring and non-recurring, except those results defined as "extraordinary items" under GAAP, adjusted for depreciation on real estate assets and amortization of intangible assets and gains and losses from the disposition of properties and land. Adjustments for joint ventures are calculated to reflect FFO on the same basis. FFO does not represent cash generated from operating activities in accordance with GAAP and is not necessarily indicative of cash available to fund cash needs and should not be considered an alternative to net income as an indicator of the Company's operating performance or as an alternative to cash flow as a measure of liquidity. Certain other real estate companies may define FFO in a different manner.

(2) The Company defines FAD as FFO plus depreciation other and amortization of deferred financing fees less recurring fixed asset additions. Fixed asset additions exclude development, investment and non-recurring capital additions. Adjustments for joint ventures are calculated to reflect FAD on the same basis.

Associated Estates Realty Corporation
Reconciliation of Funds from Operations (FFO) and Funds Available for Distribution (FAD)
(In thousands, except per share data)

CALCULATION OF FFO AND FAD	Quarter Ended December 31,		Twelve Months Ended December 31,	
	2002	2001	2002	2001
Net (loss) income applicable to common shares	\$ (3,237)	\$ (1,290)	\$ (4,006)	\$ (577)
Add: Depreciation - real estate assets	8,007	8,056	31,884	31,095
Depreciation - real estate assets - joint ventures	377	271	1,314	904
Amortization of intangible assets	78	289	695	1,156
Less: Extraordinary item - joint venture	-	(2)	2	(2)
Less: Extraordinary item and gain on disposition of properties and land, net	(835)	(830)	(9,811)	(6,868)
Funds From Operations (FFO) ⁽¹⁾	<u>4,390</u>	<u>6,494</u>	<u>20,078</u>	<u>25,708</u>
Add: Depreciation - other assets	563	577	2,195	2,130
Depreciation - other assets - joint ventures	32	33	117	124
Amortization of deferred financing fees	293	313	1,221	1,279
Amortization of deferred financing fees - joint ventures	18	4	47	25
Less: Fixed asset additions ⁽²⁾	(1,850)	(2,107)	(8,462)	(9,383)
Fixed asset additions - joint ventures ⁽²⁾	5	(159)	(133)	(438)
Funds Available for Distribution (FAD)	<u>\$ 3,451</u>	<u>\$ 5,155</u>	<u>\$ 15,063</u>	<u>\$ 19,445</u>
Weighted average shares outstanding - basic	<u>19,366</u>	<u>19,422</u>	<u>19,343</u>	<u>19,415</u>
Weighted average shares outstanding - diluted	<u>19,366</u>	<u>19,422</u>	<u>19,343</u>	<u>19,415</u>
PER SHARE INFORMATION:				
FFO - basic	\$ 0.23	\$ 0.33	\$ 1.04	\$ 1.32
FFO - diluted	0.23	0.33	1.04	1.32
FAD - basic	0.18	0.27	0.78	1.00
FAD - diluted	0.18	0.27	0.78	1.00
Dividends	0.25	0.25	1.00	1.00
Payout ratio - FFO	108.7%	75.8%	96.2%	75.8%
Payout ratio - FAD	138.9%	92.6%	128.2%	100.0%

(1) The Company defines FFO as the inclusion of all operating results, both recurring and non-recurring, except those results defined as "extraordinary items" under GAAP, adjusted for depreciation on real estate assets and amortization of intangible assets and gains and losses from the disposition of properties and land. Adjustments for joint ventures are calculated to reflect FFO on the same basis. FFO does not represent cash generated from operating activities in accordance with GAAP and is not necessarily indicative of cash available to fund cash needs and should not be considered an alternative to net income as an indicator of the Company's operating performance or as an alternative to cash flow as a measure of liquidity. Certain other real estate companies may define FFO in a different manner.

(2) Fixed asset additions exclude development, investment and non-recurring capital additions and only reflects the Company's prorata share of recurring joint venture capital additions.

