

UDR, Inc.  
Form 10-K  
February 21, 2017

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

Form 10-K

ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934  
For the fiscal year ended December 31, 2016

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

For the transition period from \_\_\_\_\_ to \_\_\_\_\_  
Commission file number 1-10524 (UDR, Inc.)  
Commission file number 333-156002-01 (United Dominion Realty, L.P.)  
UDR, Inc.

United Dominion Realty, L.P.  
(Exact name of registrant as specified in its charter)  
Maryland (UDR, Inc.) 54-0857512  
Delaware (United Dominion Realty, L.P.) 54-1776887  
(State or other jurisdiction of incorporation or organization) (I.R.S. Employer Identification No.)  
1745 Shea Center Drive, Suite 200, Highlands Ranch, Colorado 80129  
(Address of principal executive offices) (zip code)

Registrant's telephone number, including area code: (720) 283-6120

Securities registered pursuant to Section 12(b) of the Act:

Title of Each Class	Name of Each Exchange on Which Registered
Common Stock, \$0.01 par value (UDR, Inc.)	New York Stock Exchange

Securities registered pursuant to Section 12(g) of the Act: None  
(Title of Class)

Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act.

UDR, Inc. Yes  No   
United Dominion Realty, L.P. Yes  No

Indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act.

UDR, Inc. Yes  No   
United Dominion Realty, L.P. Yes  No

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

UDR, Inc. Yes  No   
United Dominion Realty, L.P. Yes  No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Website, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§ 232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).

UDR, Inc. Yes  No   
United Dominion Realty, L.P. Yes  No

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K is not contained herein, and will not be contained, to the best of Registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K.

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act. (Check one):

UDR, Inc.:

Large accelerated filer <input checked="" type="checkbox"/>	Accelerated filer <input type="checkbox"/>	Non-accelerated filer <input type="checkbox"/>	Smaller reporting company <input type="checkbox"/>
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(Do not check if a smaller reporting company)

United Dominion Realty, L.P.:

Large accelerated filer <input type="checkbox"/>	Accelerated filer <input type="checkbox"/>	Non-accelerated filer <input checked="" type="checkbox"/>	Smaller reporting company <input type="checkbox"/>
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(Do not check if a smaller reporting company)

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

UDR, Inc. Yes  No   
United Dominion Realty, L.P. Yes  No

The aggregate market value of the shares of common stock of UDR, Inc. held by non-affiliates on June 30, 2016 was approximately \$3.3 billion. This calculation excludes shares of common stock held by the registrant's officers and directors and each person known by the registrant to beneficially own more than 5% of the registrant's outstanding shares, as such persons may be deemed to be affiliates. This determination of affiliate status should not be deemed conclusive for any other purpose. As of February 17, 2017, there were 267,370,704 shares of UDR, Inc.'s common stock outstanding.

There is no public trading market for the partnership units of United Dominion Realty, L.P. As a result, an aggregate market value of the partnership units of United Dominion Realty, L.P. cannot be determined.

**DOCUMENTS INCORPORATED BY REFERENCE**

The information required by Part III of this Report, to the extent not set forth herein, is incorporated by reference from UDR, Inc.'s definitive proxy statement for the 2017 Annual Meeting of Stockholders.

This Annual Report on Form 10-K includes financial statements required under Rule 3-09 of Regulation S-X for UDR Lighthouse DownREIT L.P.

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## EXPLANATORY NOTE

This Report combines the annual reports on Form 10-K for the fiscal year ended December 31, 2016 of UDR, Inc., a Maryland corporation, and United Dominion Realty, L.P., a Delaware limited partnership, of which UDR, Inc. is the parent company and sole general partner. Unless the context otherwise requires, all references in this Report to “we,” “us,” “our,” the “Company,” “UDR” or “UDR, Inc.” refer collectively to UDR, Inc., together with its consolidated subsidiaries and joint ventures, including United Dominion Realty, L.P. and UDR Lighthouse DownREIT L.P. (the “DownREIT Partnership”), both Delaware limited partnerships of which UDR is the sole general partner. Unless the context otherwise requires, the references in this Report to the “Operating Partnership” or the “OP” refer to United Dominion Realty, L.P., together with its consolidated subsidiaries. “Common stock” refers to the common stock of UDR and “stockholders” means the holders of shares of UDR’s common stock and preferred stock. The limited partnership interests of the Operating Partnership and the DownREIT Partnership are referred to as “OP Units” and “DownREIT Units” respectively, and the holders of the OP Units and DownREIT Units are referred to as “unitholders.” This combined Form 10-K is being filed separately by UDR and the Operating Partnership.

There are a number of differences between the Company and the Operating Partnership, which are reflected in our disclosure in this Report. UDR is a real estate investment trust (“REIT”), whose most significant asset is its ownership interest in the Operating Partnership. UDR also conducts business through other subsidiaries, including its taxable REIT subsidiary (“TRS”). UDR acts as the sole general partner of the Operating Partnership, holds interests in subsidiaries and joint ventures, owns and operates properties, issues securities from time to time and guarantees debt of certain of our subsidiaries. The Operating Partnership conducts the operations of a substantial portion of the business and is structured as a partnership with no publicly traded equity securities. The Operating Partnership has guaranteed certain outstanding debt of UDR.

As of December 31, 2016, UDR owned 110,883 units (100%) of the general partnership interests of the Operating Partnership and 174,119,201 units (or approximately 95.1%) of the limited partnership interests of the Operating Partnership. UDR conducts a substantial amount of its business and holds a substantial amount of its assets through the Operating Partnership, and, by virtue of its ownership of the OP Units and being the Operating Partnership’s sole general partner, UDR has the ability to control all of the day-to-day operations of the Operating Partnership. Separate financial statements and accompanying notes, as well as separate discussions under “Management’s Discussion and Analysis of Financial Condition and Results of Operations,” “Market for Registrant’s Common Equity, Related Stockholder Matters and Issuer Purchasers of Equity Securities” and “Control and Procedures” are provided for each of UDR and the Operating Partnership. In addition, certain disclosures in “Business” are separated by entity to the extent that the discussion relates to UDR’s business outside of the Operating Partnership.

## PART I

### Forward-Looking Statements

This Report contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934. Such forward-looking statements include, without limitation, statements concerning property acquisitions and dispositions, development activity and capital expenditures, capital raising activities, rent growth, occupancy, and rental expense growth. Words such as “expects,” “anticipates,” “intends,” “plans,” “likely,” “will,” “believes,” “seeks,” “estimates,” and variations of such words and similar expressions are intended to identify such forward-looking statements. Such statements involve known and unknown risks, uncertainties and other factors which may cause our actual results, performance or achievements to be materially different from the results of operations or plans expressed or implied by such forward-looking statements. Such factors include, among other things, unfavorable changes in the apartment market, changing economic conditions, the impact of inflation/deflation on rental rates and property operating expenses, expectations concerning availability of capital and the stability of the capital markets, the impact of competition and competitive pricing, acquisitions, developments and redevelopments not achieving anticipated results, delays in completing developments, redevelopments and lease-ups on schedule, expectations on job growth, home affordability and demand/supply ratio for multifamily housing, expectations concerning development and redevelopment activities, expectations on occupancy levels and rental rates, expectations concerning the joint ventures with third parties, expectations that automation will help grow net operating income, and expectations on annualized net operating income.

The following factors, among others, could cause our future results to differ materially from those expressed in the forward-looking statements:

• general economic conditions;

• unfavorable changes in the apartment market and economic conditions that could adversely affect occupancy levels and rental rates;

• the failure of acquisitions to achieve anticipated results;

• possible difficulty in selling apartment communities;

• competitive factors that may limit our ability to lease apartment homes or increase or maintain rents;

• insufficient cash flow that could affect our debt financing and create refinancing risk;

• failure to generate sufficient revenue, which could impair our debt service payments and distributions to stockholders;

• development and construction risks that may impact our profitability;

• potential damage from natural disasters, including hurricanes and other weather-related events, which could result in substantial costs to us;

• risks from extraordinary losses for which we may not have insurance or adequate reserves;

• uninsured losses due to insurance deductibles, self-insurance retention, uninsured claims or casualties, or losses in excess of applicable coverage;

• delays in completing developments and lease-ups on schedule;

our failure to succeed in new markets;

changing interest rates, which could increase interest costs and affect the market price of our securities;

potential liability for environmental contamination, which could result in substantial costs to us;

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the imposition of federal taxes if we fail to qualify as a REIT under the Code in any taxable year;

our internal controls over financial reporting may not be considered effective which could result in a loss of investor confidence in our financial reports, and in turn have an adverse effect on our stock price; and

changes in real estate laws, tax laws and other laws affecting our business.

A discussion of these and other factors affecting our business and prospects is set forth in Part I, Item 1A. Risk Factors. We encourage investors to review these risk factors.

Although we believe that the assumptions underlying the forward-looking statements contained herein are reasonable, any of the assumptions could be inaccurate, and therefore such statements included in this Report may not prove to be accurate. In light of the significant uncertainties inherent in the forward-looking statements included herein, the inclusion of such information should not be regarded as a representation by us or any other person that the results or conditions described in such statements or our objectives and plans will be achieved.

Forward-looking statements and such risks, uncertainties and other factors speak only as of the date of this Report, and we expressly disclaim any obligation or undertaking to update or revise any forward-looking statement contained herein, to reflect any change in our expectations with regard thereto, or any other change in events, conditions or circumstances on which any such statement is based, except to the extent otherwise required by law.



## Item 1. BUSINESS

## General

UDR is a self-administered real estate investment trust, or REIT, that owns, operates, acquires, renovates, develops, redevelops, disposes of and manages multifamily apartment communities generally located in high barrier-to-entry markets throughout the United States. The high barrier-to-entry markets are characterized by limited land for new construction, difficult and lengthy entitlement processes, low single-family home affordability and strong employment growth potential. At December 31, 2016, our consolidated real estate portfolio included 127 communities located in 18 markets, with a total of 39,454 completed apartment homes, which are held directly or through our subsidiaries, including the Operating Partnership and the DownREIT Partnership, and consolidated joint ventures. In addition, we have an ownership interest in 27 communities containing 6,849 apartment homes through unconsolidated joint ventures or partnerships. As of December 31, 2016, the Company was developing two wholly-owned communities with 1,101 apartment homes, none of which have been completed, and four unconsolidated joint venture communities with 1,069 apartment homes, 99 of which have been completed.

At December 31, 2016, the Operating Partnership's consolidated real estate portfolio included 54 communities located in 14 markets, with a total of 16,698 completed apartment homes. The Operating Partnership owns, operates, acquires, renovates, develops, redevelops, and manages multifamily apartment communities generally located in high barrier-to-entry markets located throughout the United States. During the year ended December 31, 2016, revenues of the Operating Partnership represented approximately 43% of our total rental revenues.

UDR has elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended, which we refer to in this Report as the "Code." To continue to qualify as a REIT, we must continue to meet certain tests which, among other things, generally require that our assets consist primarily of real estate assets, our income be derived primarily from real estate assets, and that we distribute at least 90% of our REIT taxable income (other than our net capital gains) to our stockholders annually. As a REIT, we generally will not be subject to U.S. federal income taxes at the corporate level on our net income to the extent we distribute such net income to our stockholders annually. In 2016, we declared total distributions of \$1.18 per common share and paid dividends of \$1.1625 per common share.

	Dividends Declared in 2016	Dividends Paid in 2016
First Quarter	\$ 0.2950	\$ 0.2775
Second Quarter	0.2950	0.2950
Third Quarter	0.2950	0.2950
Fourth Quarter	0.2950	0.2950
Total	\$ 1.1800	\$ 1.1625

UDR was formed in 1972 as a Virginia corporation. In June 2003, we changed our state of incorporation from Virginia to Maryland. The Operating Partnership is the successor-in-interest to United Dominion Realty, L.P., a limited partnership formed under the laws of Virginia, which commenced operations in 1995. The Operating Partnership was redomiciled in 2004 as a Delaware limited partnership. Our corporate offices are located at 1745 Shea Center Drive, Suite 200, Highlands Ranch, Colorado and our telephone number is (720) 283-6120. Our website is [www.udr.com](http://www.udr.com). The information contained on our website, including any information referred to in this Report as being available on our website, is not a part of or incorporated into this Report.

As of February 17, 2017, we had 1,550 full-time associates and 37 part-time associates, all of whom were employed by UDR.

## Reporting Segments

We report in two segments: Same-Store Communities and Non-Mature Communities/Other.

Our Same-Store Communities segment includes those communities acquired, developed, and stabilized prior to January 1, 2015, and held as of December 31, 2016. These communities were owned and had stabilized occupancy and operating expenses as of the beginning of the prior year, there is no plan to conduct substantial redevelopment activities, and the community is not classified as held for disposition at year end. A community is considered to have

stabilized occupancy once it achieves 90% occupancy for at least three consecutive months.

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Our Non-Mature Communities/Other segment represents those communities that do not meet the criteria to be included in Same-Store Communities, including, but not limited to, recently acquired, developed and redeveloped communities, and the non-apartment components of mixed use properties. For additional information regarding our operating segments, see Note 16, Reportable Segments, in the Notes to the UDR Consolidated Financial Statements included in this Report and Note 11, Reportable Segments, in the Notes to the Operating Partnership's Consolidated Financial Statements included in this Report.

#### Business Objectives

Our principal business objective is to maximize the economic returns of our apartment communities to provide our stockholders with the greatest possible total return and value. To achieve this objective, we intend to continue to pursue the following goals and strategies:

- own and operate apartments in high barrier-to-entry markets, which are characterized by limited land for new construction, difficult and lengthy entitlement processes, low single-family home affordability and strong employment growth potential, thus enhancing stability and predictability of returns to our stockholders;
- manage real estate cycles by taking an opportunistic approach to buying, selling, renovating, redeveloping, and developing apartment communities;
- empower site associates to manage our communities efficiently and effectively;
- measure and reward associates based on specific performance targets; and
- manage our capital structure to help enhance predictability of liquidity, earnings and dividends.

#### 2016 Highlights

In July 2016, the Company marked its 44th year as a REIT and, in October 2016, paid its 176th consecutive quarterly dividend. The Company's annualized declared 2016 dividend of \$1.18 represented a 6.3% increase over the previous year.

• We achieved Same-Store revenue growth of 5.7% and Same-Store net operating income ("NOI") growth of 6.5%.

• We completed two developments held by unconsolidated joint ventures in San Francisco, CA and Los Angeles, CA with a total of 637 apartment homes.

• We completed four developments held by the West Coast Development Joint Venture located in Seattle, WA, Los Angeles, CA and Anaheim, CA with a total of 1,147 apartment homes.

• We completed three redevelopment projects in Bellevue, WA, Newport Beach, CA and San Francisco, CA.

• As of December 31, 2016, we were developing two wholly-owned communities and four communities held by unconsolidated joint ventures and redeveloping three wholly-owned communities.

• We acquired a community in Redmond, WA with 177 apartment homes, increased our ownership from 50% to 100% in two operating communities located in Bellevue, WA with a total of 331 apartment homes and increased our ownership interest in two parcels of land located in Dublin, CA and Los Angeles, CA for a total of approximately \$207.3 million, including the assumption of an incremental \$37.9 million of secured debt. A portion of these acquisitions was funded with tax-deferred like-kind exchanges under Section 1031 of the Internal Revenue Code of 1986 ("Section 1031 exchanges").

• We recognized gains on the sale of real estate of \$210.9 million from the sale of seven communities in Baltimore, MD and one community in Dallas, TX with a total of 1,782 apartment homes, a retail center in Bellevue, WA and two parcels of land in Santa Monica, CA. A portion of the sale proceeds was designated for tax-deferred Section 1031 exchanges for certain acquisitions in 2016.

• In March 2016, we issued 5,000,000 shares of common stock through a public offering for net proceeds of approximately \$173.2 million.

• In August 2016, we issued \$300 million of 2.95%, 10-year senior unsecured medium-term notes.

Refer to Item 7, Management's Discussion and Analysis of Financial Condition and Results of Operations, for further information on the Company's and the Operating Partnership's activities in 2016.

## Our Strategies and Vision

Our vision is to be the innovative multifamily public REIT of choice. Our strategic priorities are:

1. Strengthen the Quality of Our Diversified Portfolio
2. Flexible/Strong Balance Sheet
3. Increase Cash Flow to Support Dividend Growth through Operating Excellence
4. A Great Place to Work and Live

### Quality of Our Diversified Portfolio

We are focused on increasing our presence in markets with favorable job formation, high propensity to rent, low single-family home affordability, and a favorable demand/supply ratio for multifamily housing. Portfolio investment decisions consider internal analyses and third-party research.

### Acquisitions and Dispositions

When evaluating potential acquisitions, we consider:

- whether it is located in a high barrier-to-entry market;
- population growth, cost of alternative housing, overall potential for economic growth and the tax and regulatory environment of the community in which the property is located;
- geographic location, including proximity to jobs, entertainment, transportation, and our existing communities which can deliver significant economies of scale;
- construction quality, condition and design of the property;
- current and projected cash flow of the property and the ability to increase cash flow;
- the ability of the property's projected cash flows to exceed our cost of capital;
- potential for capital appreciation of the property;
- ability to increase the value and profitability of the property through operations and redevelopment;
- terms of resident leases, including the potential for rent increases;
- occupancy and demand by residents for properties of a similar type in the vicinity;
- prospects for liquidity through sale, financing, or refinancing of the property; and
- competition from existing multifamily communities and the potential for the construction of new multifamily properties in the area.

