

POST PROPERTIES INC  
Form SC 13G/A  
February 15, 2005

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, DC 20549

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SCHEDULE 13G

(Rule 13d-102)

INFORMATION TO BE INCLUDED IN STATEMENTS FILED PURSUANT  
TO RULES 13d-1(b), (c), AND (d) AND AMENDMENTS THERETO FILED  
PURSUANT TO RULE 13d-2(b)

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POST PROPERTIES, INC.

(NAME OF ISSUER )

COMMON STOCK

(Title of Class of Securities)

737464107

(CUSIP Number)

DECEMBER 31,2004

(Date of Event Which Requires Filing of this Statement)

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Check the appropriate box to designate the rule pursuant to which this Schedule is filed:

X Rule 13d-1 (b)

Rule 13d-1 (c)

Rule 13d-1 (d)

**CUSIP No.**  
**737464107**

13G

Page 1 of 3 pages

1. Names of reporting persons Security Capital Research & Management Inc.  
I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS 36-4130398  
(ENTITIES ONLY)

2. CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP\* (a)  
(b)

3. SEC USE ONLY

4. CITIZENSHIP OR PLACE OF ORGANIZATION  
Delaware

NUMBER OF	5.	SOLE VOTING POWER	2,427,750
SHARES			
BENEFICIALLY	6.	SHARED VOTING POWER	77,400
OWNED BY			
EACH	7.	SOLE DISPOSITIVE POWER	3,501,200
REPORTING			
PERSON WITH	8.	SHARED DISPOSITIVE POWER	77,400

9. AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

3,578,600

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10. CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES

CERTAIN SHARES

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11. PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)

9.0%

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12. TYPE OF REPORTING PERSON\*

IA

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**Item  
1 (a) .**

Name of Issuer:

POST PROPERTIES, INC.

**Item  
1 (b) .**

Address of Issuer's Principal Executive Offices:

ONE RIVERSIDE, 4401 NORTHSIDE PARKWAY, SUITE 800

ATLANTA, GEORGIA 30327

**Item  
2 (a) .**

Name of Person Filing:

Security Capital Research & Management Inc.

**Item  
2 (b) .**

Address of Principal Business Office or, if None, Residence:

10 SOUTH DEARBORN STREET, SUITE 1400

CHICAGO, ILLINOIS 60603

**Item**            Citizenship  
**2 (c) .**

Delaware

**Item**            Title of Class of Securities:  
**2 (d) .**

COMMON STOCK

Unless otherwise noted, security being reported is common stock

**Item**            CUSIP Number:        737464107  
**2 (e) .**

**Item 3**        If this Statement is Filed Pursuant to Rule 13d-1(b), or 13d-2(b)

Or (c), Check Whether the Person Filing is a :

- (a)            Broker or dealer registered under Section 15 of the Exchange Act;
- (b)            Bank as defined in Section 3(a)(6) of the Exchange Act;
- (c)            Insurance company as defined in Section 3(a)(19) of the Exchange Act;
- (d)            Investment company registered under Section 8 of the Investment Company Act;
- (e)        X        An investment adviser in accordance with Rule 13d-1(b)(1)(ii)(E);
- (f)            An employee benefit plan or endowment fund in accordance with Rule 13d-1(b)(1)(ii)(F);
- (g)            A parent holding company or control person in accordance with

Rule 13d-1(b)(1)(ii)(G);

- (h) A savings association as defined in Section 3(b) of the Federal Deposit Insurance Act;
- (i) A church plan that is excluded from the definition of an Investment company under Section 3(c)(14) of the Investment Company act;
- (j) Group, in accordance with Rule 13d-1(b)(1)(ii)(J).

If this statement is filed pursuant to Rule 13d-1(b), check this box. X

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Page 2 of 3 pages

**Item 4.** Ownership

Provide the following information regarding the aggregate number and Percentage of the class of securities of issuer identified in Item 1.

- (a) Amount beneficially owned:

3,578,600

Including

0 shares where there is a Right to Acquire.

- (b) Percent of class:

9.0%

- (c) Number of shares as to which such person has:

- (i) Sole power to vote or to direct the vote: 2,427,750
- (ii) Shared power to vote or to direct the vote: 77,400

(iii)	Sole power to dispose or to direct the disposition of:	3,501,200
(iv)	Shared power to dispose or to direct the disposition of:	77,400

**Item 5.** Ownership of Five Percent or Less of a Class. NOT APPLICABLE

If this statement is being filed to report the fact that as of the date

hereof the reporting person has ceased to be the beneficial owner of more than five percent of the class of securities, check the following. ( )

**Item 6.** Ownership of More than Five Percent on Behalf of Another Person.

Security Capital Research & Management Inc. is the beneficial owner of

3,578,600 shares of the

issuer's common stock on behalf of other persons known to have one or more of the following:

the right to receive dividends for such securities;

the power to direct the receipt of dividends from such securities;

the right to receive the proceeds from the sale of such securities;

the right to direct the receipt of proceeds from the sale of such securities;

No such person is known to have an interest in more than 5% of the class of securities reported herein unless such person is identified below.

**Item 7.** Identification and Classification of the Subsidiary Which Acquired the Security being reported on by the Parent Holding Company.

Not Applicable

**Item 8.** Identification and Classification of Members of the Group.

Not Applicable

**Item 9.** Notice of Dissolution of Group.

Not Applicable

**Item** Certifications  
**10.**

By signing below I certify that, to the best of my knowledge and belief,

the securities referred to above were not acquired and are not held for the purpose of or with the effect of changing or influencing the control of the issuer of the securities and were not acquired and are not held in connection with or as a participant in any transaction having that purpose or effect.

SIGNATURE

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

Dated: FEBRUARY 15, 2005

Security Capital Research & Management  
Inc.

By: /s/ Genine M. Dawczak

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Genine M. Dawczak

Assistant Controller

The original statement shall be signed by each person on whose behalf the statement

is filed or his authorized representative. If the statement is signed on behalf of a person by his authorized representative (other than an executive officer or general partner of the filing person), evidence of the representative's authority to sign on behalf of such person shall be filed with the statement, provided, however, that a power of attorney for this purpose which is already on file with the commission may be incorporated by reference. The name and any title of each person who signs the the statement shall be typed or printed beneath his signature.