Associated Estates Realty Corporation**Overview of Operating Expenses Related to Repairs and Maintenance and Capitalized Expenditures***(In thousands, except estimated GAAP useful life and cost per unit)*

	Estimated GAAP Useful Life (Years)	Twelve Months Ended December 31, 2002	
		Amount	Cost Per Unit ⁽¹⁾
OPERATING EXPENSES RELATED TO REPAIRS AND MAINTENANCE			
Repairs and maintenance ⁽²⁾		\$ 13,606	\$ 788
Maintenance personnel labor cost ⁽²⁾		<u>7,844</u>	<u>454</u>
Total Operating Expenses Related to Repairs and Maintenance		21,450	1,242
CAPITAL EXPENDITURES			
Recurring Capital Expenditures			
Amenities	5	160	9
Appliances	5	721	42
Building improvements ⁽³⁾	14	2,661	154
Carpet and flooring	5	3,030	175
HVAC and mechanicals	15	498	29
Landscaping and grounds	14	755	44
Office/model	5	14	1
Suite improvements	5	133	8
Miscellaneous	5	<u>54</u>	<u>3</u>
Total Recurring Capital Expenditures - Properties		8,026	465
Corporate capital expenditures ⁽⁴⁾		<u>436</u>	<u>25</u>
Total Recurring Capital Expenditures		<u>8,462</u>	<u>490</u>
Total Recurring Capital Expenditures and Repairs and Maintenance		<u>\$ 29,912</u>	<u>\$ 1,732</u>
Total Recurring Capital Expenditures		\$ 8,462	
Investment/Revenue Enhancing Expenditures			
Underground parking garage ⁽⁵⁾	30	4,538	
Broadband wiring	14	<u>88</u>	
Total Investment/Revenue Enhancing Expenditures		4,626	
Non-recurring Expenditures			
HVAC and waterline rebuild ⁽⁶⁾	10	872	
Foundation reinforcement ⁽⁵⁾	14	162	
Siding replacement ^{(5) (7)}	14	<u>92</u>	
Total Non-recurring Expenditures		1,126	
Acquisition and Development Expenditures		<u>2,020</u>	
Grand Total Capital Expenditures		<u>\$ 16,234</u>	

(1) Calculated using 17,270, including 1,407 acquisition, 1,246 affordable housing and 14,617 same store (market-rate).

(2) Included in property operating and maintenance expense in the Consolidated Statements of Operations.

(3) Includes primarily building exterior work, exterior painting and new roofs.

(4) Includes upgrades to computer hardware and software as well as corporate office furniture and fixtures.

(5) Related to a single market-rate asset.

(6) To upgrade and replace defects in the original construction of the building units at a market-rate property.

(7) Result of a defect in existing siding at a market-rate property that was part of a class action suit that resulted in a partial insurance settlement.

Associated Estates Realty Corporation
Segment Information
(Unaudited, in thousands, except per share data)