We regularly monitor our assets to increase the quality and performance of our portfolio. Factors we consider in deciding whether to dispose of a property include:

- current market price for an asset compared to projected economics for that asset;
- potential increases in new construction in the market area;
- areas with low job growth prospects;
- markets where we do not intend to establish a long-term concentration; and
- operating efficiencies.

The following table summarizes our apartment community acquisitions and dispositions and our consolidated year-end ownership position for the past five years (dollars in thousands):

	2016	2015	2014	2013	2012
Homes acquired	508	3,246	358	—	633
Homes disposed	1,782	2,735	2,500	914	6,507
Homes owned at December 31,	39,454	40,728	39,851	41,250	41,571
Total real estate owned, at cost	\$9,615,753	\$9,190,276	\$8,383,259	\$8,207,977	\$8,055,828

The following table summarizes our apartment community acquisitions and dispositions and our year-end ownership position of the Operating Partnership for the past five years (dollars in thousands):

	2016	2015	2014	2013	2012
Homes acquired	—	421	—	—	—
Homes disposed	276	4,256	(a)264	914	1,314
Homes owned at December 31,	16,698	16,974	20,814	20,746	21,660
Total real estate owned, at cost	\$3,674,704	\$3,630,905	\$4,238,770	\$4,188,480	\$4,182,920

(a) Includes 3,107 homes deconsolidated in 2015 upon contribution of communities by the Operating Partnership to the DownREIT Partnership.

#### Development Activities

Our objective in developing a community is to create value while improving the quality of our portfolio. Demographic trends, economic drivers, and how multifamily fundamentals/valuations have trended over the long-term govern our review process on where to allocate development capital. At December 31, 2016, our development pipeline included two wholly-owned communities located in Huntington Beach, California and Boston, Massachusetts with 1,101 homes and a budget of \$708.5 million, in which we have a carrying value of \$342.3 million.

#### Redevelopment Activities

Our objective in redeveloping a community is twofold: we aim to meaningfully grow rental rates while also producing a higher yielding and more valuable asset through asset quality improvement. During 2016, we continued to redevelop properties in primary markets where we concluded there was an opportunity to add value. At December 31, 2016, the Company was redeveloping 425 apartment homes, 351 of which have been completed, at three wholly-owned communities located in San Francisco, California, Austin, Texas, and Dallas, Texas. During the year ended December 31, 2016, we incurred \$21.3 million in major renovations, which include major structural changes and/or architectural revisions to existing buildings.

#### Joint Venture and Partnership Activities

We have entered into, and may continue in the future to enter into, joint ventures (including limited liability companies or partnerships) through which we would own an indirect economic interest of less than 100% of the community or communities owned directly by such joint ventures. Our decision to either hold an apartment community in fee simple or have an indirect interest in the community through a joint venture is based on a variety of factors and considerations, including: (i) the economic and tax terms required by the seller of land or a community; (ii) our desire to diversify our portfolio of communities by market, submarket and product type; (iii) our desire at times to preserve our capital resources to maintain liquidity or balance sheet strength; and (iv) our projections, in some circumstances, that we will achieve higher returns on our invested capital or reduce our risk if a joint venture vehicle is used. Each joint venture agreement is individually negotiated, and our ability to operate and/or dispose of a community in our sole discretion may be limited to varying degrees depending on the terms of the joint venture agreement.

#### Balance Sheet Management

We maintain a capital structure that we believe allows us to proactively source potential investment opportunities in the marketplace. We have structured our debt maturity schedule to be able to opportunistically access both secured and unsecured debt markets when appropriate.

#### Financing Activities

As part of our plan to finance our activities, we utilize proceeds from debt and equity offerings and refinancings to extend maturities, pay down existing debt, fund development and redevelopment activities, and acquire apartment communities.

#### Operational Excellence, Cash Flow and Dividend Growth

Investment in new technologies continues to drive operating efficiencies in our business and help us to better meet the changing needs of our residents. Our residents have the ability to conduct business with us 24 hours a day, 7 days a week and complete online leasing applications and renewals throughout our portfolio using our web-based resident internet portal.



As a result of transforming our operations through technology, residents' satisfaction improved, and our operating teams have become more efficient. Web-based technologies have also resulted in declining marketing and advertising costs, improved cash management, and better pricing management of our available apartment homes.

#### Operating Partnership Strategies and Vision

The Operating Partnership's long-term strategic plan is to achieve greater operating efficiencies by investing in fewer, more concentrated markets and enhance resident and associate service through technology. As a result, the Operating Partnership has sought to expand its interests in communities located in New York, New York; San Francisco Bay Area, California; Boston, Massachusetts; and Metropolitan D.C. over the past years. Prospectively, we plan to continue to channel new investments into those markets we believe will continue to provide the best investment returns. Markets will be targeted based upon defined criteria including above average job growth, household income, low single-family home affordability and limited new supply for multifamily housing, which are key drivers to strong rental growth.

#### Competitive Conditions

Competition for new residents is generally intense across all of our markets. Some competing communities offer features that our communities do not have. Competing communities can use rental concessions or lower rents to obtain temporary competitive advantages. Also, some competing communities are larger or newer than our communities. The competitive position of each community is different depending upon many factors, including sub-market supply and demand. In addition, other real estate investors compete with us to acquire existing properties, redevelop existing properties, and to develop new properties. These competitors include insurance companies, pension and investment funds, public and private real estate companies, investment companies and other public and private apartment REITs, some of which may have greater resources, or lower capital costs, than we do.

We believe that, in general, we are well-positioned to compete effectively for residents and investments. We believe our competitive advantages include:

- a fully integrated organization with property management, development, redevelopment, acquisition, marketing, sales and financing expertise;
- scalable operating and support systems, which include automated systems to meet the changing electronic needs of our residents and to effectively focus on our Internet marketing efforts;
- access to sources of capital;
- geographic diversification with a presence in 18 markets across the country; and
- significant presence in many of our major markets that allows us to be a local operating expert.

Moving forward, we will continue to optimize lease management, improve expense control, increase resident retention efforts and align employee incentive plans with our bottom line performance. We believe this plan of operation, coupled with the portfolio's strengths in targeting renters across a geographically diverse platform, should position us for continued operational upside.

#### Communities

At December 31, 2016, our consolidated real estate portfolio included 127 communities with a total of 39,454 completed apartment homes, which included the Operating Partnership's consolidated real estate portfolio of 54 communities with a total of 16,698 completed apartment homes. The overall quality of our portfolio enables us to raise rents and to attract residents with higher levels of disposable income who are more likely to absorb such rents.

At December 31, 2016, the Company was developing two wholly-owned communities with 1,101 apartment homes, none of which have been completed. The communities being developed are not part of the Operating Partnership's real estate portfolio.

At December 31, 2016, the Company was redeveloping 425 apartment homes, 351 of which have been completed, at three wholly-owned communities. One of these communities under redevelopment is held by the Operating Partnership.

#### Same-Store Community Comparison

We believe that one pertinent quantitative measurement of the performance of our portfolio is tracking the results of our Same-Store Communities' NOI, which is total rental revenue, less rental and other operating expenses excluding property





management. Our Same-Store Community population is comprised of operating communities which we own and have stabilized occupancy, revenues and expenses as of the beginning of the prior year.

For the year ended December 31, 2016, our Same-Store NOI increased by \$31.4 million compared to the prior year. Our Same-Store Community properties provided 76.9% of our total NOI for the year ended December 31, 2016. The increase in NOI for the 31,930 Same-Store apartment homes, or 80.9% of our portfolio, was driven by an increase in rental rates and fee and reimbursement income, partially offset by an increase in real estate taxes.

For the year ended December 31, 2016, the Operating Partnership's Same-Store NOI increased by \$15.8 million compared to the prior year. The Operating Partnership's Same-Store Community properties provided 79.9% of its total NOI for the year ended December 31, 2016. The increase in NOI for the 14,001 Same-Store apartment homes, or 83.8% of the Operating Partnership's portfolio, was driven by an increase in rental rates and a decrease in operating expenses.

Revenue growth in 2017 may be impacted by adverse developments affecting the general economy, reduced occupancy rates, increased rental concessions, new supply, increased bad debt and other factors which may adversely impact our ability to increase rents.

#### Tax Matters

UDR has elected to be taxed as a REIT under the Code. To continue to qualify as a REIT, UDR must continue to meet certain tests that, among other things, generally require that our assets consist primarily of real estate assets, our income be derived primarily from real estate assets, and that we distribute at least 90% of our REIT taxable income (other than net capital gains) to our stockholders annually. Provided we maintain our qualification as a REIT, we generally will not be subject to U.S. federal income taxes at the corporate level on our net income to the extent such net income is distributed to our stockholders annually. Even if we continue to qualify as a REIT, we will continue to be subject to certain federal, state and local taxes on our income and property.

We may utilize our taxable REIT subsidiary ("TRS") to engage in activities that REITs may be prohibited from performing, including the provision of management and other services to third parties and the conduct of certain nonqualifying real estate transactions. Our TRS generally is taxable as a regular corporation, and therefore, subject to federal, state and local income taxes.

The Operating Partnership intends to qualify as a partnership for federal income tax purposes. As a partnership, the Operating Partnership generally is not a taxable entity and does not incur federal income tax liability. However, any state or local revenue, excise or franchise taxes that result from the operating activities of the Operating Partnership are incurred at the entity level.

#### Inflation

We believe that the direct effects of inflation on our operations have been immaterial. While the impact of inflation primarily impacts our results through wage pressures, property taxes, utilities and material costs, the majority of our apartment leases have terms of 12 months or less, which generally enables us to compensate for any inflationary effects by increasing rents on our apartment homes. Although an escalation in costs could have a negative impact on our residents and their ability to absorb rent increases, we do not believe this has had a material impact on our results for the year ended December 31, 2016.

#### Environmental Matters

Various environmental laws govern certain aspects of the ongoing operation of our communities. Such environmental laws include those regulating the existence of asbestos-containing materials in buildings, management of surfaces with lead-based paint (and notices to residents about the lead-based paint), use of active underground petroleum storage tanks, and waste-management activities. The failure to comply with such requirements could subject us to a government enforcement action and/or claims for damages by a private party.

To date, compliance with federal, state and local environmental protection regulations has not had a material effect on our capital expenditures, earnings or competitive position. We have a property management plan for hazardous materials. As part of the plan, Phase I environmental site investigations and reports have been completed for each property we acquire. In addition, all proposed acquisitions are inspected prior to acquisition. The inspections are conducted by qualified environmental consultants, and we review the issued report prior to the purchase or development of any property. Nevertheless, it is possible that the environmental assessments will not reveal all

environmental liabilities, or that some material environmental liabilities exist of which we are unaware. In some cases, we have abandoned otherwise economically attractive acquisitions because the costs of removal or control of hazardous materials have been prohibitive or we have been unwilling to accept the potential risks

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involved. We do not believe we will be required to engage in any large-scale abatement at any of our properties. We believe that through professional environmental inspections and testing for asbestos, lead paint and other hazardous materials, coupled with a relatively conservative posture toward accepting known environmental risk, we can minimize our exposure to potential liability associated with environmental hazards.

Federal legislation requires owners and landlords of residential housing constructed prior to 1978 to disclose to potential residents or purchasers of the communities any known lead paint hazards and imposes treble damages for failure to provide such notification. In addition, lead based paint in any of the communities may result in lead poisoning in children residing in that community if chips or particles of such lead based paint are ingested, and we may be held liable under state laws for any such injuries caused by ingestion of lead based paint by children living at the communities.

We are unaware of any environmental hazards at any of our properties that individually or in the aggregate may have a material adverse impact on our operations or financial position. We have not been notified by any governmental authority, and we are not otherwise aware, of any material non-compliance, liability, or claim relating to environmental liabilities in connection with any of our properties. We do not believe that the cost of continued compliance with applicable environmental laws and regulations will have a material adverse effect on us or our financial condition or results of operations. Future environmental laws, regulations, or ordinances, however, may require additional remediation of existing conditions that are not currently actionable. Also, if more stringent requirements are imposed on us in the future, the costs of compliance could have a material adverse effect on our results of operations and our financial condition.

#### Insurance

We carry comprehensive general liability coverage on our communities, with limits of liability customary within the multi family apartment industry to insure against liability claims and related defense costs. We are also insured, with limits of liability customary within the multi family apartment industry, against the risk of direct physical damage in amounts necessary to reimburse us on a replacement cost basis for costs incurred to repair or rebuild each property, including loss of rental income during the reconstruction period.

#### Available Information

Both UDR and the Operating Partnership file electronically with the Securities and Exchange Commission their respective annual reports on Form 10-K, quarterly reports on Form 10-Q, and current reports on Form 8-K, pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934. You may obtain a free copy of our annual reports on Form 10-K, quarterly reports on Form 10-Q, and current reports on Form 8-K, and amendments to those reports on the day of filing with the SEC on our website at [www.udr.com](http://www.udr.com), or by sending an e-mail message to [ir@udr.com](mailto:ir@udr.com).

Item 1A. RISK FACTORS

There are many factors that affect the business and the results of operations of the Company and the Operating Partnership, some of which are beyond the control of the Company and the Operating Partnership. The following is a description of important factors that may cause the actual results of operations of the Company and the Operating Partnership in future periods to differ materially from those currently expected or discussed in forward-looking statements set forth in this Report relating to our financial results, operations and business prospects. Forward-looking statements and such risks, uncertainties and other factors speak only as of the date of this Report, and we expressly disclaim any obligation or undertaking to update or revise any forward-looking statement contained herein, to reflect any change in our expectations with regard thereto, or any other change in events, conditions or circumstances on which any such statement is based, except to the extent otherwise required by law.

Risks Related to Our Real Estate Investments and Our Operations

**Unfavorable Apartment Market and Economic Conditions Could Adversely Affect Occupancy Levels, Rental Revenues and the Value of Our Real Estate Assets.** Unfavorable market conditions in the areas in which we operate and unfavorable economic conditions generally may significantly affect our occupancy levels, our rental rates and collections, the value of the properties and our ability to strategically acquire or dispose of apartment communities on economically favorable terms. Our ability to lease our properties at favorable rates is adversely affected by the increase in supply in the multifamily and other rental markets and is dependent upon the overall level in the economy, which is adversely affected by, among other things, job losses and unemployment levels, recession, personal debt levels, a downturn in the housing market, stock market volatility and uncertainty about the future. Some of our major expenses generally do not decline when related rents decline. We would expect that declines in our occupancy levels, rental revenues and/or the values of our apartment communities would cause us to have less cash available to pay our indebtedness and to distribute to UDR's stockholders, which could adversely affect our financial condition and the market value of our securities. Factors that may affect our occupancy levels, our rental revenues, and/or the value of our properties include the following, among others:

- downturns in the global, national, regional and local economic conditions, particularly increases in unemployment;
- declines in mortgage interest rates, making alternative housing more affordable;
- government or builder incentives with respect to home ownership, making alternative housing options more attractive;
- local real estate market conditions, including oversupply of, or reduced demand for, apartment homes;
- declines in the financial condition of our tenants, which may make it more difficult for us to collect rents from some tenants;
- changes in market rental rates;
- our ability to renew leases or re-lease space on favorable terms;
  - the timing and costs associated with property improvements, repairs or renovations;
- declines in household formation; and
- rent control or stabilization laws, or other laws regulating rental housing, which could prevent us from raising rents to offset increases in operating costs.

**We May Be Unable to Renew Leases or Relet Apartment Units as Leases Expire, or the Terms of Renewals or New Leases May Be Less Favorable Than Current Leases.** When our residents decide to leave our apartments, whether because they decide not to renew their leases or they leave prior to their lease expiration date, we may not be able to relet their apartment units. Even if the residents do renew or we can relet the apartment units, the terms of renewal or reletting may be less favorable than current lease terms. Furthermore, because the majority of our apartment leases have terms of 12 months or less, our rental revenues are impacted by declines in market rents more quickly than if our leases were for longer terms. If we are unable to promptly renew the leases or relet the apartment units, or if the rental rates upon renewal or reletting are significantly lower than expected rates, then our results of operations and financial condition may be adversely affected. If residents do not experience increases in their income, we may be unable to increase rent and/or delinquencies may increase.



**We Face Certain Risks Related to Our Retail and Commercial Space.** Certain of our properties include retail or commercial space that we lease to third parties. The long term nature of our retail and commercial leases (generally five to ten years with market based renewal options) and the characteristics of many of our tenants (generally small and/or local businesses) may subject us to certain risks. The longer term leases could result in below market lease rates over time if we do not accurately judge the potential increases in market rental rates. We may not be able to lease new space for rents that are consistent with our projections or for market rates. Also, when leases for our retail or commercial space expire, the space may not be relet or the terms of reletting, including the cost of allowances and concessions to tenants, may be less favorable than the prior lease terms. Our properties compete with other properties with retail or commercial space. The presence of competitive alternatives may affect our ability to lease space and the level of rents we can obtain. If our retail or commercial tenants experience financial distress or bankruptcy, they may fail to comply with their contractual obligations, seek concessions in order to continue operations or cease their operations, which could adversely impact our results of operations and financial condition.

**Risk of Inflation/Deflation.** Substantial inflationary or deflationary pressures could have a negative effect on rental rates and property operating expenses. The general risk of inflation is that interest on our debt and general and administrative expenses increase at a rate faster than increases in our rental rates, which could adversely affect our results of operations, cash flow and ability to make distributions to UDR's stockholders.

