

# Apartment Investment & Management Co. Fundamental Company Report Including Financial, SWOT, Competitors and Industry Analysis

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## Abstracts

Apartment Investment & Management Co. Fundamental Company Report provides a complete overview of the company's affairs. All available data is presented in a comprehensive and easily accessed format. The report includes financial and SWOT information, industry analysis, opinions, estimates, plus annual and quarterly forecasts made by stock market experts. The report also enables direct comparison to be made between Apartment Investment & Management Co. and its competitors. This provides our Clients with a clear understanding of Apartment Investment & Management Co. position in the [Real Estate](#) Industry.

The report contains detailed information about Apartment Investment & Management Co. that gives an unrivalled in-depth knowledge about internal business-environment of the company: data about the owners, senior executives, locations, subsidiaries, markets, products, and company history.

Another part of the report is a SWOT-analysis carried out for Apartment Investment & Management Co.. It involves specifying the objective of the company's business and identifies the different factors that are favorable and unfavorable to achieving that objective. SWOT-analysis helps to understand company's strengths, weaknesses, opportunities, and possible threats against it.

The Apartment Investment & Management Co. financial analysis covers the income statement and ratio trend-charts with balance sheets and cash flows

presented on an annual and quarterly basis. The report outlines the main financial ratios pertaining to profitability, margin analysis, asset turnover, credit ratios, and company's long-term solvency. This sort of company's information will assist and strengthen your company's decision-making processes.

In the part that describes Apartment Investment & Management Co. competitors and the industry in whole, the information about company's financial ratios is compared to those of its competitors and to the industry. The unique analysis of the market and company's competitors along with detailed information about the internal and external factors affecting the relevant industry will help to manage your business environment. Your company's business and sales activities will be boosted by gaining an insight into your competitors' businesses.

Also the report provides relevant news, an analysis of PR-activity, and stock price movements. The latter are correlated with pertinent news and press releases, and annual and quarterly forecasts are given by a variety of experts and market research firms. Such information creates your awareness about principal trends of Apartment Investment & Management Co. business.

### **About Apartment Investment & Management Co.**

Apartment Investment and Management Company, a self-administered and self-managed real estate investment trust (REIT), engages in the acquisition, ownership, management and redevelopment of apartment properties.

As of December 31, 2006, the company owned or managed a real estate portfolio of 1,256 apartment properties containing 216,413 apartment units located in 46 states, the District of Columbia and Puerto Rico. Its portfolio includes garden style, mid-rise and high-rise properties.

Through its wholly owned subsidiaries, AIMCO-GP, Inc. and AIMCO-LP, Inc., the company owns a majority of the ownership interests in AIMCO Properties, L.P. (the Aimco Operating Partnership). As of December 31, 2006, the company held approximately a 90% interest in the common partnership units and equivalents of the Aimco Operating Partnership.

## Segments

The company operates in two segments: real estate (owning and operating apartments), and investment management business (providing property management and other services relating to the apartment business to third parties and affiliates).

## Property Operations

The company divides property operations into two business components: conventional and affordable. The company's conventional operations, which are market-rate apartments with rents paid by the resident, include 469 properties with 135,289 units. Aimco Capital conducts the company's affordable operations of 336 properties with 38,934 units, which typically are apartments with rents frequently subsidized or paid by a government agency. The company's property operations are characterized by diversification of product, location and price point. The company operates a range of property types, from suburban garden-style to urban high-rise properties in 46 states, the District of Columbia and Puerto Rico.

## Conventional

The company's conventional operations are organized into four divisions, each of which is supervised by a Division Vice President, or DVP, and are further sub-divided into 17 regional operating centers, or ROCs. To enable the RVPs to focus on sales and service, as well as improve financial control and budgeting, the company has dedicated a regional financial officer to support each RVP. In addition, the company's construction services group handles all work on site beyond routine maintenance, thus reducing the need for RVPs to spend time on oversight of construction projects. The company improves its corporate-level oversight of conventional property operations by developing better systems, standardizing business goals, operational measurements and internal reporting, and improving financial controls over field operations.

## Aimco Capital

The company is an owner and operator of affordable properties in the United States. Aimco Capital was organized to focus on its affordable housing properties, the operations of which are most often subsidized or financed by the United States Department of Housing and Urban Development (HUD), state housing agencies or tax credit financing, and is led by a management team to this sector. Aimco Capital operates the company's affordable properties through three ROCs. Aimco Capital also

engages in the transactions related to affordable holdings, including tax credit redevelopments, syndications, dispositions and refinancings; and asset management income from the financial management of its owned and operated affordable portfolio and two other major portfolios, for which it provides asset management services only.

## Portfolio Management

### Conventional

The company views its conventional property portfolio in terms of core and non-core properties. Core properties are those properties that are located in markets where population and employment growth are expected to exceed national trends. The company's core operations are focused in 27 markets, located primarily in coastal states as well as the Rocky Mountain region and Chicago. As of December 31, 2006, the company has 270 conventional core properties. As of December 31, 2006, the company had 199 conventional non-core properties. Non-core properties are those properties located within the 26 markets the company intends to exit or in less favored locations within the 27 markets that comprise its core portfolio.