	Quarter Ended December 31, 2002				
	Acquisitions/ Dispositions	Same Store Market Rate	Affordable Housing	Management and Service Operations	Total
Revenue	\$ 1,939	\$ 30,595	\$ 2,326	\$ 4,054	\$ 38,914
Expenses	1,277	13,927	1,089	3,611	19,904
NOI ⁽¹⁾	662	16,668	1,237	443	19,010
Depreciation and amortization	86	7,764	311	441	8,602
General and administrative (excluding service company expense)	165	1,692	146	-	2,003
Interest expense	<u>185</u>	<u>10,105</u>	<u>1</u>	<u>68</u>	<u>10,359</u>
	436	19,561	458	509	20,964
Income (loss) before gain on disposition of properties and land, net, equity in net (loss) income of joint ventures, minority interest and income from discontinued operations and extraordinary item	226	(2,893)	779	(66)	(1,954)
Gain on disposition of properties and land, net	12	-	-	-	12
Equity in net (loss) income of joint ventures	(423)	(141)	(10)	-	(574)
Minority interest in operating partnership	-	-	-	(25)	(25)
(Loss) income before income from discontinued operations and extraordinary item	(185)	(3,034)	769	(91)	(2,541)
Income from discontinued properties	<u>674</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>674</u>
Net income (loss)	489	(3,034)	769	(91)	(1,867)
Preferred share dividends	<u>(77)</u>	<u>(1,140)</u>	<u>(87)</u>	<u>(66)</u>	<u>(1,370)</u>
Net income (loss) applicable to common shares	<u>\$ 412</u>	<u>\$ (4,174)</u>	<u>\$ 682</u>	<u>\$ (157)</u>	<u>\$ (3,237)</u>
Weighted average shares outstanding - basic					19,366
Weighted average shares outstanding - diluted					19,366
FFO per share - basic	\$ -	\$ 0.18	\$ 0.05	\$ -	\$ 0.23
FFO per share - diluted	\$ -	\$ 0.18	\$ 0.05	\$ -	\$ 0.23
	Quarter Ended December 31, 2001				
	Acquisitions/ Dispositions	Same Store Market Rate	Affordable Housing	Management and Service Operations	Total
Revenue	\$ 257	\$ 31,804	\$ 2,387	\$ 6,802	\$ 41,250
Expenses	217	13,767	964	6,309	21,257
NOI ⁽¹⁾	40	18,037	1,423	493	19,993
Depreciation and amortization	1	7,886	282	623	8,792
General and administrative (excluding service company expense)	133	1,359	117	-	1,609
Interest expense	<u>(412)</u>	<u>10,403</u>	<u>56</u>	<u>206</u>	<u>10,253</u>
	(278)	19,648	455	829	20,654
Income (loss) before gain on disposition of properties and land, net, equity in net (loss) income of joint ventures, minority interest and income from discontinued operations and extraordinary item	318	(1,611)	968	(336)	(661)
Gain on disposition of properties and land, net	1,009	-	-	-	1,009
Equity in net (loss) income of joint ventures	44	(33)	(3)	-	8
Minority interest in operating partnership	-	-	-	(116)	(116)
Income (loss) before income from discontinued operations and extraordinary item	1,371	(1,644)	965	(452)	240
Income from discontinued operations	20	-	-	-	20
Extraordinary item - early extinguishment of debt	<u>(179)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(179)</u>
Net income (loss)	1,212	(1,644)	965	(452)	81
Preferred share dividends	<u>(40)</u>	<u>(1,142)</u>	<u>(85)</u>	<u>(104)</u>	<u>(1,371)</u>
Net income (loss) applicable to common shares	<u>\$ 1,172</u>	<u>\$ (2,786)</u>	<u>\$ 880</u>	<u>\$ (556)</u>	<u>\$ (1,290)</u>
Weighted average shares outstanding - basic					19,422
Weighted average shares outstanding - diluted					19,422
FFO per share - basic	\$ 0.03	\$ 0.25	\$ 0.06	\$ (0.01)	\$ 0.33
FFO per share - diluted	\$ 0.03	\$ 0.25	\$ 0.06	\$ (0.01)	\$ 0.33

(1) NOI is determined by deducting property operating and maintenance expenses, service companies' expense (which is included within the general and administrative expenses), direct property management expenses and painting service expense from total revenues.

Associated Estates Realty Corporation
Segment Information
(Unaudited, in thousands, except per share data)