**We Are Subject to Certain Risks Associated with Selling Apartment Communities, Which Could Limit Our Operational and Financial Flexibility.** We periodically dispose of apartment communities that no longer meet our strategic objectives, but adverse market conditions may make it difficult to sell apartment communities like the ones we own. We cannot predict whether we will be able to sell any property for the price or on the terms we set, or whether any price or other terms offered by a prospective purchaser would be acceptable to us. We also cannot predict the length of time needed to find a willing purchaser and to close the sale of a property. Furthermore, we may be required to expend funds to correct defects or to make improvements before a property can be sold. These conditions may limit our ability to dispose of properties and to change our portfolio promptly in order to meet our strategic objectives, which may in turn have a material adverse effect on our financial condition and the market value of our securities. We are also subject to the following risks in connection with sales of our apartment communities, among others:

- a significant portion of the proceeds from our overall property sales may be held by intermediaries in order for some sales to qualify as like-kind exchanges under Section 1031 of the Internal Revenue Code of 1986, as amended, or the "Code," so that any related capital gain can be deferred for federal income tax purposes. As a result, we may not have immediate access to all of the cash proceeds generated from our property sales; and

- federal tax laws limit our ability to profit on the sale of communities that we have owned for less than two years, and this limitation may prevent us from selling communities when market conditions are favorable.

**Competition Could Limit Our Ability to Lease Apartment Homes or Increase or Maintain Rents.** Our apartment communities compete with numerous housing alternatives in attracting residents, including other apartment communities, condominiums and single-family rental homes, as well as owner occupied single- and multi-family homes. Competitive housing in a particular area could adversely affect our ability to lease apartment homes and increase or maintain rents, which could materially adversely affect our results of operations and financial condition.

**We May Not Realize the Anticipated Benefits of Past or Future Acquisitions, and the Failure to Integrate Acquired Communities and New Personnel Successfully Could Create Inefficiencies.** We have selectively acquired in the past, and if presented with attractive opportunities we intend to selectively acquire in the future, apartment communities that meet our investment criteria. Our acquisition activities and their success are subject to the following risks, among others:

- we may be unable to obtain financing for acquisitions on favorable terms or at all;

- even if we are able to finance the acquisition, cash flow from the acquisition may be insufficient to meet our required principal and interest payments on the debt used to finance the acquisition;

even if we enter into an acquisition agreement for an apartment community, we may not complete the acquisition for a variety of reasons after incurring certain acquisition-related costs;

- we may incur significant costs and divert management attention in connection with the evaluation and negotiation of potential acquisitions, including potential acquisitions that we are subsequently unable to complete;

when we acquire an apartment community, we may invest additional amounts in it with the intention of increasing profitability, and these additional investments may not produce the anticipated improvements in profitability; the expected occupancy rates and rental rates may differ from actual results; and

we may be unable to quickly and efficiently integrate acquired apartment communities and new personnel into our existing operations, and the failure to successfully integrate such apartment communities or personnel will result in inefficiencies that could adversely affect our expected return on our investments and our overall profitability.

**Competition Could Adversely Affect Our Ability to Acquire Properties.** In the past, other real estate investors, including insurance companies, pension and investment funds, developer partnerships, investment companies and other public and private apartment REITs, have competed with us to acquire existing properties and to develop new properties, and such competition in the future may make it more difficult for us to pursue attractive investment opportunities on favorable terms, which could adversely affect our ability to grow or acquire properties profitably or with attractive returns.

**Development and Construction Risks Could Impact Our Profitability.** In the past we have selectively pursued the development and construction of apartment communities, and we intend to do so in the future as appropriate opportunities arise. Development activities have been, and in the future may be, conducted through wholly-owned affiliated companies or through joint ventures with unaffiliated parties. Our development and construction activities are subject to the following risks, among others:

we may be unable to obtain construction financing for development activities under favorable terms, including but not limited to interest rates, maturity dates and/or loan to value ratios, or at all, which could cause us to delay or even abandon potential developments;

we may be unable to obtain, or face delays in obtaining, necessary zoning, land-use, building, occupancy and other required governmental permits and authorizations, which could result in increased development costs, could delay initial occupancy dates for all or a portion of a development community, and could require us to abandon our activities entirely with respect to a project for which we are unable to obtain permits or authorizations;

yields may be less than anticipated as a result of delays in completing projects, costs that exceed budget and/or higher than expected concessions for lease up and lower rents than expected;

if we are unable to find joint venture partners to help fund the development of a community or otherwise obtain acceptable financing for the developments, our development capacity may be limited;

we may abandon development opportunities that we have already begun to explore, and we may fail to recover expenses already incurred in connection with exploring such opportunities;

we may be unable to complete construction and lease-up of a community on schedule, or incur development or construction costs that exceed our original estimates, and we may be unable to charge rents that would compensate for any increase in such costs;

occupancy rates and rents at a newly developed community may fluctuate depending on a number of factors, including market and economic conditions, preventing us from meeting our profitability goals for that community; and

when we sell to third parties communities or properties that we developed or renovated, we may be subject to warranty or construction defect claims that are uninsured or exceed the limits of our insurance.

In some cases in the past, the costs of upgrading acquired communities exceeded our original estimates. We may experience similar cost increases in the future. Our inability to charge rents that will be sufficient to offset the effects of any increases in these costs may impair our profitability.

**Bankruptcy or Defaults of Our Counterparties Could Adversely Affect Our Performance.** We have relationships with and, from time to time, we execute transactions with or receive services from many counterparties, such as general contractors engaged in connection with our development activities. As a result, bankruptcies or defaults by these counterparties could result in services not being provided, projects not being completed on time, or on budget, or at all, or volatility in the financial markets and economic weakness could affect the counterparties' ability to complete transactions with us as intended, both of which could result in disruptions to our operations that may adversely affect our business and results of operations.





Property Ownership Through Partnerships and Joint Ventures May Limit Our Ability to Act Exclusively in Our Interest. We have in the past and may in the future develop and/or acquire properties in partnerships and joint ventures with other persons or entities when we believe circumstances warrant the use of such structures. We currently have 16 active joint ventures and partnerships, including our participating loan investment and preferred equity investment, with a total equity investment of \$827.0 million. We could become engaged in a dispute with one or more of our partners which might affect our ability to operate a jointly-owned property. Moreover, our partners may have business, economic or other objectives that are inconsistent with our objectives, including objectives that relate to the appropriate timing and terms of any sale or refinancing of a property. In some instances, our partners may have competing interests in our markets that could create conflicts of interest. Also, our partners might refuse to make capital contributions when due and we may be responsible to our partners for indemnifiable losses. In general, we and our partners may each have the right to trigger a buy-sell arrangement, which could cause us to sell our interest, or acquire our partners' interest, at a time when we otherwise would not have initiated such a transaction and may result in the valuation of our interest in the partnership or joint venture (if we are the seller) or of the other partner's interest in the partnership or joint venture (if we are the buyer) at levels which may not be representative of the valuation that would result from an arm's length marketing process.

We are also subject to risk in cases where an institutional owner is our partner, including (i) a deadlock if we and our partner are unable to agree upon certain major and other decisions, (ii) the limitation of our ability to liquidate our position in the partnership or joint venture without the consent of the other partner, and (iii) the requirement to provide guarantees in favor of lenders with respect to the indebtedness of the joint venture.

We may not be permitted to dispose of certain properties or pay down the indebtedness associated with those properties when we might otherwise desire to do so without incurring additional costs. In connection with certain property acquisitions, we have agreed with the sellers that we will not dispose of the acquired properties or reduce the mortgage indebtedness on such properties for significant periods of time unless we pay certain of the resulting tax costs of the sellers, and we may enter into similar agreements in connection with future property acquisitions. These agreements could result in us retaining properties that we would otherwise sell or not paying down or refinancing indebtedness that we would otherwise pay down or refinance. However, subject to certain conditions, we retain the right to substitute other property or debt to meet these obligations to the sellers.

We Could Incur Significant Insurance Costs and Some Potential Losses May Not Be Adequately Covered by Insurance. We have a comprehensive insurance program covering our property and operating activities with limits of liability customary within the multifamily industry. We believe the policy specifications and insured limits of these policies are adequate and appropriate. There are, however, certain types of extraordinary losses which may not be adequately covered under our insurance program. In addition, we will sustain losses due to insurance deductibles, self-insured retention, uninsured claims or casualties, or losses in excess of applicable coverage.

If an uninsured loss or a loss in excess of insured limits occurs, we could lose all or a portion of the capital we have invested in a property, as well as the anticipated future revenue from the property. In such an event, we might nevertheless remain obligated for any mortgage debt or other financial obligations related to the property. Material losses in excess of insurance proceeds may occur in the future. If one or more of our significant properties were to experience a catastrophic loss, it could seriously disrupt our operations, delay revenue and result in large expenses to repair or rebuild the property. Such events could adversely affect our cash flow and ability to make distributions. As a result of our substantial real estate holdings, the cost of insuring our apartment communities is a significant component of expense. Insurance premiums are subject to significant increases and fluctuations, which are generally outside of our control. We insure our properties with insurance companies that we believe have a good rating at the time our policies are put into effect. The financial condition of one or more of our insurance companies that we hold policies with may be negatively impacted, which could result in their inability to pay on future insurance claims. Their inability to pay future claims may have a negative impact on our financial results. In addition, the failure of one or more insurance companies may increase the costs to renew our insurance policies or increase the cost of insuring additional properties and recently developed or redeveloped properties.

Failure to Succeed in New Markets May Limit Our Growth. We have acquired in the past, and we may acquire in the future if appropriate opportunities arise, apartment communities that are outside of our existing markets. Entering into new markets may expose us to a variety of risks, and we may not be able to operate successfully in new markets.

These risks include, among others:

- inability to accurately evaluate local apartment market conditions and local economies;
- inability to hire and retain key personnel;

- lack of familiarity with local governmental and permitting procedures; and
- inability to achieve budgeted financial results.

**Potential Liability for Environmental Contamination Could Result in Substantial Costs.** Under various federal, state and local environmental laws, as a current or former owner or operator of real estate, we could be required to investigate and remediate the effects of contamination of currently or formerly owned real estate by hazardous or toxic substances, often regardless of our knowledge of or responsibility for the contamination and solely by virtue of our current or former ownership or operation of the real estate. In addition, we could be held liable to a governmental authority or to third parties for property damage and for investigation and clean-up costs incurred in connection with the contamination. These costs could be substantial, and in many cases environmental laws create liens in favor of governmental authorities to secure their payment. The presence of such substances or a failure to properly remediate any resulting contamination could materially and adversely affect our ability to borrow against, sell or rent an affected property.

In addition, our properties are subject to various federal, state and local environmental, health and safety laws, including laws governing the management of wastes and underground and aboveground storage tanks.

Noncompliance with these environmental, health and safety laws could subject us to liability. Changes in laws could increase the potential costs of compliance with environmental laws, health and safety laws or increase liability for noncompliance. This may result in significant unanticipated expenditures or may otherwise materially and adversely affect our operations.

As the owner or operator of real property, we may also incur liability based on various building conditions. For example, buildings and other structures on properties that we currently own or operate or those we acquire or operate in the future contain, may contain, or may have contained, asbestos-containing material, or ACM. Environmental, health and safety laws require that ACM be properly managed and maintained and may impose fines or penalties on owners, operators or employers for non-compliance with those requirements.

These requirements include special precautions, such as removal, abatement or air monitoring, if ACM would be disturbed during maintenance, renovation or demolition of a building, potentially resulting in substantial costs. In addition, we may be subject to liability for personal injury or property damage sustained as a result of exposure to ACM or releases of ACM into the environment.

We cannot assure you that costs or liabilities incurred as a result of environmental issues will not affect our ability to make distributions to our stockholders, or that such costs or liabilities will not have a material adverse effect on our financial condition and results of operations.

**Our Properties May Contain or Develop Harmful Mold or Suffer from Other Indoor Air Quality Issues, Which Could Lead to Liability for Adverse Health Effects or Property Damage or Cost for Remediation.** When excessive moisture accumulates in buildings or on building materials, mold growth may occur, particularly if the moisture problem remains undiscovered or is not addressed over a period of time. Some molds may produce airborne toxins or irritants. Indoor air quality issues can also stem from inadequate ventilation, chemical contamination from indoor or outdoor sources, and other biological contaminants such as pollen, viruses and bacteria. Indoor exposure to airborne toxins or irritants can be alleged to cause a variety of adverse health effects and symptoms, including allergic or other reactions. As a result, the presence of significant mold or other airborne contaminants at any of our properties could require us to undertake a costly remediation program to contain or remove the mold or other airborne contaminants or to increase ventilation, which could adversely affect our results of operations and cash flow. In addition, the presence of significant mold or other airborne contaminants could expose us to liability from our tenants or others if property damage or personal injury occurs.

**Compliance or Failure to Comply with the Americans with Disabilities Act of 1990 or Other Safety Regulations and Requirements Could Result in Substantial Costs.** The Americans with Disabilities Act generally requires that public buildings, including our properties, be made accessible to disabled persons. Noncompliance could result in the imposition of fines by the federal government or the award of damages to private litigants. From time to time, claims may be asserted against us with respect to some of our properties under the Americans with Disabilities Act. If, under the Americans with Disabilities Act, we are required to make substantial alterations and capital expenditures in one or

more of our properties, including the removal of access barriers, it could adversely affect our financial condition and results of operations.

Our properties are subject to various federal, state and local regulatory requirements, such as state and local fire and life safety requirements. If we fail to comply with these requirements, we could incur fines or private damage awards. We do not know whether existing requirements will change or whether compliance with future requirements will require significant unanticipated expenditures that will affect our cash flow and results of operations.

Compliance with or Changes in Real Estate Tax and Other Laws and Regulations Could Adversely Affect Our Funds from Operations and Our Ability to Make Distributions to Stockholders. We are subject to federal, state and local laws, regulations and ordinances at locations where we operate and to the rules and regulations of various local authorities regarding a wide variety of matters that could affect, directly or indirectly, our operations. Generally, we do not directly pass through costs resulting from compliance with or changes in real estate tax laws to residential property tenants. We also do not generally pass through increases in income, service or other taxes to tenants under leases. These costs may adversely affect net operating income and the ability to make distributions to stockholders. Similarly, compliance with or changes in (i) laws increasing the potential liability for environmental conditions existing on properties or the restrictions on discharges or other conditions or (ii) rent control or rent stabilization laws or other laws and regulations regulating housing, such as the Americans with Disabilities Act and the Fair Housing Amendments Act of 1988, may result in significant unanticipated expenditures, which would adversely affect our funds from operations and the ability to make distributions to stockholders.

**Risk of Damage from Catastrophic Weather and Natural Events and Potential Climate Change.** Certain of our communities are located in areas that may experience catastrophic weather and other natural events from time to time, including mudslides, fires, hurricanes, tornadoes, snow or ice storms, or other severe inclement weather. These adverse weather and natural events could cause damage or losses that may be greater than insured levels. In the event of a loss in excess of insured limits, we could lose our capital invested in the affected community, as well as anticipated future revenue from that community. We would also continue to be obligated to repay any mortgage indebtedness or other obligations related to the community. Any such loss could materially and adversely affect our business, financial condition and results of operations.

To the extent that we experience any significant changes in the climate in areas where our communities are located, we may experience extreme weather conditions and prolonged changes in precipitation and temperature, all of which could result in physical damage to, and/or a decrease in demand for, our communities located in these areas. Should the impact of such climate change be material in nature, or occur for lengthy periods of time, our financial condition and results of operations may be adversely affected.

**Risk of Earthquake Damage.** Some of our communities are located in the general vicinity of active earthquake faults. We cannot assure you that an earthquake would not cause damage or losses greater than insured levels. In the event of a loss in excess of insured limits, we could lose our capital invested in the affected community, as well as anticipated future revenue from that community. We may also continue to be obligated to repay any mortgage indebtedness or other obligations related to the community. Any such loss could materially and adversely affect our business, financial condition and results of operations. Insurance coverage for earthquakes can be costly due to limited industry capacity. As a result, we may experience shortages in desired coverage levels if market conditions are such that insurance is not available or the cost of insurance makes it, in management's view, economically impractical.

**Risk of Accidental Death Due to Fire, Natural Disasters or Other Hazards.** The accidental death of persons living in our communities due to fire, natural disasters or other hazards could have a material adverse effect on our business and results of operations. Our insurance coverage may not cover all losses associated with such events, and we may experience difficulty marketing communities where such any such events have occurred, which could have a material adverse effect on our business and results of operations.

**Actual or Threatened Terrorist Attacks May Have an Adverse Effect on Our Business and Operating Results and Could Decrease the Value of Our Assets.** Actual or threatened terrorist attacks and other acts of violence or war could have a material adverse effect on our business and operating results. Attacks that directly impact one or more of our apartment communities could significantly affect our ability to operate those communities and thereby impair our ability to achieve our expected results. Further, our insurance coverage may not cover all losses caused by a terrorist attack. In addition, the adverse effects that such violent acts and threats of future attacks could have on the U.S. economy could similarly have a material adverse effect on our business and results of operations.

**Mezzanine Loan Assets Involve Greater Risks of Loss than Senior Loans Secured by Income-producing Properties.** We may acquire mezzanine loans, which take the form of subordinated loans secured by second mortgages on the underlying property or loans secured by a pledge of the ownership interests of either the entity owning the property or a pledge of the ownership interests of the entity that owns the interest in the entity owning the property. Mezzanine

loans may involve a higher degree of risk than long-term senior mortgage lending secured by income-producing real property, because the loan may become unsecured as a result of foreclosure by the senior lender and because it is in second position and there may not be adequate equity in the property. In the event of a bankruptcy of the entity providing the pledge of its ownership interests as security, we may not have full recourse to the assets of such entity, or the assets of the entity may not be sufficient to satisfy our mezzanine loan. If a borrower defaults on our mezzanine loan or debt senior to our loan, or in the event of a borrower bankruptcy, our mezzanine loan will be satisfied only after the senior debt. As a result, we may not recover some of or all our

initial expenditure. In addition, mezzanine loans may have higher loan-to-value ratios than conventional mortgage loans, resulting in less equity in the property and increasing the risk of loss of principal.

