

AFFORDABLE RESIDENTIAL COMMUNITIES INC  
Form 8-K  
March 24, 2004

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## SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

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### FORM 8-K

#### CURRENT REPORT

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

March 24, 2004 (March 24, 2004)  
Date of Report (Date of earliest event reported):

### Affordable Residential Communities Inc.

(Exact Name of Registrant as Specified in its Charter)

**Maryland**  
(State or Other Jurisdiction  
of Incorporation)

**1-31987**  
(Commission File Number)

**84-1477939**  
(IRS Employer  
Identification Number)

**600 Grant Street, Suite 900, Denver, Colorado**  
(Address of Principal Executive Offices)

**80203**  
(Zip Code)

**(303) 383-7500**  
Registrant's telephone number, including area code:

**N/A**  
(Former Name or Former Address, if Changed Since Last Report)

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#### Item 9. Regulation FD Disclosure.

Affordable Residential Communities Inc. (the "Company") is furnishing the following information pursuant to Regulation FD:

Management estimates that the Company's funds from operations available to common stockholders ("FFO") for the twelve month period ending March 31, 2005 will be in the range of \$1.50 to \$1.63 per share.

Chairman and Chief Executive Officer Scott D. Jackson stated that the Company's FFO for this period were "on or ahead of schedule." Mr. Jackson also indicated that the Company's efforts to sell manufactured homes to its current rental home residents were "getting great traction" and that he was optimistic that the Company's sales of manufactured homes for the first twelve months following completion of its initial public offering would be "higher than originally predicted."