### Aimco Capital

Aimco Capital seeks to dispose of properties that are inconsistent with its long-term investment strategy and Aimco Capital's operations. During 2006, the company sold 23 non-core properties from within the Aimco Capital portfolio. As of December 31, 2006, within the Aimco Capital portfolio, the company had 237 properties, a majority of which are non-core properties that it generally intends to hold for investment for the intermediate term.

### Significant Events

In December 2007, Apartment Investment and Management Co. has entered into a joint venture agreement with a fund managed by J.P. Morgan Asset Management which provides for the co-ownership of three multi-family properties with 1,382 units located in West Los Angeles. Under the agreement, Aimco contributed its wholly-owned properties The Palazzo at Park La Brea, The Palazzo East at Park La Brea and The Villas at Park La Brea to the Venture. Aimco will own approximately 53% of the Venture.

### Tax Status

The company has elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended. As a REIT, the company would not be subject to United States Federal corporate income tax on the taxable income that is distributed to stockholders.

## History

Apartment Investment and Management Company was founded in 1975.

The above Company Fundamental Report is a half-ready report and contents are subject to change.

It means that we have all necessary data in our database to prepare the report but need **2-3 days** to complete it. During this time we are also updating the report with respect to the current moment. So, you can get all the most recent data available for the same price. Please note that preparation of additional types of analyses requires extra time.

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1 – Data availability depends on company's security policy.

2 – These sections are available only when you purchase a report with appropriate additional types of analyses.

The complete financial data is available for publicly traded companies.

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## ANALYSIS FEATURES

### SWOT Analysis

SWOT, which stands for Strengths, Weaknesses, Opportunities and Threats, is an analytical framework that identifies the internal and external factors that are favorable and unfavorable for a company.

### Enhanced SWOT Analysis

Enhanced SWOT is a 3x3 grid that arranges strengths, weaknesses, opportunities and threats into one scheme:

How to use the strengths to take advantage of the opportunities?

How to use the strengths to reduce likelihood and impact of the threats?

How to overcome the weaknesses that obstruct taking advantage of the opportunities?

How to overcome the weaknesses that can make the threats a reality?

Upon answering these questions a company can develop a project plan to improve its business performance.

### PESTEL Analysis

PESTEL (also termed as PESTLE) is an ideal tool to strategically analyze what influence different outside factors – political, economic, sociocultural, technological, environmental and legal – exert on a business to later chart its long term targets.

Being part of the external analysis when carrying out a strategic assessment or performing a market study, PESTEL gives an overview of diverse macro-environmental factors that any company should thoughtfully consider. By perceiving these outside environments, businesses can maximally benefit from the opportunities while minimizing the threats to the organization.

## Key Factors Examined by PESTEL Analysis:

**Political** – What opportunities and pressures are brought by political bodies and what is the degree of public regulations' impact on the business?

**Economic** – What economic policies, trends and structures are expected to affect the organization, what is this influence's degree?

**Sociological** – What cultural and societal aspects will work upon the demand for the business's products and operations?

**Technological** – What impact do the technological aspects, innovations, incentives and barriers have on the organization?

**Environmental** – What environmental and ecological facets, both locally and farther afield, are likely to predetermine the business?

**Legal** – What laws and legislation will exert influence on the style the business is carried out?

## **IFE, EFE, IE Matrices**

The Internal Factor Evaluation matrix (IFE matrix) is a strategic management tool helping audit or evaluate major weaknesses and strengths in a business's functional areas. In addition, IFE matrix serves as a basis for identifying and assessing relationships amongst those areas. The IFE matrix is utilised in strategy formulation.

The External Factor Evaluation matrix (EFE matrix) is a tool of strategic management that is typically utilised to assess current market conditions. It is an ideal instrument for visualising and prioritising the threats and opportunities a firm is facing.

The essential difference between the above mentioned matrices lies in the type of factors incorporated in the model; whilst the latter is engaged in internal factors, the former deals exceptionally with external factors – those exposed to social, political, economic, legal, etc. external forces.

Being a continuation of the EFE matrix and IFE matrix models, the Internal External matrix (IE matrix) rests upon an investigation of external and internal business factors

integrated into one suggestive model.

## **Porter Five Forces Analysis**

The Porter's five forces analysis studies the industry of operation and helps the company find new sources of competitive advantage. The analysis surveys an industry through five major questions:

What composes a threat of substitute products and services?

Is there a threat of new competitors entering the market?

What is the intensity of competitive rivalry?

How big is the bargaining power of buyers?

How significant is the bargaining power of suppliers?

## **VRIO Analysis**

VRIO stands for Value, Rarity, Imitability, Organization. This analysis helps to evaluate all company's resources and capabilities and bring them together into one aggregate table that includes:

Tangible resources

Financial

Physical

Technological

Organizational

Intangible resources

Human

Innovation and Creativity

## Reputation

### Organizational capabilities

The result of the analysis gives a clear picture of company's competitive and economic implications, answering the questions if the resources mentioned above are:

Valuable?

Rare?

Costly to imitate?

Organized properly?

## I would like to order

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