**Risk Related to Preferred Equity Investments.** In the future we may make preferred equity investments in corporations, limited partnerships, limited liability companies or other entities that have been formed for the purpose of acquiring, developing or managing real property. With preferred equity investments, our interest in a particular entity will be less than a majority of the outstanding voting interests of that entity. Generally, we will not have the ability to control the daily operations of the entity, and we will not have the ability to select or remove a majority of the members of the board of directors, managers, general partner or partners or similar governing body of the entity or otherwise control its operations. Although we would seek to maintain sufficient influence over the entity to achieve our objectives, the owner of the majority of the voting interests may have interests that differ from ours and may be in a position to take actions without our consent or that are inconsistent with our interests. Further, if the owner of the majority of the voting interests were to fail to invest capital in the entity, we may have to invest additional capital to protect our investment. The owner of the majority of the voting interests may fail to develop or operate the real property in the manner intended and as a result the entity may not be able to redeem our investment or pay the return expected to us in a timely manner if at all. In addition, we may not be able to dispose of our investment in the entity in a timely manner or at the price at which we would want to divest. In the event that such an entity fails to meet expectations or becomes insolvent, we may lose our entire investment in the entity.

**We May Experience a Decline in the Fair Value of Our Assets and Be Forced to Recognize Impairment Charges, Which Could Materially and Adversely Impact Our Financial Condition, Liquidity and Results of Operations and the Market Price of UDR's Common Stock.** A decline in the fair value of our assets may require us to recognize an impairment against such assets under generally accepted accounting principles as in effect in the United States ("GAAP"), if we were to determine that, with respect to any assets in unrealized loss positions, we do not have the ability and intent to hold such assets to maturity or for a period of time sufficient to allow for recovery to the amortized cost of such assets. If such a determination were to be made, we would recognize unrealized losses through earnings and write down the amortized cost of such assets to a new cost basis, based on the fair value of such assets on the date they are considered to be impaired. Such impairment charges reflect non-cash losses at the time of recognition; subsequent disposition or sale of such assets could further affect our future losses or gains, as they are based on the difference between the sale price received and adjusted amortized cost of such assets at the time of sale. If we are required to recognize asset impairment charges in the future, these charges could materially and adversely affect our financial condition, liquidity, results of operations and the per share trading price of UDR's common stock. **Any Material Weaknesses Identified in Our Internal Control Over Financial Reporting Could Have an Adverse Effect on UDR's Stock Price.** Section 404 of the Sarbanes-Oxley Act of 2002 requires us to evaluate and report on our internal control over financial reporting. If we identify one or more material weaknesses in our internal control over financial reporting, we could lose investor confidence in the accuracy and completeness of our financial reports, which in turn could have an adverse effect on UDR's stock price.

**Our Business and Operations Would Suffer in the Event of System Failures or Breaches in Data Security.** Despite system redundancy, the implementation of security measures and the existence of a disaster recovery plan for our internal information technology systems, our systems and systems maintained by third party vendors are vulnerable to damages from any number of sources, including computer viruses, unauthorized access, energy blackouts, natural disasters, terrorism, war, and telecommunication failures. We rely on information technology networks and systems, including the Internet and networks and systems maintained and controlled by third party vendors, to process, transmit and store electronic information and to manage or support a variety of our business processes, including financial transactions and keeping of records, which may include personal identifying information of tenants and lease data. We rely on commercially available systems, software, tools and monitoring to provide security for processing, transmitting and storing confidential tenant information, such as individually identifiable information relating to financial accounts. Although we take steps, and generally require third party vendors to take steps, to protect the security of the data maintained in our and their information systems, it is possible that our or their security measures will not be able to prevent the systems' improper functioning, or the improper disclosure of personally identifiable information, such as in the event of cyber attacks. Security breaches, including physical or electronic break-ins,



computer viruses, attacks by hackers and similar breaches, can create system disruptions, shutdowns or unauthorized disclosure of confidential information. Any failure to maintain proper function, security and availability of our or third party vendors' information systems could interrupt our operations, damage our reputation, subject us to liability claims or regulatory penalties and could materially and adversely affect us.

**Social Media Presents Risks.** The use of social media could cause us to suffer brand damage or unintended information disclosure. Negative posts or communications about us on a social networking website could damage our reputation. Further, employees or others may disclose non-public information regarding us or our business or otherwise make negative comments regarding us on social networking or other websites, which could adversely affect our business and results of operations. As social media evolves we will be presented with new and risks and challenges.

**Our Success Depends on Our Senior Management.** Our success depends upon the retention of our senior management, whose continued service is not guaranteed. We may not be able to find qualified replacements for the individuals who make up our senior management if their services should no longer be available to us. The loss of services of one or more members of our senior management team could have a material adverse effect on our business, financial condition and results of operations.

**Changes in U.S. Accounting Standards May Materially and Adversely Affect Our Reported Results of Operations.** Accounting for public companies in the United States is in accordance with GAAP, which is established by the Financial Accounting Standards Board (the “FASB”), an independent body whose standards are recognized by the SEC as authoritative for publicly held companies. Uncertainties posed by various initiatives of accounting standard-setting by the FASB and the SEC, which create and interpret applicable accounting standards for U.S. companies, may change the financial accounting and reporting standards or their interpretation and application of these standards that govern the preparation of our financial statements. These changes could have a material impact on our reported financial condition and results of operations. In some cases, we could be required to apply a new or revised standard retroactively, resulting in potentially material restatements of prior period financial statements.

**Risks Related to Our Indebtedness and Financings**

**Insufficient Cash Flow Could Affect Our Debt Financing and Create Refinancing Risk.** We are subject to the risks normally associated with debt financing, including the risk that our operating income and cash flow will be insufficient to make required payments of principal and interest, or could restrict our borrowing capacity under our line of credit due to debt covenant restraints. Sufficient cash flow may not be available to make all required principal payments and still satisfy UDR’s distribution requirements to maintain its status as a REIT for federal income tax purposes. In addition, the full limits of our line of credit may not be available to us and we may not be able to access the commercial paper market if our operating performance falls outside the constraints of our debt covenants. We are also likely to need to refinance substantially all of our outstanding debt as it matures. We may not be able to refinance existing debt, or the terms of any refinancing may not be as favorable as the terms of the existing debt, which could create pressures to sell assets or to issue additional equity when we would otherwise not choose to do so. In addition, our failure to comply with our debt covenants could result in a requirement to repay our indebtedness prior to its maturity, which could have an adverse effect on our financial condition, cash flow, increase our financing costs and impact our ability to make distributions to UDR’s stockholders.

**Failure to Generate Sufficient Revenue Could Impair Debt Service Payments and Distributions to Stockholders.** If our apartment communities do not generate sufficient net rental income to meet rental expenses, our ability to make required payments of interest and principal on our debt securities and to pay distributions to UDR’s stockholders will be adversely affected. The following factors, among others, may affect the net rental income generated by our apartment communities:

- the national and local economies;
- local real estate market conditions, such as an oversupply of apartment homes;
- tenants’ perceptions of the safety, convenience, and attractiveness of our communities and the neighborhoods where they are located;
- our ability to provide adequate management, maintenance and insurance;
- rental expenses, including real estate taxes and utilities;
- competition from other apartment communities;
- changes in interest rates and the availability of financing;
- changes in governmental regulations and the related costs of compliance; and
- changes in tax and housing laws, including the enactment of rent control laws or other laws regulating multifamily housing.

Expenses associated with our investment in an apartment community, such as debt service, real estate taxes, insurance and maintenance costs, are generally not reduced when circumstances cause a reduction in rental income from that community. If a community is mortgaged to secure payment of debt and we are unable to make the mortgage payments, we could sustain a loss as a result of foreclosure on the community or the exercise of other remedies by the

mortgage holder.

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Changing Interest Rates Could Increase Interest Costs and Adversely Affect Our Cash Flow and the Market Price of Our Securities. We currently have, and expect to incur in the future, interest-bearing debt, including commercial paper, at rates that vary with market interest rates. As of December 31, 2016, UDR had approximately \$432.0 million of variable rate indebtedness outstanding, which constitutes approximately 12.7% of total outstanding indebtedness as of such date. As of December 31, 2016, the Operating Partnership had approximately \$190.6 million of variable rate indebtedness outstanding, which constitutes approximately 43.8% of total outstanding indebtedness to third parties as of such date. In addition, borrowings under our commercial paper program bear interest at variable rates. An increase in interest rates would increase our interest expenses and increase the costs of refinancing existing indebtedness and of issuing new debt, including commercial paper. Accordingly, higher interest rates could adversely affect cash flow and our ability to service our debt and to make distributions to security holders. The effect of prolonged interest rate increases could negatively impact our ability to make acquisitions and develop properties. In addition, an increase in market interest rates may lead our security holders to demand a higher annual yield, which could adversely affect the market price of UDR's common and preferred stock and debt securities.

Our Debt Level May Be Increased. Our current debt policy does not contain any limitations on the level of debt that we may incur, although our ability to incur debt is limited by covenants in our bank and other credit agreements. We manage our debt to be in compliance with these debt covenants, but subject to compliance with these covenants, we may increase the amount of our debt at any time without a concurrent improvement in our ability to service the additional debt.

Financing May Not Be Available and Could Be Dilutive. Our ability to execute our business strategy depends on our access to an appropriate blend of debt financing, including unsecured lines of credit, construction loans and other forms of secured debt, commercial paper and other forms of unsecured debt, and equity financing, including common and preferred equity. We and other companies in the real estate industry have experienced limited availability of financing from time to time, including due to regulatory changes directly or indirectly affecting financing markets, for example the changes in terms on construction loans brought about by the Basel III capital requirements and the associated "High Volatility Commercial Real Estate" designation, which has adversely impacted the availability of loans, including construction loans and the interest rate thereon. Restricted lending practices could impact our ability to obtain financing or refinancing for our properties. If we issue additional equity securities to finance developments and acquisitions instead of incurring debt, the interests of our existing stockholders could be diluted.

Failure To Maintain Our Current Credit Ratings Could Adversely Affect Our Cost of Funds, Related Margins, Liquidity, and Access to Capital Markets. Moody's and Standard & Poor's routinely evaluate our debt and have given us ratings on our senior unsecured debt, commercial paper program and preferred stock. These ratings are based on a number of factors, which included their assessment of our financial strength, liquidity, capital structure, asset quality, and sustainability of cash flow and earnings. Due to changes in these factors and market conditions, we may not be able to maintain our current credit ratings, which could adversely affect our cost of funds and related margins, liquidity, and access to capital markets, including our ability to access the commercial paper market.

Disruptions in Financial Markets May Adversely Impact Availability and Cost of Credit and Have Other Adverse Effects on Us and the Market Price of UDR's Stock. Our ability to make scheduled payments on, or to refinance, our debt obligations will depend on our operating and financial performance, which in turn is subject to prevailing economic conditions and to financial, business and other factors beyond our control. During the global financial crisis and the economic recession that followed it, the United States stock and credit markets experienced significant price volatility, dislocations and liquidity disruptions, which caused market prices of many stocks to fluctuate substantially and the spreads on debt financings to widen considerably. Those circumstances materially impacted liquidity in the financial markets at times, making terms for certain financings less attractive, and in some cases resulted in the unavailability of financing, such as the commercial paper market. Any future disruptions or uncertainty in the stock and credit markets may negatively impact our ability to refinance existing indebtedness and access additional financing for acquisitions, development of our properties and other purposes at reasonable terms or at all, which may negatively affect our business and the market price of UDR's common stock. If we are not successful in refinancing our existing indebtedness when it becomes due, we may be forced to dispose of properties on disadvantageous terms, which might adversely affect our ability to service other debt and to meet our other obligations. A prolonged downturn

in the financial markets may cause us to seek alternative sources of potentially less attractive financing, and may require us to adjust our business plan accordingly. These events also may make it more difficult or costly for us to raise capital through the issuance of UDR's common or preferred stock.

A Change in U.S. Government Policy or Support Regarding Fannie Mae or Freddie Mac Could Have a Material Adverse Impact on Our Business. While in recent years we have decreased our borrowing from Fannie Mae and Freddie Mac, Fannie Mae and Freddie Mac are a major source of financing to participants in the multifamily housing market including potential purchasers of our properties. Potential options for the future of agency mortgage financing in the U.S. have been suggested, including options that could involve a reduction in the amount of financing Fannie Mae and Freddie Mac are able to

provide, limitations on the loans that the agencies may make, which may not include loans secured by properties like our properties, or the phase out of Fannie Mae and Freddie Mac. While we believe Fannie Mae and Freddie Mac will continue to provide liquidity to our sector, should they discontinue doing so, have their mandates changed or reduced or be disbanded or reorganized by the government, or if there is reduced government support for multifamily housing generally, it may adversely affect interest rates, capital availability, development of multifamily communities and the value of multifamily residential real estate and, as a result, may adversely affect our business and results of operations. The Soundness of Financial Institutions Could Adversely Affect Us. We have relationships with many financial institutions, including lenders under our credit facilities, and, from time to time, we execute transactions with counterparties in the financial services industry. As a result, defaults by, or even rumors or questions about, financial institutions or the financial services industry generally, could result in losses or defaults by these institutions. In the event that the volatility of the financial markets adversely affects these financial institutions or counterparties, we or other parties to the transactions with us may be unable to complete transactions as intended, which could adversely affect our business and results of operations.

Interest Rate Hedging Contracts May Be Ineffective and May Result in Material Charges. From time to time when we anticipate issuing debt securities, we may seek to limit our exposure to fluctuations in interest rates during the period prior to the pricing of the securities by entering into interest rate hedging contracts. We may do this to increase the predictability of our financing costs. Also, from time to time we may rely on interest rate hedging contracts to limit our exposure under variable rate debt to unfavorable changes in market interest rates. If the terms of new debt securities are not within the parameters of, or market interest rates fall below that which we incur under a particular interest rate hedging contract, the contract is ineffective. Furthermore, the settlement of interest rate hedging contracts has involved and may in the future involve material charges. In addition, our use of interest rate hedging arrangements may expose us to additional risks, including a risk that a counterparty to a hedging arrangement may fail to honor its obligations. Developing an effective interest rate risk strategy is complex and no strategy can completely insulate us from risks associated with interest rate fluctuations. There can be no assurance that our hedging activities will have the desired beneficial impact on our results of operations or financial condition. Termination of these hedging agreements typically involves costs, such as transaction fees or breakage costs.

#### Risks Related to Tax Laws

We Would Incur Adverse Tax Consequences if UDR Failed to Qualify as a REIT. UDR has elected to be taxed as a REIT under the Code. Our qualification as a REIT requires us to satisfy numerous requirements, some on an annual and quarterly basis, established under highly technical and complex Code provisions for which there are only limited judicial or administrative interpretations, and involves the determination of various factual matters and circumstances not entirely within our control. We intend that our current organization and method of operation enable us to continue to qualify as a REIT, but we may not so qualify or we may not be able to remain so qualified in the future. In addition, U.S. federal income tax laws governing REITs and other corporations and the administrative interpretations of those laws may be amended at any time, potentially with retroactive effect. Future legislation, new regulations, administrative interpretations or court decisions could adversely affect our ability to qualify as a REIT or adversely affect UDR's stockholders.

If we fail to qualify as a REIT in any taxable year, we would be subject to federal income tax (including any applicable alternative minimum tax) on our taxable income at regular corporate rates, and would not be allowed to deduct dividends paid to UDR's stockholders in computing our taxable income. Also, unless the Internal Revenue Service granted us relief under certain statutory provisions, we could not re-elect REIT status until the fifth calendar year after the year in which we first failed to qualify as a REIT. The additional tax liability from the failure to qualify as a REIT would reduce or eliminate the amount of cash available for investment or distribution to UDR's stockholders. This would likely have a significant adverse effect on the value of our securities and our ability to raise additional capital. In addition, we would no longer be required to make distributions to UDR's stockholders. Even if we continue to qualify as a REIT, we will continue to be subject to certain federal, state and local taxes on our income and property.

Certain of our subsidiaries have also elected to be taxed as REITs under the Code, and are therefore subject to the same risks in the event that any such subsidiary fails to qualify as a REIT in any taxable year.

**Dividends Paid By REITs Generally Do Not Qualify for Reduced Tax Rates.** In general, the maximum U.S. federal income tax rate for dividends paid to individual U.S. stockholders is 20%. Unlike dividends received from a corporation that is not a REIT, our distributions to individual stockholders generally are not eligible for the reduced rates.

**UDR May Conduct a Portion of Our Business Through Taxable REIT Subsidiaries, Which are Subject to Certain Tax Risks.** We have established several taxable REIT subsidiaries. Despite UDR's qualification as a REIT, its taxable REIT subsidiaries must pay income tax on their taxable income. In addition, we must comply with various tests to continue to qualify as a REIT for federal income tax purposes, and our income from and investments in our taxable REIT subsidiaries generally do

not constitute permissible income and investments for these tests. While we will attempt to ensure that our dealings with our taxable REIT subsidiaries will not adversely affect our REIT qualification, we cannot provide assurance that we will successfully achieve that result. Furthermore, we may be subject to a 100% penalty tax, we may jeopardize our ability to retain future gains on real property sales, or our taxable REIT subsidiaries may be denied deductions, to the extent our dealings with our taxable REIT subsidiaries are not deemed to be arm's length in nature or are otherwise not respected.