	Twelve Months Ended December 31, 2002				
	Acquisitions/ Dispositions	Same Store Market Rate	Affordable Housing	Management and Service Operations	Total
Revenue	\$ 8,961	\$ 121,638	\$ 9,324	\$ 22,431	\$162,354
Expenses	4,769	56,751	4,232	20,740	86,492
NOI ⁽¹⁾	4,192	64,887	5,092	1,691	75,862
Depreciation and amortization	1,218	29,898	1,238	2,077	34,431
General and administrative (excluding service company expense)	567	5,811	502	-	6,880
Interest expense	685	39,525	118	437	40,765
	<u>2,470</u>	<u>75,234</u>	<u>1,858</u>	<u>2,514</u>	<u>82,076</u>
Income (loss) before gain on disposition of properties and land, net, equity in net (loss) income of joint ventures, minority interest, income from discontinued operations and extraordinary item	1,722	(10,347)	3,234	(823)	(6,214)
Gain on disposition of properties and land, net	227	-	-	-	227
Equity in net (loss) income of joint ventures	(1,169)	(434)	(24)	-	(1,627)
Minority interest in operating partnership	-	-	-	(324)	(324)
Income (loss) before income from discontinued operations	780	(10,781)	3,210	(1,147)	(7,938)
Income from discontinued operations	9,493	-	-	-	9,493
Extraordinary item - early extinguishment of debt	-	-	(76)	-	(76)
Net income (loss)	<u>10,273</u>	<u>(10,781)</u>	<u>3,134</u>	<u>(1,147)</u>	<u>1,479</u>
Preferred share dividends	(395)	(4,416)	(338)	(336)	(5,485)
Net income (loss) applicable to common shares	<u>\$ 9,878</u>	<u>\$ (15,197)</u>	<u>\$ 2,796</u>	<u>\$ (1,483)</u>	<u>\$ (4,006)</u>
Weighted average shares outstanding - basic					19,343
Weighted average shares outstanding - diluted					19,343
FFO per share - basic	\$ 0.12	\$ 0.74	\$ 0.21	\$ (0.03)	\$ 1.04
FFO per share - diluted	\$ 0.12	\$ 0.74	\$ 0.21	\$ (0.03)	\$ 1.04
	Twelve Months Ended December 31, 2001				
	Acquisitions/ Dispositions	Same Store Market Rate	Affordable Housing	Management and Service Operations	Total
Revenue	\$ 7,974	\$ 124,625	\$ 9,405	\$ 26,872	\$ 168,876
Expenses	3,987	55,495	4,062	23,728	87,272
NOI ⁽¹⁾	3,987	69,130	5,343	3,144	81,604
Depreciation and amortization	1,109	29,157	1,116	2,496	33,878
General and administrative (excluding service company expense)	567	5,807	502	-	6,876
Interest expense	842	40,365	230	807	42,244
	<u>2,518</u>	<u>75,329</u>	<u>1,848</u>	<u>3,303</u>	<u>82,998</u>
Income (loss) before gain on disposition of properties and land, net, equity in net (loss) income of joint ventures, minority interest, income from discontinued operations and extraordinary item	1,469	(6,199)	3,495	(159)	(1,394)
Gain on disposition of properties and land, net	7,047	-	-	-	7,047
Equity in net (loss) income of joint ventures	(29)	(286)	(13)	-	(328)
Minority interest in operating partnership	-	-	-	(478)	(478)
Income (loss) before income from discontinued operations and extraordinary item	8,487	(6,485)	3,482	(637)	4,847
Income from discontinued operations	239	-	-	-	239
Extraordinary item - early extinguishment of debt	(179)	-	-	-	(179)
Net income (loss)	<u>8,547</u>	<u>(6,485)</u>	<u>3,482</u>	<u>(637)</u>	<u>4,907</u>
Preferred share dividends	(404)	(4,351)	(328)	(401)	(5,484)
Net income (loss) applicable to common shares	<u>\$ 8,143</u>	<u>\$ (10,836)</u>	<u>\$ 3,154</u>	<u>\$ (1,038)</u>	<u>\$ (577)</u>
Weighted average shares outstanding - basic					19,415
Weighted average shares outstanding - diluted					19,415
FFO per share - basic	\$ 0.15	\$ 0.94	\$ 0.22	\$ 0.01	\$ 1.32
FFO per share - diluted	\$ 0.15	\$ 0.94	\$ 0.22	\$ 0.01	\$ 1.32

(1) NOI is determined by deducting property operating and maintenance expenses, service companies' expense (which is included within the general and administrative expenses), direct property management expenses and painting service expense from total revenues.

Associated Estates Realty Corporation

"Same-Store" Market Rate Data

Quarters and Twelve Months Ended December 31, 2002 and December 31, 2001

REVENUE GROWTH Region	No. of Units	Quarter Ended December 31,			
		2002		2001	
		% Change	% of Revenue	% Change	% of Revenue
Arizona	204	(5.1)%	1.3%	(6.6)%	1.4%
Florida	1,128	(6.2)	10.0	12.7	10.2
Georgia	706	(2.9)	4.4	5.7	4.3
Indiana	836	(5.6)	6.1	4.9	6.2
Metro D.C.	668	3.8	6.9	5.3	6.4
Michigan	2,888	(4.8)	21.2	(1.5)	21.3
North Carolina	276	(14.0)	1.6	(3.6)	1.8
Ohio - Central Ohio	3,135	(4.7)	20.4	1.7	20.5
Ohio - Northeastern Ohio	2,778	(1.1)	16.4	1.1	15.9
Ohio - Northeastern - Congregate Care	170	(8.7)	1.1	(15.5)	1.2
Ohio - Toledo, Ohio	1,060	(6.1)	6.8	1.9	7.0
Pennsylvania	468	(6.9)	2.7	(6.4)	2.8
Texas	104	3.4	1.1	21.7	1.0
Total "Same Store" Market Rate	<u>14,421</u>	<u>(4.0)%</u>	<u>100.0%</u>	<u>2.0%</u>	<u>100.0%</u>

