

APARTMENT INVESTMENT & MANAGEMENT CO  
Form 8-K  
February 13, 2004

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**SECURITIES AND EXCHANGE COMMISSION**  
WASHINGTON, D.C. 20549

**FORM 8-K**

**CURRENT REPORT**

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

Date of Report (Date of earliest event reported) **February 12, 2004**

**APARTMENT INVESTMENT AND MANAGEMENT COMPANY**

(Exact name of registrant as specified in its charter)

**MARYLAND**  
(State or other jurisdiction of  
incorporation or organization)

**1-13232**  
(Commission  
File Number)

**84-1259577**  
(I.R.S. Employer  
Identification No.)

**4582 SOUTH ULSTER STREET PARKWAY  
SUITE 1100, DENVER, CO 80237**  
(Address of principal executive offices) (Zip Code)

Registrant's telephone number, including area code **(303) 757-8101**

**NOT APPLICABLE**

(Former name or Former Address, if Changed Since Last Report)

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**ITEM 12. RESULTS OF OPERATIONS AND FINANCIAL CONDITION.**

The press release of Apartment Investment and Management Company ("Aimco"), dated February 12, 2004, attached hereto as Exhibit 99.1 is furnished herewith. Aimco will hold its fourth quarter 2003 earnings conference call on February 13, 2004 at 1:00 p.m. eastern time. You may join the conference call through an Internet audiocast via Aimco's Website at [www.aimco.com/about/financial/4Q2003.asp](http://www.aimco.com/about/financial/4Q2003.asp) by clicking on the Webcast link. Alternatively, you may join the conference call by telephone by dialing 800-218-8862, or 303-262-2143 for international callers. If you wish to participate, please call approximately five minutes before the conference call is scheduled to begin.

If you are unable to join the live conference call, you may access the replay for 30 days on Aimco's Website or by dialing 800-405-2236 (303-590-3000 for international callers) and using access code 566340#. Please note that the full text of the press release and supplemental schedules are available through Aimco's website at [www.aimco.com/about/financial/4Q2003.asp](http://www.aimco.com/about/financial/4Q2003.asp). The information contained on Aimco's website is not incorporated by reference herein.

The following exhibits are furnished with this report:

<b>Exhibit Number</b>	<b>Description</b>
99.1	Fourth Quarter 2003 Earnings Release dated February 12, 2004

**SIGNATURE**

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

Dated: February 13, 2004

APARTMENT INVESTMENT AND MANAGEMENT COMPANY

By: /s/ PAUL J. MCAULIFFE

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Paul J. McAuliffe  
Executive Vice President and Chief Financial Officer

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ITEM 12. RESULTS OF OPERATIONS AND FINANCIAL CONDITION.

SIGNATURE