**REIT Distribution Requirements Limit Our Available Cash.** As a REIT, UDR is subject to annual distribution requirements, which limit the amount of cash we retain for other business purposes, including amounts to fund our growth. We generally must distribute annually at least 90% of our net REIT taxable income, excluding any net capital gain, in order for our distributed earnings not to be subject to corporate income tax. We intend to make distributions to UDR's stockholders to comply with the requirements of the Code. However, differences in timing between the recognition of taxable income and the actual receipt of cash could require us to sell assets or borrow funds on a short-term or long-term basis to meet the 90% distribution requirement of the Code.

**Certain Property Transfers May Generate Prohibited Transaction Income, Resulting in a Penalty Tax on Gain Attributable to the Transaction.** From time to time, we may transfer or otherwise dispose of some of our properties. Under the Code, any gain resulting from transfers of properties that we hold as inventory or primarily for sale to customers in the ordinary course of business would be treated as income from a prohibited transaction and subject to a 100% penalty tax. Since we acquire properties for investment purposes, we do not believe that our occasional transfers or disposals of property are prohibited transactions. However, whether property is held for investment purposes is a question of fact that depends on all the facts and circumstances surrounding the particular transaction. The Internal Revenue Service may contend that certain transfers or disposals of properties by us are prohibited transactions. If the Internal Revenue Service were to argue successfully that a transfer or disposition of property constituted a prohibited transaction, then we would be required to pay a 100% penalty tax on any gain allocable to us from the prohibited transaction and we may jeopardize our ability to retain future gains on real property sales. In addition, income from a prohibited transaction might adversely affect UDR's ability to satisfy the income tests for qualification as a REIT for federal income tax purposes.

**Changes to the U.S. Federal Income Tax Laws, including the Enactment of Certain Proposed Tax Reform Measures, Could Have an Adverse Impact on Our Business and Financial Results.** Changes to the U.S. federal income tax laws are proposed regularly. Legislative and regulatory changes may be more likely in the 115<sup>th</sup> Congress because the Presidency and such Congress will be controlled by the same political party and significant reform of the Code has been described publicly as a legislative priority. Additionally, the REIT rules are constantly under review by persons involved in the legislative process and by the Internal Revenue Service and the U.S. Treasury Department, which may result in revisions to regulations and interpretations in addition to statutory changes. If enacted, certain such changes could have an adverse impact on our business and financial results. For example, certain proposals set forth in President Trump's administration and House Republican tax plans could reduce the relative competitive advantage of operating as a REIT unless accompanied by responsive changes to the REIT rules. These proposals include: the lowering of income tax rates on individuals and corporations, which could ease the burden of double taxation on corporate dividends and make the single level of taxation on REIT distributions relatively less attractive; allowing the expensing of capital expenditures, which could result in the bunching of taxable income and required distributions for REITs; and further limiting or eliminating the deductibility of interest expense, which could disrupt the real estate market and could increase the amount of REIT taxable income that must be distributed as dividends to shareholders. We cannot predict whether, when or to what extent new U.S. federal tax laws, regulations, interpretations or rulings will be issued, nor is the long-term impact of proposed tax reforms on the real estate investment industry or REITs clear. Prospective investors are urged to consult their tax advisors regarding the effect of potential changes to the U.S. federal tax laws on an investment in our shares.

**We May Be Adversely Affected by Changes in State and Local Tax Laws and May Become Subject to Tax Audits from Time to Time.** As discussed in the risk factors above, because UDR is organized and qualifies as a REIT, it is generally not subject to federal income taxes, but it is subject to certain state and local taxes. From time to time,



changes in state and local tax laws or regulations are enacted, which may result in an increase in our tax liability. A shortfall in tax revenues for states and municipalities in which we own apartment communities may lead to an increase in the frequency and size of such changes. If such changes occur, we may be required to pay additional state and local taxes. These increased tax costs could adversely affect our financial condition and the amount of cash available for the payment of distributions to UDR's stockholders. In the normal course of business, we or our affiliates (including entities through which we own real estate) may also become subject to federal, state or local tax audits. If we (or such entities) become subject to federal, state or local tax audits, the ultimate result of such audits could have an adverse effect on our financial condition.

The Operating Partnership and the DownREIT Partnership Intend to Qualify as Partnerships, But Cannot Guarantee That They Will Qualify. The Operating Partnership and the DownREIT Partnership intend to qualify as partnerships for federal income tax purposes, and intend to take that position for all income tax reporting purposes. If classified as partnerships, the Operating Partnership and the DownREIT Partnership generally will not be taxable entities and will not incur federal income tax liability. However, the Operating Partnership and the DownREIT Partnership would be treated as corporations for federal income tax purposes if they were “publicly traded partnerships,” unless at least 90% of their income was qualifying income as defined in the Code. A “publicly traded partnership” is a partnership whose partnership interests are traded on an established securities market or are readily tradable on a secondary market (or the substantial equivalent thereof). Although neither the Operating Partnership’s nor the DownREIT Partnership’s partnership units are traded on an established securities market, because of the redemption rights of their limited partners, the Operating Partnership’s and DownREIT Partnership’s units held by limited partners could be viewed as readily tradable on a secondary market (or the substantial equivalent thereof), and the Operating Partnership and the DownREIT Partnership may not qualify for one of the “safe harbors” under the applicable tax regulations. Qualifying income for the 90% test generally includes passive income, such as real property rents, dividends and interest. The income requirements applicable to REITs and the definition of qualifying income for purposes of this 90% test are similar in most respects. The Operating Partnership and the DownREIT Partnership may not meet this qualifying income test. If the Operating Partnership or the DownREIT Partnership were to be taxed as a corporation, they would incur substantial tax liabilities, and UDR would then fail to qualify as a REIT for tax purposes, unless it qualified for relief under certain statutory savings provisions, and our ability to raise additional capital would be impaired.

Qualifying as a REIT Involves Highly Technical and Complex Provisions of the Code. Our qualification as a REIT involves the application of highly technical and complex Code provisions for which only limited judicial and administrative authorities exist. Even a technical or inadvertent violation could jeopardize our REIT qualification. Moreover, new legislation, court decisions or administrative guidance, in each case possibly with retroactive effect, may make it more difficult or impossible for us to qualify as a REIT. Our qualification as a REIT will depend on our satisfaction of certain asset, income, organizational, distribution, shareholder ownership and other requirements on a continuing basis. Our ability to satisfy the REIT income and asset tests depends upon our analysis of the characterization and fair market values of our assets, some of which are not susceptible to a precise determination and for which we will not obtain independent appraisals, and upon our ability to successfully manage the composition of our income and assets on an ongoing basis. In addition, our ability to satisfy the requirements to qualify as a REIT depends in part on the actions of third parties over which we have no control or only limited influence, including in cases where we own an equity interest in an entity that is classified as a partnership for U.S. federal income tax purposes.

#### Risks Related to Our Organization and Ownership of UDR’s Stock

Changes in Market Conditions and Volatility of Stock Prices Could Adversely Affect the Market Price of UDR’s Common Stock. The stock markets, including the New York Stock Exchange (“NYSE”), on which we list UDR’s common stock, have experienced significant price and volume fluctuations. As a result, the market price of UDR’s common stock could be similarly volatile, and investors in UDR’s common stock may experience a decrease in the value of their shares, including decreases unrelated to our operating performance or prospects. In addition to the risks listed in this “Risk Factors” section, a number of factors could negatively affect the price per share of UDR’s common stock, including:

- general market and economic conditions;
- actual or anticipated variations in UDR’s quarterly operating results or dividends or UDR’s payment of dividends in shares of UDR’s stock;
- changes in our funds from operations or earnings estimates;
- difficulties or inability to access capital or extend or refinance existing debt;

- decreasing (or uncertainty in) real estate valuations;
- changes in market valuations of similar companies;
- publication of research reports about us or the real estate industry;
- the general reputation of real estate investment trusts and the attractiveness of their equity securities in comparison to other equity securities (including securities issued by other real estate companies);

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general stock and bond market conditions, including changes in interest rates on fixed income securities, that may lead prospective purchasers of UDR's stock to demand a higher annual yield from future dividends;

- a change in analyst ratings;
- additions or departures of key management personnel;
- adverse market reaction to any additional debt we incur in the future;
- speculation in the press or investment community;
- terrorist activity which may adversely affect the markets in which UDR's securities trade, possibly increasing market volatility and causing the further erosion of business and consumer confidence and spending;
- failure to qualify as a REIT;
- strategic decisions by us or by our competitors, such as acquisitions, divestments, spin-offs, joint ventures, strategic investments or changes in business strategy;
- failure to satisfy listing requirements of the NYSE;
- governmental regulatory action and changes in tax laws; and
- the issuance of additional shares of UDR's common stock, or the perception that such sales might occur, including under UDR's at-the-market equity distribution program.

Many of the factors listed above are beyond our control. These factors may cause the market price of shares of UDR's common stock to decline, regardless of our financial condition, results of operations, business or our prospects. We May Change the Dividend Policy for UDR's Common Stock in the Future. The decision to declare and pay dividends on UDR's common stock, as well as the timing, amount and composition of any such future dividends, will be at the sole discretion of our board of directors and will depend on our earnings, funds from operations, liquidity, financial condition, capital requirements, contractual prohibitions or other limitations under our indebtedness, the annual distribution requirements under the REIT provisions of the Code, state law and such other factors as our board of directors considers relevant. Any change in our dividend policy could have a material adverse effect on the market price of UDR's common stock.

Maryland Law May Limit the Ability of a Third Party to Acquire Control of Us, Which May Not be in UDR's Stockholders' Best Interests. Maryland business statutes may limit the ability of a third party to acquire control of us. As a Maryland corporation, we are subject to various Maryland laws which may have the effect of discouraging offers to acquire our Company and of increasing the difficulty of consummating any such offers, even if our acquisition would be in UDR's stockholders' best interests. The Maryland General Corporation Law restricts mergers and other business combination transactions between us and any person who acquires beneficial ownership of shares of UDR's stock representing 10% or more of the voting power without our board of directors' prior approval. Any such business combination transaction could not be completed until five years after the person acquired such voting power, and generally only with the approval of stockholders representing 80% of all votes entitled to be cast and 66 2/3 % of the votes entitled to be cast, excluding the interested stockholder, or upon payment of a fair price. Maryland law also provides generally that a person who acquires shares of our equity stock that represents 10% (and certain higher levels) of the voting power in electing directors will have no voting rights unless approved by a vote of two-thirds of the shares eligible to vote.

Limitations on Share Ownership and Limitations on the Ability of UDR's Stockholders to Effect a Change in Control of Our Company Restricts the Transferability of UDR's Stock and May Prevent Takeovers That are Beneficial to UDR's Stockholders. One of the requirements for maintenance of our qualification as a REIT for U.S. federal income tax purposes is that no more than 50% in value of our outstanding capital stock may be owned by five or fewer individuals, including entities specified in the Code, during the last half of any taxable year. Our charter contains ownership and transfer restrictions relating to UDR's stock primarily to assist us in complying with this and other REIT ownership requirements; however, the restrictions may have the effect of preventing a change of control, which does not threaten REIT status. These restrictions include a provision that generally limits ownership by any person of more than 9.9% of the value of our outstanding equity stock, unless our board of directors exempts the person from such ownership limitation, provided that any such exemption shall not allow the person to exceed 13% of the value of our outstanding equity stock. Absent such an exemption from our board of directors, the transfer of UDR's stock to any person in excess of the applicable ownership limit, or any transfer of shares of such stock in violation of the ownership

requirements of the Code for REITs, will be considered null and void, and the intended transferee of

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such stock will acquire no rights in such shares. These provisions of our charter may have the effect of delaying, deferring or preventing someone from taking control of us, even though a change of control might involve a premium price for UDR's stockholders or might otherwise be in UDR's stockholders' best interests.

**Item 1B. UNRESOLVED STAFF COMMENTS**

None.

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## Item 2. PROPERTIES

At December 31, 2016, our consolidated apartment portfolio included 127 communities located in 18 markets, with a total of 39,454 completed apartment homes.

The tables below set forth a summary of real estate portfolio by geographic market of the Company and of the Operating Partnership at December 31, 2016.

SUMMARY OF REAL ESTATE PORTFOLIO BY GEOGRAPHIC MARKET AT DECEMBER 31, 2016  
UDR, INC.

	Number of Apartment Communities	Number of Apartment Homes	Percentage of Carrying Value	Gross Amount (in thousands)	Encumbrances (in thousands)	Cost per Home	Average Physical Occupancy	Average Home Size (in square feet)
<b>WEST REGION</b>								
Orange County, CA	12	4,814	12.1 %	\$ 1,159,595	\$ 177,005	\$240,880	95.4 %	837
San Francisco, CA	11	2,751	8.8 %	850,605	65,495	309,198	95.8 %	830
Seattle, WA	14	2,593	9.1 %	876,934	79,577	338,193	95.9 %	902
Los Angeles, CA	4	1,225	4.6 %	446,465	110,778	364,461	95.3 %	967
Monterey Peninsula, CA	7	1,565	1.8 %	169,005	—	107,990	96.7 %	728
Other Southern California	3	756	1.3 %	124,891	55,263	165,200	95.8 %	934
Portland, OR	2	476	0.5 %	47,559	—	99,914	97.1 %	903
<b>MID-ATLANTIC REGION</b>								
Metropolitan D.C.	22	8,402	22.3 %	2,142,013	272,919	254,941	96.4 %	908
Richmond, VA	4	1,358	1.5 %	143,773	33,850	105,871	96.6 %	1,018
Baltimore, MD	3	720	1.6 %	149,249	—	207,290	96.9 %	993
<b>NORTHEAST REGION</b>								
New York, NY	4	1,945	13.6 %	1,301,167	—	668,980	97.3 %	742
Boston, MA	5	1,548	5.8 %	560,593	78,350	362,140	96.3 %	1,042
<b>SOUTHEAST REGION</b>								
Orlando, FL	9	2,500	2.3 %	216,647	—	86,659	96.8 %	946
Nashville, TN	8	2,260	2.1 %	201,468	64,971	89,144	97.6 %	933
Tampa, FL	7	2,287	2.6 %	245,242	12,450	107,233	96.7 %	982
Other Florida	1	636	0.8 %	83,404	39,787	131,140	96.4 %	1,130
<b>SOUTHWEST REGION</b>								
Dallas, TX	7	2,345	2.7 %	263,352	107,734	112,304	96.6 %	862
Austin, TX	4	1,273	1.6 %	158,009	36,299	124,123	94.6 %	913
Total Operating Communities	127	39,454	95.1 %	9,139,971	1,134,478	\$231,661	96.3 %	900
<b>Real Estate Under Development (a)</b>								
Land	—	—	0.7 %	72,429	—	—	—	—
Held for Disposition	—	—	— %	1,624	—	—	—	—
Other	—	—	0.6 %	59,447	—	—	—	—
Total Real Estate Owned	127	39,454	100.0 %	\$9,615,753	\$ 1,134,478	—	—	—

(a) As of December 31, 2016, the Company was developing two wholly-owned communities with 1,101 apartment homes, none of which have been completed.

SUMMARY OF REAL ESTATE PORTFOLIO BY GEOGRAPHIC MARKET AT DECEMBER 31, 2016  
UNITED DOMINION REALTY, L.P.

	Number of Apartment Communities	Number of Apartment Homes	Percentage of Carrying Value	Gross Amount (in thousands)	Encumbrances (in thousands)	Cost per Home	Average Physical Occupancy	Average Home Size (in square feet)
<b>WEST REGION</b>								
Orange County, CA	7	3,499	21.1 %	\$ 776,770	\$ 177,005	\$ 221,998	95.2 %	806
San Francisco, CA	9	2,185	16.0 %	588,883	65,493	269,512	96.7 %	817
Seattle, WA	5	932	6.0 %	219,445	—	235,456	96.6 %	874
Los Angeles, CA	2	344	3.0 %	110,435	43,078	321,029	95.6 %	976
Monterey Peninsula, CA	7	1,565	4.6 %	169,006	—	107,990	96.7 %	728
Other Southern California	2	516	2.5 %	92,297	55,262	178,876	95.5 %	951
Portland, OR	2	476	1.3 %	47,559	—	99,914	97.1 %	903
<b>MID-ATLANTIC REGION</b>								
Metropolitan D.C.	6	2,068	15.1 %	554,630	31,374	268,196	96.5 %	898
Baltimore, MD	2	540	2.8 %	102,303	—	189,450	96.7 %	968
<b>NORTHEAST REGION</b>								
New York, NY	2	996	16.5 %	605,682	—	608,113	97.3 %	690
Boston, MA	1	387	1.9 %	69,808	—	180,382	96.7 %	1,069
<b>SOUTHEAST REGION</b>								
Nashville, TN	6	1,612	3.8 %	141,452	23,550	87,749	97.6 %	925
Tampa, FL	2	942	2.8 %	103,872	—	110,269	96.9 %	1,043
Other Florida	1	636	2.3 %	83,405	39,787	131,140	96.4 %	1,130
Total Operating Communities	54	16,698	99.7 %	3,665,547	435,549	\$ 219,205	96.3 %	868
Real Estate Under Development	—	—	— %	—	—	—	—	—
Land	—	—	— %	—	—	—	—	—
Other	—	—	0.3 %	9,157	—	—	—	—
Total Real Estate Owned	54	16,698	100.0 %	\$ 3,674,704	\$ 435,549	—	—	—

Item 3. LEGAL PROCEEDINGS

We are subject to various legal proceedings and claims arising in the ordinary course of business. We cannot determine the ultimate liability with respect to such legal proceedings and claims at this time. We believe that such liability, to the extent not provided for through insurance or otherwise, will not have a material adverse effect on our financial condition, results of operations or cash flow.