EXPENSE GROWTH Region	No. of Units	Quarter Ended December 31,			
		2002		2001	
		% Change	% of Expense	% Change	% of Expense
Arizona	204	16.8%	1.7%	0.0%	1.5%
Florida	1,128	4.3	11.1	(3.0)	10.7
Georgia	706	5.3	6.5	(6.7)	6.2
Indiana	836	12.0	6.4	11.3	5.8
Metro D.C.	668	12.4	5.1	(10.3)	4.6
Michigan	2,888	3.3	20.2	3.1	19.7
North Carolina	276	2.8	1.7	2.6	1.6
Ohio - Central Ohio	3,135	(12.1)	17.2	(0.8)	19.7
Ohio - Northeastern Ohio	2,778	0.5	18.3	27.3	18.4
Ohio - Northeastern - Congregate Care	170	14.1	2.5	33.7	2.2
Ohio - Toledo, Ohio	1,060	0.6	6.2	16.4	6.2
Pennsylvania	468	0.5	2.4	(15.7)	2.4
Texas	104	(14.0)	0.7	16.4	1.0
Total "Same Store" Market Rate	<u>14,421</u>	<u>1.2%</u>	<u>100.0%</u>	<u>4.9%</u>	<u>100.0%</u>

NOI GROWTH Region	No. of Units	Quarter Ended December 31,			
		2002		2001	
		% Change	% of NOI	% Change	% of NOI
Arizona	204	(25.5)%	1.0%	(11.9)%	1.2%
Florida	1,128	(14.9)	9.1	30.2	9.9
Georgia	706	(16.4)	2.6	35.6	2.9
Indiana	836	(17.6)	5.8	1.0	6.5
Metro D.C.	668	0.0	8.5	14.2	7.8
Michigan	2,888	(10.2)	22.0	(4.3)	22.6
North Carolina	276	(25.3)	1.5	(7.3)	1.9
Ohio - Central Ohio	3,135	0.7	23.1	3.5	21.1
Ohio - Northeastern Ohio	2,778	(2.6)	14.8	(16.2)	14.0
Ohio - Northeastern - Congregate Care	170	(89.1)	0.1	(63.1)	0.5
Ohio - Toledo, Ohio	1,060	(10.3)	7.4	(5.4)	7.6
Pennsylvania	468	(11.9)	3.0	(0.1)	3.2
Texas	104	20.5	1.1	50.0	0.8
Total "Same Store" Market Rate	<u>14,421</u>	<u>(7.8)%</u>	<u>100.0%</u>	<u>(0.2)%</u>	<u>100.0%</u>

Associated Estates Realty Corporation
"Same-Store" Market Rate Data
Quarters and Twelve Months Ended December 31, 2002 and December 31, 2001

REVENUE GROWTH Region	No. of Units	Twelve Months Ended December 31, 2002		Twelve Months Ended December 31, 2001	
		% Change	% of Revenue	% Change	% of Revenue
Arizona	204	(11.1)%	1.3%	(0.8)%	1.4%
Florida	1,128	(1.8)	10.1	10.5	10.0
Georgia	706	(6.1)	4.4	3.0	4.5
Indiana	836	0.3	6.2	5.6	6.0
Metro D.C.	668	5.0	6.7	7.9	6.3
Michigan	2,888	(5.0)	21.0	1.9	21.5
North Carolina	276	(11.6)	1.7	5.0	1.8
Ohio - Central Ohio	3,135	(3.3)	20.3	2.8	20.5
Ohio - Northeastern Ohio	2,778	1.8	16.4	1.4	15.7
Ohio - Northeastern - Congregate Care	170	(10.7)	1.2	(10.1)	1.3
Ohio - Toledo, Ohio	1,060	(3.8)	6.9	3.9	7.0
Pennsylvania	468	(6.8)	2.8	0.1	2.9
Texas	104	8.6	1.0	7.6	1.1
Total "Same Store" Market Rate	<u>14,421</u>	<u>(2.5)%</u>	<u>100.0%</u>	<u>3.4%</u>	<u>100.0%</u>