Item 4. MINE SAFETY DISCLOSURES

Not Applicable.



## PART II

## Item 5. MARKET FOR REGISTRANT'S COMMON EQUITY, RELATED STOCKHOLDER MATTERS AND ISSUER PURCHASES OF EQUITY SECURITIES

UDR, Inc.:

Common Stock

UDR, Inc.'s common stock has been listed on the New York Stock Exchange ("NYSE") under the symbol "UDR" since May 7, 1990. The following tables set forth the quarterly high and low sale prices per common share reported on the NYSE for each quarter of the last two fiscal years. Distribution information for common stock reflects distributions declared per share for each calendar quarter and paid at the end of the following month.

	2016			2015		
	High	Low	Distributions Declared	High	Low	Distributions Declared
Quarter ended March 31,	\$38.53	\$33.15	\$ 0.2950	\$35.22	\$31.31	\$ 0.2775
Quarter ended June 30,	\$38.56	\$33.42	\$ 0.2950	\$34.17	\$31.62	\$ 0.2775
Quarter ended September 30,	\$37.63	\$34.20	\$ 0.2950	\$35.67	\$31.14	\$ 0.2775
Quarter ended December 31,	\$36.48	\$33.11	\$ 0.2950	\$37.89	\$33.77	\$ 0.2775

On February 17, 2017, the closing sale price of our common stock was \$35.59 per share on the NYSE, and there were 3,982 holders of record of the 267,370,704 outstanding shares of our common stock.

We have determined that, for federal income tax purposes, approximately 61% of the distributions for 2016 represented ordinary income, 27% represented long-term capital gain, and 12% represented unrecaptured section 1250 gain.

UDR pays regular quarterly distributions to holders of its common stock. Future distributions will be at the discretion of our Board of Directors and will depend on our actual funds from operations, financial condition and capital requirements, the annual distribution requirements under the REIT provisions of the Code, and other factors.

Series E Preferred Stock

The Series E Cumulative Convertible Preferred Stock ("Series E") has no stated par value and a liquidation preference of \$16.61 per share. Subject to certain adjustments and conditions, each share of the Series E is convertible at any time and from time to time at the holder's option into 1.083 shares of our common stock. The holders of the Series E are entitled to vote on an as-converted basis as a single class in combination with the holders of common stock at any meeting of our stockholders for the election of directors or for any other purpose on which the holders of common stock are entitled to vote. The Series E has no stated maturity and is not subject to any sinking fund or any mandatory redemption. In connection with a special dividend (declared on November 5, 2008), the Company reserved for issuance upon conversion of the Series E additional shares of common stock to which a holder of the Series E would have received if the holder had converted the Series E immediately prior to the record date for this special dividend. Distributions declared on the Series E for the years ended December 31, 2016 and 2015 were \$1.33 per share or \$0.3322 per quarter. The Series E is not listed on any exchange. At December 31, 2016, a total of 2,796,903 shares of the Series E were outstanding.

Series F Preferred Stock

We are authorized to issue up to 20,000,000 shares of our Series F Preferred Stock ("Series F"). The Series F may be purchased by holders of our Operating Partnership Units, or OP Units, described below under "Operating Partnership Units," at a purchase price of \$0.0001 per share. OP unitholders are entitled to subscribe for and purchase one share of the Series F for each OP Unit held. In connection with the acquisition of properties from Home OP and the formation of the DownREIT Partnership in October 2015, we issued 13,988,313 Series F shares at \$0.0001 per share to former limited partners of the Home OP, which had the right to subscribe for one share of Series F for each DownREIT Unit issued in connection with the acquisitions.

As of December 31, 2016, a total of 16,196,889 shares of the Series F were outstanding. Holders of the Series F are entitled to one vote for each share of the Series F they hold, voting together with the holders of our common stock, on

each

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matter submitted to a vote of security holders at a meeting of our stockholders. The Series F does not entitle its holders to any other rights, privileges or preferences.

#### Distribution Reinvestment and Stock Purchase Plan

We have a Distribution Reinvestment and Stock Purchase Plan under which holders of our common stock may elect to automatically reinvest their distributions and make additional cash payments to acquire additional shares of our common stock. Stockholders who do not participate in the plan continue to receive distributions as and when declared. As of February 17, 2017, there were approximately 2,159 participants in the plan.

#### United Dominion Realty, L.P.:

##### Operating Partnership Units

There is no established public trading market for United Dominion Realty, L.P.'s Operating Partnership Units. From time to time we issue shares of our common stock in exchange for OP Units tendered to the Operating Partnership for redemption in accordance with the provisions of the Operating Partnership's limited partnership agreement. At December 31, 2016, there were 183,278,698 OP Units outstanding in the Operating Partnership, of which 174,230,084 OP Units or 95.1% were owned by UDR and affiliated entities and 9,048,614 OP Units or 4.9% were owned by non-affiliated limited partners. Under the terms of the Operating Partnership's limited partnership agreement, the holders of OP Units have the right to require the Operating Partnership to redeem all or a portion of the OP Units held by the holder in exchange for a cash payment based on the market value of our common stock at the time of redemption. However, the Operating Partnership's obligation to pay the cash amount is subject to the prior right of the Company to acquire such OP Units in exchange for either the cash amount or the number of shares of our common stock equal to the number of OP Units being redeemed.

During 2016, we issued a total of 4,685 shares of common stock upon redemption of OP Units.

##### Purchases of Equity Securities

In February 2006, UDR's Board of Directors authorized a 10 million share repurchase program. In January 2008, UDR's Board of Directors authorized a new 15 million share repurchase program. Under the two share repurchase programs, UDR may repurchase shares of our common stock in open market purchases, block purchases, privately negotiated transactions or otherwise. As reflected in the table below, no shares of common stock were repurchased under these programs during the quarter ended December 31, 2016.

Period	Total Number of Shares Purchased	Average Price per Share	Total Number of Shares Purchased as Part of Publicly Announced Plans or Programs	Maximum Number of Shares that May Yet Be Purchased Under the Plans or Programs (a)
Beginning Balance	9,967,490	\$ 22.00	9,967,490	15,032,510
October 1, 2016 through October 31, 2016	—	—	—	15,032,510
November 1, 2016 through November 30, 2016	—	—	—	15,032,510
December 1, 2016 through December 31, 2016	—	—	—	15,032,510
Balance as of December 31, 2016	9,967,490	\$ 22.00	9,967,490	15,032,510

(a) This number reflects the amount of shares that were available for purchase under our 10 million share repurchase program authorized in February 2006 and our 15 million share repurchase program authorized in January 2008.

During the three months ended December 31, 2016, certain of our employees surrendered shares of common stock owned by them to satisfy their statutory minimum federal and state tax obligations associated with the vesting of restricted shares of common stock issued under our 1999 Long-Term Incentive Plan (the "LTIP"). The following table

summarizes all of these repurchases during the three months ended December 31, 2016.

Period	Total Number of Shares Purchased	Average Price Paid per Share(a)	Total Number of Shares Purchased as Part of Publicly Announced Plans or Programs	Maximum Number of Shares that May Yet Be Purchased Under the Plans or Programs
October 1, 2016 through October 31, 2016	—	\$ —	N/A	N/A
November 1, 2016 through November 30, 2016	—	—	N/A	N/A
December 1, 2016 through December 31, 2016	60,372	36.48	N/A	N/A
Total	60,372	\$ 36.48		

(a) The price paid per share is based on the closing price of our common stock as of the date of the determination of the statutory minimum for federal and state tax obligations.

## Comparison of Five-year Cumulative Total Returns

The following graph compares the five-year cumulative total returns for UDR common stock with the comparable cumulative return of the NAREIT Equity REIT Index, Standard & Poor's 500 Stock Index, the NAREIT Equity Apartment Index and the MSCI US REIT Index. The graph assumes that \$100 was invested on December 31, 2011, in each of our common stock and the indices presented. Historical stock price performance is not necessarily indicative of future stock price performance. The comparison assumes that all dividends are reinvested.

Index	Period Ending					
	12/31/2011	12/31/2012	12/31/2013	12/31/2014	12/31/2015	12/31/2016
UDR, Inc.	100.00	98.07	100.00	137.18	172.80	173.26
NAREIT Equity Apartment Index	100.00	106.93	100.31	140.06	163.10	167.76
US MSCI REITS	100.00	117.77	120.68	157.34	161.30	175.17
S&P 500	100.00	116.00	153.57	174.60	177.01	198.18
NAREIT Equity REIT Index	100.00	118.06	120.97	157.43	162.46	176.30

The performance graph and the related chart and text, are being furnished solely to accompany this Annual Report on Form 10-K pursuant to Item 201(e) of Regulation S-K, and are not being filed for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, and are not to be incorporated by reference into any filing of ours, whether made before or after the date hereof, regardless of any general incorporation language in such filing.

## Item 6. SELECTED FINANCIAL DATA

The following tables set forth selected consolidated financial and other information of UDR, Inc. and of the Operating Partnership as of and for each of the years in the five-year period ended December 31, 2016. The table should be read in conjunction with each of UDR, Inc.'s and the Operating Partnership's respective consolidated financial statements and the notes thereto, and Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations, included elsewhere in this Report.

	UDR, Inc.				
	Year Ended December 31, (In thousands, except per share data and apartment homes owned)				
	2016	2015	2014	2013	2012
<b>OPERATING DATA:</b>					
Rental income	\$948,461	\$871,928	\$805,002	\$746,484	\$704,701
Income/(loss) from continuing operations	109,529	105,482	16,260	2,340	(46,305 )
Income/(loss) from discontinued operations, net of tax	—	—	10	43,942	266,608
Net income/(loss)	320,380	357,159	159,842	46,282	220,303
Distributions to preferred stockholders	3,717	3,722	3,724	3,724	6,010
Net income/(loss) attributable to common stockholders	289,001	336,661	150,610	41,088	203,376
Common stock distributions declared	315,102	289,500	263,503	235,721	215,654
Income/(loss) per weighted average common share — basic:					
Income/(loss) from continuing operations attributable to common stockholders	\$ 1.09	\$ 1.30	\$ 0.60	\$(0.01 )	\$(0.22 )
Income/(loss) from discontinued operations attributable to common stockholders	—	—	—	0.17	1.07
Net income/(loss) attributable to common stockholders	\$ 1.09	\$ 1.30	\$ 0.60	\$ 0.16	\$ 0.85
Income/(loss) per weighted average common share — diluted:					
Income/(loss) from continuing operations attributable to common stockholders	\$ 1.08	\$ 1.29	\$ 0.59	\$(0.01 )	\$(0.22 )
Income/(loss) from discontinued operations attributable to common stockholders	—	—	—	0.17	1.07
Net income/(loss) attributable to common stockholders	\$ 1.08	\$ 1.29	\$ 0.59	\$ 0.16	\$ 0.85
Weighted average number of Common Shares outstanding — basic	265,386	258,669	251,528	249,969	238,851
Weighted average number of Common Shares outstanding — diluted	267,311	263,752	253,445	249,969	238,851
Weighted average number of Common Shares outstanding, OP Units/DownREIT Units and Common	295,469	276,699	265,728	263,926	252,659
Stock equivalents outstanding — diluted					
Common stock distributions declared - per share	\$ 1.18	\$ 1.11	\$ 1.04	\$ 0.94	\$ 0.88
<b>Balance Sheet Data:</b>					
Real estate owned, at cost (a)	\$9,615,753	\$9,190,276	\$8,383,259	\$8,207,977	\$8,055,828
Accumulated depreciation (a)	2,923,625	2,646,874	2,434,772	2,208,794	1,924,682
Total real estate owned, net of accumulated depreciation (a)	6,692,128	6,543,402	5,948,487	5,999,183	6,131,146

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Total assets	7,679,584	7,663,844	6,828,728	6,787,342	6,839,637
Secured debt, net (a)	1,130,858	1,376,945	1,354,321	1,432,186	1,420,028
Unsecured debt, net	2,270,620	2,193,850	2,210,978	2,071,137	1,969,839
Total debt, net	3,401,478	3,570,795	3,565,299	3,503,323	3,389,867
Total stockholders' equity	\$3,093,110	\$2,899,755	\$2,735,097	\$2,811,648	\$2,992,916
Number of Common Shares outstanding	267,259	261,845	255,115	250,750	250,139

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UDR, Inc.  
Year Ended December 31,  
(In thousands, except per share data  
and apartment homes owned)

	2016	2015	2014	2013	2012
OPERATING DATA (continued):					
Other Data (a)					
Total consolidated apartment homes owned (at end of year)	39,454	40,728	39,851	41,250	41,571
Weighted average number of consolidated apartment homes owned during the year	40,543	39,501	40,644	41,392	42,747
Cash Flow Data:					
Cash provided by/(used in) operating activities (c)	\$536,929	\$458,627	\$397,303	\$344,373	\$327,187
Cash provided by/(used in) investing activities (c)	(112,277 )	(265,461 )	(298,603 )	(127,680 )	(211,582 )
Cash provided by/(used in) financing activities	(429,282 )	(201,648 )	(113,725 )	(198,559 )	(115,993 )
Funds from Operations (b):					
Funds from operations attributable to common stockholders and unitholders — basic	\$527,096	\$455,565	\$411,702	\$376,778	\$350,628
Funds from operations attributable to common stockholders and unitholders — diluted	530,813	459,287	415,426	380,502	354,532

(a) Includes amounts classified as Held for Disposition, where applicable.

(b) Funds from operations (“FFO”) is defined as net income attributable to common stockholders (computed in accordance with GAAP), excluding impairment write-downs of depreciable real estate or of investments in non-consolidated investees that are driven by measurable decreases in the fair value of depreciable real estate held by the investee, gains or losses from sales of depreciable property, plus real estate depreciation and amortization, and after adjustments for noncontrolling interests, unconsolidated partnerships and joint ventures. This definition conforms with the National Association of Real Estate Investment Trust’s (“NAREIT”) definition issued in April 2002. Historical cost accounting for real estate assets in accordance with GAAP implicitly assumes that the value of real estate assets diminishes predictably over time. Since real estate values instead have historically risen or fallen with market conditions, many industry investors and analysts have considered the presentation of operating results for real estate companies that use historical cost accounting to be insufficient by themselves. Thus, NAREIT created FFO as a supplemental measure of a REIT’s operating performance. In the computation of FFO, diluted, if OP Units, DownREIT Units, unvested restricted stock, stock options, and the shares of Series E Cumulative Convertible Preferred Stock are dilutive, they are included in the diluted share count.

Activities of our taxable REIT subsidiaries (“TRS”) include development and land entitlement. From time to time, we develop and subsequently sell a TRS property which results in a short-term use of funds that produces a profit that differs from the traditional long-term investment in real estate for REITs. We believe that the inclusion of these TRS gains in FFO is consistent with the standards established by NAREIT as the short-term investment is incidental to our main business. TRS gains on sales, net of taxes, are defined as net sales proceeds less a tax provision and the gross investment basis of the asset before accumulated depreciation.

We consider FFO a useful metric for investors as we use FFO in evaluating property acquisitions and our operating performance, and believe that FFO should be considered along with, but not as an alternative to, net income and cash flow as a measure of our activities in accordance with GAAP. FFO does not represent cash generated from operating activities in accordance with GAAP and is not necessarily indicative of funds available to fund our cash needs.

See “Funds from Operations” in Item 7. Management Discussion and Analysis of Financial Condition and Results of Operations for a reconciliation of FFO and Net income/(loss) attributable to common stockholders.

The Company elected to early adopt Financial Accounting Standards Board ("FASB") Accounting Standards Update ("ASU") ASU 2016-15, Statement of Cash Flows (Topic 230), Classification of Certain Cash Receipts and Cash Payments in 2016. See Note 2, Significant Accounting Policies, in the Notes to the UDR, Inc. Consolidated Financial Statements included in this Report for a complete description of the ASU and its impact.