EXPENSE GROWTH Region	No. of Units	Twelve Months Ended December 31, 2002		Twelve Months Ended December 31, 2001	
		% Change	% of Expense	% Change	% of Expense
Arizona	204	17.9%	1.6%	(3.3)%	1.4%
Florida	1,128	(5.0)	10.5	11.4	11.3
Georgia	706	1.8	5.9	(2.0)	6.0
Indiana	836	9.5	6.0	0.3	5.6
Metro D.C.	668	1.9	4.9	2.9	4.9
Michigan	2,888	4.3	19.8	5.8	19.4
North Carolina	276	(0.3)	1.6	3.1	1.7
Ohio - Central Ohio	3,135	(1.3)	19.4	4.8	20.1
Ohio - Northeastern Ohio	2,778	3.3	18.5	8.8	18.3
Ohio - Northeastern - Congregate Care	170	9.0	2.2	13.1	2.1
Ohio - Toledo, Ohio	1,060	5.0	5.9	3.1	5.7
Pennsylvania	468	4.8	2.7	(11.6)	2.6
Texas	104	(3.5)	1.0	2.9	0.9
Total "Same Store" Market Rate	<u>14,421</u>	<u>2.3%</u>	<u>100.0%</u>	<u>5.0%</u>	<u>100.0%</u>

NOI GROWTH Region	No. of Units	Twelve Months Ended December 31, 2002		Twelve Months Ended December 31, 2001	
		% Change	% of NOI	% Change	% of NOI
Arizona	204	(33.3)%	1.0%	1.2%	1.5%
Florida	1,128	1.4	9.8	9.7	9.0
Georgia	706	(17.1)	3.0	11.0	3.4
Indiana	836	(6.0)	6.4	9.5	6.4
Metro D.C.	668	6.7	8.4	10.8	7.4
Michigan	2,888	(11.3)	22.0	(0.6)	23.2
North Carolina	276	(19.5)	1.7	6.4	1.9
Ohio - Central Ohio	3,135	(4.8)	21.2	1.3	20.9
Ohio - Northeastern Ohio	2,778	0.2	14.7	(5.5)	13.7
Ohio - Northeastern - Congregate Care	170	(64.5)	0.2	(42.3)	0.6
Ohio - Toledo, Ohio	1,060	(8.9)	7.8	3.1	8.0
Pennsylvania	468	(14.4)	2.9	9.7	3.2
Texas	104	19.8	0.9	2.9	0.8
Total "Same Store" Market Rate	<u>14,421</u>	<u>(6.2)%</u>	<u>100.0%</u>	<u>2.2%</u>	<u>100.0%</u>

Associated Estates Realty Corporation
"Same-Store" Market Rate Data
As of December 31, 2002 and December 31, 2001

RENTAL

	No. of Units	Average Age ⁽⁴⁾	Net Rent Collected per Unit ⁽¹⁾			Physical Occupancy ⁽²⁾		Turnover Ratio ⁽³⁾	
			Q4	Q4	%	Q4	Q4	Q4	Q4
			2002	2001	Change	2002	2001	2002	2001
Arizona	204	13	\$ 623	\$ 657	(5.2)%	94.1%	84.3%	39.2%	64.7%
Florida	1,128	5	845	894	(5.5)	89.3	92.2	55.3	64.5
Georgia	706	10	587	605	(3.0)	84.6	85.6	55.5	56.1
Indiana	836	7	691	731	(5.5)	90.4	93.7	54.5	50.7
Metro D.C.	668	16	996	961	3.6	92.7	97.2	55.7	43.7
Michigan	2,888	15	684	718	(4.7)	89.2	92.6	52.9	57.5
North Carolina	276	8	543	635	(14.5)	78.3	87.7	58.0	75.4
Ohio - Central Ohio	3,135	11	616	650	(5.2)	88.5	92.2	50.9	52.6
Ohio - Northeastern Ohio	2,778	16	683	692	(1.3)	85.5	88.7	48.8	44.8
Ohio - Northeastern - Congregate	170	20	665	717	(7.3)	65.9	67.1	11.8	14.1
Ohio - Toledo, Ohio	1,060	22	601	636	(5.5)	85.3	92.5	50.2	47.5
Pennsylvania	468	16	566	603	(6.1)	77.4	82.5	47.0	58.1
Texas	<u>104</u>	<u>9</u>	<u>928</u>	<u>906</u>	<u>2.4</u>	<u>94.2</u>	<u>92.3</u>	<u>50.0</u>	<u>88.5</u>
Total/Average "Same Store"									
Market Rate	<u>14,421</u>	<u>13</u>	<u>\$ 680</u>	<u>\$ 708</u>	<u>(4.0)%</u>	<u>87.3%</u>	<u>90.8%</u>	<u>51.2%</u>	<u>52.9%</u>