Upon adopting the ASU, the Company elected to classify distributions received from equity method investees using the cumulative earnings approach. As a result, the following retrospective changes were made to the above table:

	2015	2014	2013	2012
Cash provided by/(used in) operating activities - as previously reported	\$431,615	\$392,360	\$339,902	\$327,187
Return on investment in unconsolidated joint ventures	27,012	4,943	4,471	—
Cash provided by/(used in) operating activities - as reported above	\$458,627	\$397,303	\$344,373	\$327,187
Cash provided by/(used in) investing activities - as previously reported	\$(238,449)	\$(293,660)	\$(123,209)	\$(211,582)
Return on investment in unconsolidated joint ventures	(27,012 )	(4,943 )	(4,471 )	—
Cash provided by/(used in) investing activities - as reported above	\$(265,461)	\$(298,603)	\$(127,680)	\$(211,582)

United Dominion Realty, L.P.  
 Year Ended December 31,  
 (In thousands, except per OP unit data  
 and apartment homes owned)

	2016	2015	2014	2013	2012
<b>OPERATING DATA:</b>					
Rental income	\$404,415	\$440,408	\$422,634	\$401,853	\$384,946
Income/(loss) from continuing operations	46,082	56,940	33,544	32,766	(13,309 )
Income/(loss) from discontinued operations	—	—	—	45,176	57,643
Net income/(loss)	79,262	215,063	97,179	77,942	44,334
Net income/(loss) attributable to OP unitholders	77,818	213,301	96,227	73,376	43,982
Income/(loss) per weighted average OP Unit - basic and diluted:					
Income/(loss) from continuing operations attributable to OP unitholder	\$0.42	\$1.16	\$0.53	\$0.16	\$(0.07 )
Income/(loss) from discontinued operations attributable to OP unitholder	—	—	—	0.24	0.31
Net income/(loss) attributable to OP unitholders	\$0.42	\$1.16	\$0.53	\$0.40	\$0.24
Weighted average number of OP Units outstanding — basic and diluted	183,279	183,279	183,279	184,196	184,281
<b>Balance Sheet Data:</b>					
Real estate owned, at cost (a)	\$3,674,704	\$3,630,950	\$4,238,770	\$4,188,480	\$4,182,920
Accumulated depreciation (a)	1,408,815	1,281,258	1,403,303	1,241,574	1,097,133
Total real estate owned, net of accumulated depreciation (a)	2,265,889	2,349,647	2,835,467	2,946,906	3,085,787
Total assets	2,415,535	2,554,808	2,873,809	2,987,393	3,130,182
Secured debt, net (a)	433,974	475,964	927,484	929,017	961,167
Total liabilities	797,036	833,478	1,139,758	1,184,296	1,211,426
Total partners' capital	1,578,202	1,713,412	1,703,001	1,795,934	1,917,299
Advances to/(from) the General Partner	\$(19,659 )	\$11,270	\$(13,624 )	\$9,916	\$11,056
Number of OP units outstanding	183,279	183,279	183,279	183,279	184,281
<b>Other Data:</b>					
Total consolidated apartment homes owned (at end of year) (a)	16,698	16,974	20,814	20,746	21,660
<b>Cash Flow Data:</b>					
Cash provided by/(used in) operating activities	\$228,682	\$226,765	\$208,032	\$208,346	\$201,095
Cash provided by/(used in) investing activities	(9,546 )	23,583	(46,650 )	(63,954 )	4,273
Cash provided by/(used in) financing activities	(221,483 )	(247,747 )	(162,777 )	(145,299 )	(203,268 )
(a) Includes amounts classified as Held for Disposition, where applicable.					

## Item 7. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

### Forward-Looking Statements

This Report contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934. Such forward-looking statements include, without limitation, statements concerning property acquisitions and dispositions, development activity and capital expenditures, capital raising activities, rent growth, occupancy, and rental expense growth. Words such as “expects,” “anticipates,” “intends,” “plans,” “likely,” “will,” “believes,” “seeks,” “estimates,” and variations of such words and similar expressions are intended to identify such forward-looking statements. Such statements involve known and unknown risks, uncertainties and other factors which may cause our actual results, performance or achievements to be materially different from the results of operations or plans expressed or implied by such forward-looking statements. Such factors include, among other things, unfavorable changes in the apartment market, changing economic conditions, the impact of inflation/deflation on rental rates and property operating expenses, expectations concerning availability of capital and the stability of the capital markets, the impact of competition and competitive pricing, acquisitions, developments and redevelopments not achieving anticipated results, delays in completing developments, redevelopments and lease-ups on schedule, expectations on job growth, home affordability and demand/supply ratio for multifamily housing, expectations concerning development and redevelopment activities, expectations on occupancy levels and rental rates, expectations concerning the joint ventures with third parties, expectations that automation will help grow net operating income, and expectations on annualized net operating income.

The following factors, among others, could cause our future results to differ materially from those expressed in the forward-looking statements:

• general economic conditions;

• unfavorable changes in the apartment market and economic conditions that could adversely affect occupancy levels and rental rates;

• the failure of acquisitions to achieve anticipated results;

• possible difficulty in selling apartment communities;

• competitive factors that may limit our ability to lease apartment homes or increase or maintain rents;

• insufficient cash flow that could affect our debt financing and create refinancing risk;

• failure to generate sufficient revenue, which could impair our debt service payments and distributions to stockholders;

• development and construction risks that may impact our profitability;

• potential damage from natural disasters, including hurricanes and other weather-related events, which could result in substantial costs to us;

• risks from extraordinary losses for which we may not have insurance or adequate reserves;

• uninsured losses due to insurance deductibles, self-insurance retention, uninsured claims or casualties, or losses in excess of applicable coverage;

• delays in completing developments and lease-ups on schedule;

our failure to succeed in new markets;

changing interest rates, which could increase interest costs and affect the market price of our securities;

potential liability for environmental contamination, which could result in substantial costs to us;

the imposition of federal taxes if we fail to qualify as a REIT under the Code in any taxable year;

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our internal controls over financial reporting may not be considered effective which could result in a loss of investor confidence in our financial reports, and in turn have an adverse effect on our stock price; and

• changes in real estate laws, tax laws and other laws affecting our business.

A discussion of these and other factors affecting our business and prospects is set forth in Part I, Item 1A. Risk Factors. We encourage investors to review these risk factors.

Although we believe that the assumptions underlying the forward-looking statements contained herein are reasonable, any of the assumptions could be inaccurate, and therefore such statements included in this Report may not prove to be accurate. In light of the significant uncertainties inherent in the forward-looking statements included herein, the inclusion of such information should not be regarded as a representation by us or any other person that the results or conditions described in such statements or our objectives and plans will be achieved.

Forward-looking statements and such risks, uncertainties and other factors speak only as of the date of this Report, and we expressly disclaim any obligation or undertaking to update or revise any forward-looking statement contained herein, to reflect any change in our expectations with regard thereto, or any other change in events, conditions or circumstances on which any such statement is based, except to the extent otherwise required by law.

The following discussion should be read in conjunction with the consolidated financial statements appearing elsewhere herein and is based primarily on the consolidated financial statements and the accompanying notes for the years ended December 31, 2016, 2015 and 2014 of each of UDR, Inc. and United Domination Realty, L.P.

UDR, Inc.:

#### Business Overview

We are a self-administered real estate investment trust, or REIT, that owns, acquires, renovates, develops, and manages apartment communities. We were formed in 1972 as a Virginia corporation. In June 2003, we changed our state of incorporation from Virginia to Maryland. Our subsidiaries include the Operating Partnership and the DownREIT Partnership. Unless the context otherwise requires, all references in this Report to “we,” “us,” “our,” “the Company,” or “UDR” refer collectively to UDR, Inc., its subsidiaries and its consolidated joint ventures.

At December 31, 2016, our consolidated real estate portfolio included 127 communities in 10 states plus the District of Columbia totaling 39,454 apartment homes, and our total real estate portfolio, inclusive of our unconsolidated communities, included an additional 27 communities with 6,849 apartment homes.

At December 31, 2016, the Company was developing two wholly-owned communities with 1,101 apartment homes, none of which have been completed, and four unconsolidated joint venture communities with 1,069 apartment homes, 99 of which have been completed. In addition, the Company was redeveloping 425 apartment homes, 351 of which have been completed, at three wholly-owned communities with 888 apartment homes.

#### Critical Accounting Policies and Estimates

The preparation of financial statements in conformity with United States generally accepted accounting principles (“GAAP”) requires management to use judgment in the application of accounting policies, including making estimates and assumptions. A critical accounting policy is one that is both important to our financial condition and results of operations as well as involves some degree of uncertainty. Estimates are prepared based on management’s assessment after considering all evidence available. Changes in estimates could affect our financial position or results of operations. Below is a discussion of the accounting policies that we consider critical to understanding our financial condition or results of operations where there is uncertainty or where significant judgment is required. A discussion of our significant accounting policies, including further discussion of the accounting policies described below, can be found in Note 2, Significant Accounting Policies, to the Notes to the UDR Consolidated Financial Statements included in this Report.

#### Cost Capitalization

In conformity with GAAP, we capitalize those expenditures that materially enhance the value of an existing asset or substantially extend the useful life of an existing asset. Expenditures necessary to maintain an existing property in

ordinary operating condition are expensed as incurred.

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In addition to construction costs, we capitalize costs directly related to the predevelopment, development, and redevelopment of a capital project, which include, but are not limited to, interest, real estate taxes, insurance, and allocated development and redevelopment overhead related to support costs for personnel working on the capital projects. We use our professional judgment in determining whether such costs meet the criteria for capitalization or must be expensed as incurred. These costs are capitalized only during the period in which activities necessary to ready an asset for its intended use are in progress and such costs are incremental and identifiable to a specific activity to get the asset ready for its intended use. As each home in a capital project is completed and becomes available for lease-up, the Company ceases capitalization on the related portion. The costs capitalized are reported on the Consolidated Balance Sheets as Total Real Estate Owned, Net of Accumulated Depreciation. Amounts capitalized during the years ended December 31, 2016, 2015, and 2014 were \$24.4 million, \$22.4 million, and \$29.2 million, respectively.

#### Investment in Unconsolidated Entities

We may enter into various joint venture agreements and/or partnerships with unrelated third parties to hold or develop real estate assets. We must determine for each of these ventures whether to consolidate the entity or account for our investment under the equity method of accounting. We determine whether to consolidate a joint venture or partnership based on our rights and obligations under the venture agreement, applying the applicable accounting guidance. The application of the rules in evaluating the accounting treatment for each joint venture or partnership is complex and requires substantial management judgment. We evaluate our accounting for investments on a regular basis including when a significant change in the design of an entity occurs. Throughout our financial statements, and in this Management's Discussion and Analysis of Financial Condition and Results of Operations, we use the term "joint venture" or "partnership" when referring to investments in entities in which we do not have a 100% ownership interest.

We continually evaluate our investments in unconsolidated joint ventures when events or changes in circumstances indicate that there may be an other-than-temporary decline in value. We consider various factors to determine if a decrease in the value of the investment is other-than-temporary. These factors include, but are not limited to, age of the venture, our intent and ability to retain our investment in the entity, the financial condition and long-term prospects of the entity, and the relationships with the other joint venture partners and its lenders. The amount of loss recognized is the excess of the investment's carrying amount over its estimated fair value. If we believe that the decline in fair value is temporary, no impairment is recorded. The aforementioned factors are taken as a whole by management in determining the valuation of our investment property. Should the actual results differ from management's judgment, the valuation could be negatively affected and may result in a negative impact to our Consolidated Financial Statements.

#### Impairment of Long-Lived Assets

We record impairment losses on long-lived assets used in operations when events and circumstances indicate that the assets might be impaired and the undiscounted cash flows estimated to be generated by the future operation and disposition of those assets are less than the net book value of those assets. Our cash flow estimates are based upon historical results adjusted to reflect our best estimate of future market and operating conditions and our estimated holding periods. The net book value of impaired assets is reduced to fair market value. Our estimates of fair market value represent our best estimate based primarily upon unobservable inputs (defined as Level 3 inputs in the fair value hierarchy) related to rental rates, operating costs, growth rates, discount rates, capitalization rates, industry trends and reference to market rates and transactions.

#### Real Estate Investment Properties

We purchase real estate investment properties from time to time and record the fair value to various components, such as land, buildings, and intangibles related to in-place leases, based on the fair value of each component. In making

estimates of fair values for purposes of allocating purchase price, we utilize various sources, including independent appraisals, our own analysis of recently acquired and existing comparable properties in our portfolio and other market data. The fair value of buildings is determined as if the buildings were vacant upon acquisition and subsequently leased at market rental rates. As such, the determination of fair value considers the present value of all cash flows expected to be generated from the property including an initial lease-up period. We determine the fair value of in-place leases by assessing the net effective rent and remaining term of the lease relative to market terms for similar leases at acquisition. In addition, we consider the cost of acquiring similar leases, the foregone rents associated with the lease-up period, and the carrying costs associated with the lease-up period. The fair value of in-place leases is recorded and amortized as amortization expense over the remaining average contractual lease period.

## REIT Status

We are a Maryland corporation that has elected to be treated for federal income tax purposes as a REIT. A REIT is a legal entity that holds interests in real estate and is required by the Code to meet a number of organizational and operational requirements, including a requirement that a REIT must distribute at least 90% of our REIT taxable income (other than our net capital gain) to our stockholders. If we were to fail to qualify as a REIT in any taxable year, we will be subject to federal and state income taxes at the regular corporate rates and may not be able to qualify as a REIT for four years. Based on the net earnings reported for the year ended December 31, 2016 in our Consolidated Statements of Operations, we would have incurred federal and state GAAP income taxes if we had failed to qualify as a REIT.

## Summary of Real Estate Portfolio by Geographic Market

The following table summarizes our market information by major geographic markets as of and for the year ended December 31, 2016.

Same-Store Communities	As of December 31, 2016				Year Ended December 31, 2016		
	Number of Apartment Communities	Number of Apartment Homes	Percentage of Total Carrying Value	Total Carrying Value (in thousands)	Average Monthly Occupancy	Net Operating Income (in thousands)	Net Operating Income (in thousands)
West Region							
Orange County, CA	10	3,194	8.5 %	\$ 824,724	96.0 %	\$ 2,231	\$ 63,485
San Francisco, CA	9	2,230	6.6 %	635,831	96.3 %	3,313	64,331
Seattle, WA	9	1,852	5.2 %	504,425	96.7 %	2,023	31,248
Los Angeles, CA	4	1,225	4.6 %	446,466	95.3 %	2,629	26,541
Monterey Peninsula, CA	7	1,565	1.8 %	169,006	96.7 %	1,512	20,405
Other Southern California	3	756	1.3 %	124,888	95.8 %	1,737	11,018
Portland, OR	2	476	0.5 %	47,560	97.1 %	1,476	6,112
Mid-Atlantic Region							
Metropolitan D.C.	15	4,824	11.5 %	1,109,620	97.0 %	1,958	74,635
Richmond, VA	4	1,358	1.5 %	143,773	96.6 %	1,270	14,640
Baltimore, MD	3	720	1.6 %	149,249	96.9 %	1,690	10,100
Northeast Region							
New York, NY	4	1,945	13.5 %	1,299,996	97.3 %	4,249	68,177
Boston, MA	4	1,179	3.5 %	334,992	96.5 %	2,476	24,906
Southeast Region							
Orlando, FL	9	2,500	2.3 %	216,647	96.8 %	1,188	23,999
Nashville, TN	8	2,260	2.1 %	201,468	97.6 %	1,197	22,712
Tampa, FL	7	2,287	2.6 %	245,242	96.7 %	1,290	22,599
Other Florida	1	636	0.9 %	83,404	96.4 %	1,483	7,049
Southwest Region							
Dallas, TX	6	2,040	2.0 %	194,486	96.9 %	1,158	17,522
Austin, TX	3	883	0.9 %	88,774	96.8 %	1,347	8,078
Total/Average Same-Store Communities	108	31,930	70.9 %	6,820,551	96.7 %	\$ 1,958	517,557
Non-Mature, Commercial Properties & Other	19	7,524	25.5 %	2,451,296			155,974
Total Real Estate Held for Investment	127	39,454	96.4 %	9,271,847			673,531
Real Estate Under Development (b)	—	—	3.6 %	342,282			(436 )
Real Estate Held for Disposition (c)	—	—	— %	1,624			(10 )

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Total Real Estate Owned	127	39,454	100.0 %	9,615,753	\$673,085
Total Accumulated Depreciation				(2,923,625 )	
Total Real Estate Owned, Net of Accumulated Depreciation				\$6,692,128	

(a) Monthly Income per Occupied Home represents total monthly revenues divided by the average physical number of occupied apartment homes in our Same-Store portfolio.

(b) As of December 31, 2016, the Company was developing two wholly-owned communities with 1,101 apartment homes, none of which have been completed.

(c) The Company had one parcel of land located in Richmond, VA that met the criteria to be classified as held for disposition at December 31, 2016.

We report in two segments: Same-Store Communities and Non-Mature Communities/Other.

Our Same-Store Communities segment represents those communities acquired, developed, and stabilized prior to January 1, 2015 and held as of December 31, 2016. These communities were owned and had stabilized occupancy and operating expenses as of the beginning of the prior year, there is no plan to conduct substantial redevelopment activities, and the communities are not classified as held for disposition at year end. A community is considered to have stabilized occupancy once it achieves 90% occupancy for at least three consecutive months.

Our Non-Mature Communities/Other segment represents those communities that do not meet the criteria to be included in Same-Store Communities, including, but not limited to, recently acquired, developed and redeveloped communities, and the non-apartment components of mixed use properties.

#### Liquidity and Capital Resources

Liquidity is the ability to meet present and future financial obligations either through operating cash flows, sales of properties, borrowings under our credit agreements, and/or the issuance of debt and/or equity securities. Our primary source of liquidity is our cash flow from operations as determined by rental rates, occupancy levels, and operating expenses related to our portfolio of apartment homes and borrowings under our credit agreements. We routinely use our unsecured revolving credit facility to temporarily fund certain investing and financing activities prior to arranging for longer-term financing or the issuance of equity or debt securities. During the past several years, proceeds from the sale of real estate have been used for both investing and financing activities as we repositioned our portfolio.

We expect to meet our short-term liquidity requirements generally through net cash provided by property operations and borrowings under our credit agreements. We expect to meet certain long-term liquidity requirements such as scheduled debt maturities, the repayment of financing on development activities, and potential property acquisitions, through secured and unsecured borrowings, the issuance of debt or equity securities, and/or the disposition of properties. We believe that our net cash provided by property operations and borrowings under credit agreements will continue to be adequate to meet both operating requirements and the payment of dividends by the Company in accordance with REIT requirements. Likewise, the budgeted expenditures for improvements and renovations of certain properties are expected to be funded from property operations, borrowings under credit agreements, the issuance of debt or equity securities, and/or dispositions of properties.