(1) Represents gross potential rents less vacancies and allowances.

(2) Represents physical occupancy at the end of the quarter.

(3) Represents the number of units turned over for the period, divided by the number of units in the region, annualized.

(4) Age shown in years.

PROPERTY OPERATING AND MAINTENANCE

	Quarter Ended			Twelve Months Ended		
	December 31,		Percentage Change	December 31,		Percentage Change
	2002	2001		2002	2001	
Personnel	\$ 3,975	\$ 3,842	3.5%	\$ 15,997	\$ 15,107	5.9%
Advertising and promotion	696	698	(0.3)%	2,641	2,509	5.3%
Utilities	1,697	1,645	3.2%	6,765	6,868	(1.5)%
Building and grounds repair and maintenance	2,686	2,906	(7.6)%	11,616	12,056	(3.6)%
Real estate taxes and insurance	3,517	3,579	(1.7)%	15,020	14,849	1.2%
Other operating expense	<u>1,356</u>	<u>1,097</u>	<u>19.1%</u>	<u>4,712</u>	<u>4,107</u>	<u>14.7%</u>
Total "Same Store" Market Rate	<u>\$ 13,927</u>	<u>\$ 13,767</u>	<u>1.2%</u>	<u>\$ 56,751</u>	<u>\$ 55,496</u>	<u>2.3%</u>

Associated Estates Realty Corporation
Debt Structure and Share Analysis as of December 31, 2002
(Dollar and share amounts in thousands)

	Balance Outstanding December 31, 2002	Percentage of Total Debt	Weighted Average Interest Rate
FIXED RATE			
Unsecured	\$ 105	0.0%	6.9%
Secured	<u>496,665</u>	<u>91.9%</u>	<u>7.7%</u>
Total fixed rate debt	<u>496,770</u>	<u>91.9%</u>	<u>7.7%</u>
VARIABLE RATE DEBT			
Secured lines of credit ⁽¹⁾	-	0.0%	0.0%
Secured	<u>43,728</u>	<u>8.1%</u>	<u>4.7%</u>
Total variable rate debt	<u>43,728</u>	<u>8.1%</u>	<u>4.7%</u>
TOTAL DEBT	<u>\$ 540,498</u>	<u>100.0%</u>	<u>7.4%</u>
Interest coverage ratio	1.56:1		
Fixed charge coverage ratio ⁽²⁾	1.39:1		
Weighted average maturity	6.7 years		

SCHEDULED PRINCIPAL MATURITIES

	<u>Unsecured</u>	<u>Secured</u>	<u>Total</u>
2003	\$ -	\$ -	\$ -
2004	105	23,112	23,217
2005	-	25,768	25,768
2006	-	-	-
2007	-	86,747	86,747
Thereafter	-	<u>404,766</u>	<u>404,766</u>
Total	<u>\$ 105</u>	<u>\$ 540,393</u>	<u>\$ 540,498</u>

	Quarter Ended December 31, 2002	Quarter Ended December 31, 2001	Twelve Months Ended December 31, 2002	Twelve Months Ended December 31, 2001
CAPITALIZED INTEREST				
Interest capitalized	<u>\$ (42)</u>	<u>\$ (412)</u>	<u>\$ (869)</u>	<u>\$ (1,182)</u>
INTEREST RATE SWAP				
Amortization of termination fee ⁽³⁾	\$ (119)	\$ (119)	\$ (476)	\$ (476)
Interest rate swap expense	<u>(195)</u>	<u>-</u>	<u>(442)</u>	<u>-</u>
Total	<u>\$ (314)</u>	<u>\$ (119)</u>	<u>\$ (918)</u>	<u>\$ (476)</u>

- (1) The Company has two secured lines of credit. The first is a \$14.0 million line which bears interest at LIBOR plus 2.0% and matures December 31, 2003. Currently, \$4.0 million of letters of credit limit the amount available under this line to \$8.2 million. The second is a \$20.0 million line which bears interest at LIBOR plus 1.5% and matures July 31, 2003. Borrowings under this line are currently restricted up to an amount not to exceed \$12.6 million.
- (2) Represents interest expense and preferred stock and restricted stock dividend payment coverage.
- (3) On December 11, 2000, the Company executed termination agreements for two swaps. The Company received termination payments totaling \$3.2 million, which will be amortized over the remaining terms of the swaps through 2007, at the rate of \$37,693 per month or \$476,317 per year.

Associated Estates Realty Corporation
Joint Venture Summary Data
For the Quarter and Twelve Months Ended December 31, 2002 and 2001
(Unaudited, dollar amounts in thousands)

Balance Sheet Data	December 31, <u>2002</u>	December 31, <u>2001</u>
Real estate, net	\$ 91,046	\$ 86,944
Other assets	<u>2,077</u>	<u>4,357</u>
	<u>\$ 93,123</u>	<u>\$ 91,301</u>
Amount payable to the Company	\$ 112	\$ 256
Mortgage payable	68,852	95,811
Other liabilities	3,239	4,739
Owner's equity/(accumulated deficit)	<u>20,921</u>	<u>(9,505)</u>
	<u>\$ 93,123</u>	<u>\$ 91,301</u>

Beneficial Interest in Operations

	Quarter Ended December 31,		Twelve Months Ended December 31,	
	<u>2002</u>	<u>2001</u>	<u>2002</u>	<u>2001</u>
Revenue	\$ 941	\$ 2,053	\$ 5,015	\$ 7,942
Cost of operations	<u>682</u>	<u>1,429</u>	<u>3,521</u>	<u>5,415</u>
Revenue less cost of operations	259	624	1,494	2,527
Interest income	1	5	7	46
Interest expense	(407)	(315)	(1,648)	(1,850)
Depreciation - real estate assets	(377)	(271)	(1,314)	(904)
Depreciation - other	(32)	(33)	(117)	(124)
Amortization of deferred financing fees	(18)	(4)	(47)	(25)
Extraordinary item-extinguishment of debt	<u>-</u>	<u>2</u>	<u>(2)</u>	<u>2</u>
Net income (loss)	(574)	8	(1,627)	(328)
Add: Depreciation in real estate assets	377	271	1,314	904
Less: Extraordinary item-extinguishment of debt	<u>-</u>	<u>(2)</u>	<u>2</u>	<u>(2)</u>
Funds From Operations	<u>\$ (197)</u>	<u>\$ 277</u>	<u>\$ (311)</u>	<u>\$ 574</u>

Summary of Debt

	Number of <u>Units</u>	At 100%	AERC's Prorata Share
Highland House (50.0% Market Rate)	36	\$ -	\$ -
Lakeshore Village (50.0% Affordable Housing)	108	3,872	1,946
Berkley Manor (49.0% Market Rate)	252	19,405	9,508
Idlewyld Phase I (49.0% Market Rate)	308	17,071	8,365
Idlewyld Phase II (49.0% Market Rate) ⁽¹⁾	535	23,998	11,759
Courtney Chase (24.0% Market Rate) ^{(2) (3)}	<u>-</u>	<u>4,506</u>	<u>1,081</u>
Total joint venture debt	<u>1,239</u>	<u>\$ 68,852</u>	<u>\$ 32,659</u>

- (1) The Company has guaranteed the payment of the total loan which is for a maximum of \$30.0 million.
- (2) The Company has guaranteed the payment of the total loan which is for a maximum of \$15.8 million.
- (3) Represents units currently available for leasing. Total units when construction is completed will be 288.