We have a shelf registration statement filed with the Securities and Exchange Commission, or "SEC," which provides for the issuance of common stock, preferred stock, depositary shares, debt securities, guarantees of debt securities, warrants, subscription rights, purchase contracts and units to facilitate future financing activities in the public capital markets. Access to capital markets is dependent on market conditions at the time of issuance.

On August 23, 2016, the Company issued \$300 million of 2.95% senior unsecured medium-term notes due September 1, 2026. Interest is payable semi-annually beginning on March 1, 2017. The Company used the net proceeds to prepay secured debt due in May 2017, pay down a portion of the borrowings outstanding on its \$1.1 billion unsecured credit facility and for general corporate purposes. The notes are fully and unconditionally guaranteed by the Operating Partnership.

On March 4, 2016, the Company sold 5,000,000 shares of its common stock for aggregate gross proceeds of approximately \$173.7 million at a price per share of \$34.73. Aggregate net proceeds from the sale, after deducting the underwriting discount and offering-related expenses, were approximately \$173.2 million, which were used for working capital and general corporate purposes.

In April 2012, the Company entered into an equity distribution agreement, which was amended in July 2014, under which the Company may offer and sell up to 20 million shares of its common stock, from time to time, to or through its sales agents. During the year ended December 31, 2016, the Company did not sell any shares of common stock through this program. As of December 31, 2016, we had 13.1 million shares of common stock available for future issuance under the April 2012 program.



### Future Capital Needs

Future development and redevelopment expenditures may be funded through unsecured or secured credit facilities, proceeds from the issuance of equity or debt securities, sales of properties, joint ventures, and, to a lesser extent, from cash flows provided by property operations. Acquisition activity in strategic markets may be funded through joint ventures, by the reinvestment of proceeds from the sale of properties, through the issuance of equity or debt securities, the issuance of operating partnership units and the assumption or placement of secured and/or unsecured debt.

During 2017, we have approximately \$51.0 million of secured debt maturing, inclusive of principal amortization, and no unsecured debt maturing. We anticipate repaying the debt with cash flow from our operations, proceeds from debt or equity offerings, proceeds from the dispositions of properties, or from borrowings under our credit agreements.

### Statements of Cash Flow

The following discussion explains the changes in Net cash provided by/(used in) operating activities, Net cash provided by/(used in) investing activities, and Net cash provided by/(used in) financing activities that are presented in our Consolidated Statements of Cash Flows for the years ended December 31, 2016, 2015, and 2014.

We elected to early adopt Financial Accounting Standards Board ("FASB") Accounting Standards Update ("ASU") ASU 2016-15, Statement of Cash Flows (Topic 230), Classification of Certain Cash Receipts and Cash Payments in 2016. See Note 2, Significant Accounting Policies, in the Notes to the UDR, Inc. Consolidated Financial Statements included in this Report for a complete description of the ASU and its impact.

Upon adopting the ASU, we elected to classify distributions received from equity method investees using the cumulative earnings approach. As a result, the following retrospective changes were made:

	2015	2014
Net cash provided by/(used in) operating activities - as previously reported	\$431,615	\$392,360
Return on investment in unconsolidated joint ventures	27,012	4,943
Net cash provided by/(used in) operating activities - as reported herein	\$458,627	\$397,303
Net cash provided by/(used in) investing activities - as previously reported	\$(238,449)	\$(293,660)
Return on investment in unconsolidated joint ventures	(27,012)	(4,943)
Net cash provided by/(used in) investing activities - as reported herein	\$(265,461)	\$(298,603)

### Operating Activities

For the year ended December 31, 2016, Net cash provided by/(used in) operating activities was \$536.9 million compared to \$458.6 million for 2015. The increase in cash flow from operating activities was primarily due to improved net operating income, primarily driven by revenue growth at communities, and an increase in cash from return on investment in unconsolidated joint ventures, partially offset by changes in operating assets and liabilities.

For the year ended December 31, 2015, Net cash provided by/(used in) operating activities was \$458.6 million compared to \$397.3 million for 2014. The increase in cash flow from operating activities was primarily due to improved net operating income, primarily driven by revenue growth at communities, and an increase in cash from return on investment in unconsolidated joint ventures.

### Investing Activities

For the year ended December 31, 2016, Net cash provided by/(used in) investing activities was \$(112.3) million compared to \$(265.5) million for 2015. The decrease in cash used in investing activities was primarily related to decreased acquisitions of real estate, a decrease in cash used for investments in unconsolidated joint ventures, an increase in distributions received from unconsolidated joint ventures and decreased capital expenditures and major renovations, partially offset by increased spend on consolidated development projects and a decrease in proceeds received from the sale of real estate assets.

For the year ended December 31, 2015, Net cash provided by/(used in) investing activities was \$(265.5) million compared to \$(298.6) million for 2014. The decrease in cash used in investing activities is primarily related to decreased spend



on consolidated development projects, partially offset by increased acquisitions of real estate, increased capital expenditures and major renovations, decreased distributions received from unconsolidated joint ventures and issuances of notes receivable.

#### Acquisitions

In November 2016, the Company acquired an operating community in Redmond, Washington with 177 apartment homes for approximately \$70.5 million, which was funded with tax-deferred Section 1031 exchanges.

In October 2016, the Company increased its ownership from 50% to 100% in two operating communities located in Bellevue, Washington with a total of 331 apartment homes for approximately \$70.3 million in cash, which was funded with tax-deferred Section 1031 exchanges, and the assumption of an incremental \$37.9 million of secured debt with a weighted average interest rate of 3.67%. As a result, the Company consolidated the operating communities. The Company had previously accounted for its 50% ownership interest as an unconsolidated joint venture. We accounted for the consolidation as a business combination resulting in a gain on consolidation of approximately \$36.4 million.

In August 2016, the Company increased its ownership interest from 5% to 100% in a parcel of land in Dublin, California for a purchase price of approximately \$8.5 million. As a result, the Company consolidated the parcel of land. UDR had previously accounted for its 5% interest in the parcel of land as an unconsolidated joint venture. We accounted for the consolidation as an asset acquisition resulting in no gain or loss upon consolidation and increased our real estate owned by \$8.9 million.

In June 2016, the Company increased its ownership interest from 50% to 100% in a parcel of land in Los Angeles, California for a purchase price of approximately \$20.1 million. As a result, the Company consolidated the parcel of land. UDR had previously accounted for its 50% interest in the parcel of land as an unconsolidated joint venture. We accounted for the consolidation as an asset acquisition resulting in no gain or loss upon consolidation and increased our real estate owned by \$31.1 million. Subsequent to the acquisition, the Company entered into a triple-net operating ground lease for the parcel of land at market terms with a third-party developer. The lessee plans to construct a multi-family community on the parcel of land. The ground lease provides the ground lessee with options to buy the fee interest in the parcel of land. The lease term is 49 years plus two 25-year extension options, does not transfer ownership to the lessee, and does not include a bargain purchase option.

In October 2015, the Company completed the acquisition of six Washington, D.C. area properties from Home Properties, L.P., a New York limited partnership (“Home OP”), for \$900.6 million, which was comprised of \$564.8 million of DownREIT Units in the newly formed DownREIT Partnership issued at \$35 per unit (a total of 16.1 million units), the assumption of \$89.3 million of debt, \$221.0 million of reverse Section 1031 exchanges, and \$25.5 million of cash. In addition, the Company issued approximately 14.0 million shares of its Series F Preferred Stock to former limited partners of Home OP, which had the right to subscribe for one share of Series F Preferred Stock for each DownREIT Unit issued in connection with the acquisitions.

Of the six properties acquired from Home OP, four were acquired through the DownREIT Partnership, one was acquired by the Company through a reverse Section 1031 exchange and one was acquired by the Operating Partnership through a reverse Section 1031 exchange.

In February 2015, the Company acquired an office building in Highlands Ranch, Colorado, for consideration of approximately \$24.0 million, which was comprised of assumed debt. The Company’s corporate offices, as well as other leased office space, are located in the acquired office building. The building consists of approximately 120,000 square feet. All existing leases were assumed by the Company at the time of the acquisition.

In 2014, the Company acquired a fully-entitled land parcel for future development located in Huntington Beach, California for \$77.8 million, two communities located in Seattle, Washington and Kirkland, Washington with a total of 358 apartment homes for \$45.5 million and \$75.2 million, respectively, and a land parcel for future development located in Boston, Massachusetts for \$32.2 million. The four acquisitions during the year ended December 31, 2014

were accomplished through tax-deferred Section 1031 exchanges.

#### Dispositions

In November 2016, the Company sold seven operating communities with a total of 1,402 apartment homes in Baltimore, Maryland and an operating community with 380 apartment homes in Dallas, Texas for gross proceeds of \$284.6 million, resulting in net proceeds of \$280.5 million and a gain, net of tax, of \$200.5 million. A portion of the proceeds was designated for tax-deferred Section 1031 exchanges.

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In May 2016, the Company sold a retail center in Bellevue, Washington for gross proceeds of \$45.4 million, resulting in net proceeds of \$44.1 million and a gain, net of tax, of \$7.3 million. A portion of the proceeds was designated for tax-deferred Section 1031 exchanges.

In March 2016, the Company sold its 95% ownership interest in two parcels of land in Santa Monica, California for gross proceeds of \$24.0 million, resulting in net proceeds of \$22.0 million and a gain, net of tax, of \$3.1 million.

During the year ended December 31, 2015, the Company sold 12 communities with a total of 2,735 apartment homes for gross proceeds of \$408.7 million, resulting in net proceeds of \$387.7 million and a gain of \$251.7 million. A portion of the sale proceeds was designated for tax-deferred Section 1031 exchanges for a 2014 acquisition and the October 2015 acquisitions.

During the year ended December 31, 2014, the Company recognized gains on the sale of real estate, net of tax, of \$143.6 million. The Company sold nine communities consisting of a total of 2,500 apartment homes, a parcel of land, and one operating property for gross proceeds of \$328.4 million, resulting in net proceeds of \$324.4 million and a gain, net of tax, of \$138.6 million. The Company also sold a 49% interest in a recently completed development for gross proceeds of \$54.2 million, resulting in a gain, net of tax, of \$7.2 million, and 50% interest in a land parcel for gross proceeds of \$8.3 million, resulting in a loss, net of tax, of \$2.2 million. A portion of the sale proceeds was designated for tax-deferred Section 1031 exchanges and was used to fund certain acquisitions of real estate.

We plan to continue to pursue our strategy of exiting markets where long-term growth prospects are limited and redeploying capital to primary locations in markets we believe will provide the best investment returns.

#### Capital Expenditures

We capitalize those expenditures that materially enhance the value of an existing asset or substantially extend the useful life of an existing asset. Expenditures necessary to maintain an existing property in ordinary operating condition are expensed as incurred.

For the year ended December 31, 2016, total capital expenditures of \$112.9 million or \$2,786 per stabilized home, which in aggregate include recurring capital expenditures and major renovations, were spent on all of our communities, excluding development and commercial properties, as compared to \$111.3 million or \$2,818 per stabilized home for the prior year.

The increase in total capital expenditures was primarily due to:

- an increase of 34.7% or \$11.4 million in revenue-enhancing improvements, such as kitchen and bath remodels and upgrades to common areas.

This increase was partially offset by:

- a decrease in major renovations of 35.3% or \$11.6 million, primarily due to lower redevelopment spend.

The following table outlines capital expenditures and repair and maintenance costs for all of our communities, excluding real estate under developments and commercial properties, for the years ended December 31, 2016 and 2015 (dollars in thousands):

	Year Ended December 31,			Per Home Year Ended December 31,		
	2016	2015	% Change	2016	2015	% Change
Turnover capital expenditures	\$12,532	\$12,108	3.5 %	\$309	\$307	0.7 %
Asset preservation expenditures	34,725	33,359	4.1 %	856	845	1.3 %
Total recurring capital expenditures	47,257	45,467	3.9 %	1,166	1,151	1.3 %
Revenue-enhancing improvements	44,414	32,979	34.7 %	1,095	835	31.1 %
Major renovations (a)	21,274	32,877	(35.3)%	525	832	(36.9)%
Total capital expenditures	\$112,945	\$111,323	1.5 %	\$2,786	\$2,818	(1.1) %
Repair and maintenance expense	\$33,859	\$31,636	7.0 %	\$835	\$801	4.2 %
Average home count (b)	40,543	39,501				

(a) Major renovations include major structural changes and/or architectural revisions to existing buildings.

(b) Average number of homes is calculated based on the number of homes outstanding at the end of each month.

The above table reports amounts capitalized during the year. Actual capital spending is impacted by the net change in capital expenditure accruals.

We intend to continue to selectively add revenue-enhancing improvements, which we believe will provide a return on investment in excess of our cost of capital. Our objective in redeveloping a community is twofold: we aim to meaningfully grow rental rates while also achieving cap rate compression through asset quality improvement.

Consolidated Real Estate Under Development and Redevelopment

At December 31, 2016, our development pipeline of two wholly-owned communities totaled 1,101 homes, none of which have been completed, with a budget of \$708.5 million, in which we have a carrying value of \$342.3 million. The communities are estimated to be completed during the first quarter of 2018 and the first quarter of 2019. During 2016, we incurred \$178.3 million for development costs, an increase of \$75.1 million from our 2015 level of \$103.2 million.

The following wholly-owned projects were under development as of December 31, 2016 (dollars in thousands):

	Location	Number of Completed Apartment Homes	Number of Completed Apartment Homes	Cost to Date	Budgeted Cost	Estimated Cost Per Home	Expected Completion Date
The Residences at Pacific City	Huntington Beach, CA	516	—	\$234,275	\$342,000	\$ 663	1Q2018
345 Harrison Street	Boston, MA	585	—	108,007	366,500	626	1Q2019
Total		1,101	—	\$342,282	\$708,500	\$ 644	

At December 31, 2016, the Company was redeveloping 425 apartment homes, 351 of which have been completed, at three wholly-owned communities.

During the year ended December 31, 2016, we incurred \$21.3 million in major renovations, which include major structural changes and/or architectural revisions to existing buildings, a decrease of \$11.6 million from our 2015 level of \$32.9 million. The estimated completion dates for these communities are the first quarter of 2017 and the first quarter of 2018.

At December 31, 2016, the following communities were in redevelopment (dollars in thousands):

	Location	Number of Apartment Homes	Scheduled Redevelopment Homes	Completed Apartment Homes	Cost to Date	Budgeted Cost	Estimated Cost Per Home	Expected Completion Date
Edgewater	San Francisco, CA	193	58	58	\$6,289	\$7,000	\$ 36	1Q2017
Residences at the Domain	Austin, TX	390	311	274	6,159	8,500	22	1Q2017
Thirty377	Dallas, TX	305	56	19	2,211	9,500	31	1Q2018
Total		888	425	351	\$14,659	\$25,000	\$ 28	

#### Unconsolidated Joint Ventures and Partnerships

The Company recognizes earnings or losses from our investments in unconsolidated joint ventures and partnerships consisting of our proportionate share of the net earnings or losses of the joint ventures and partnerships. In addition, we may earn fees for providing management services to the unconsolidated joint ventures and partnerships.

The Company's investment in and advances to unconsolidated joint ventures and partnerships, net, are accounted for under the equity method of accounting. For the year ended December 31, 2016:

- our proportionate share of the net income/(loss) of the joint ventures and partnerships was \$52.2 million;
- our investment in unconsolidated joint ventures decreased by \$80.6 million due to the acquisition of 100% interest in properties previously held as unconsolidated entities, partially offset by capital contributions; and
- we received distributions of \$123.7 million, of which \$57.6 million were operating cash flows and \$66.1 million were investing cash flows.

We evaluate our investments in unconsolidated joint ventures and partnerships when events or changes in circumstances indicate that there may be an other-than-temporary decline in value. We consider various factors to determine if a decrease in the value of the investment is other-than-temporary. The Company did not recognize any other-than-temporary decreases in the value of its investments in unconsolidated joint ventures or partnerships during the year ended December 31, 2016 and 2015.

#### Financing Activities

For the years ended December 31, 2016, 2015 and 2014, Net cash provided by/(used in) financing activities was \$(429.3) million, \$201.6 million and \$(113.7) million, respectively.

The following significant financing activities occurred during the year ended December 31, 2016:

- issued \$300 million of 2.95% senior unsecured medium-term notes due September 1, 2026;
- repaid \$375.3 million of secured debt and \$11.8 million of unsecured debt;
- repaid \$83.3 million of 5.25% unsecured medium-term notes due January 2016;
- issued \$50.0 million of secured debt;
- repaid \$128.7 million under the Company's unsecured revolving credit facility, net of borrowings;
- sold 5,000,000 shares of common stock for aggregate net proceeds of approximately \$173.2 million at a price per share of \$34.73; and
- paid distributions of \$308.9 million to our common stockholders.

The following significant financing activities occurred during the year ended December 31, 2015:

- repaid \$194.0 million of secured debt;
- repaid \$325.2 million of 5.25% unsecured medium-term notes due January 2015;
- entered into a \$350.0 million senior unsecured term loan facility due January 2021, which replaced the Company's \$250 million term loan and \$100 million term loan that were scheduled to mature in June 2018;

entered into a new \$1.1 billion revolving credit facility with a maturity date in January 2020, exclusive of options to extend, which replaced the prior \$900 million revolving credit facility that was scheduled to mature in December 2017;

issued \$300.0 million of 4.00% senior unsecured medium-term notes due October 1, 2025;

sold 6,339,636 shares of common stock for aggregate net proceeds of approximately \$210.0 million after deducting related expenses;

net repayments of \$2.5 million under the Company's \$1.1 billion unsecured revolving credit facility; and

paid distributions of \$283.2 million to our common stockholders.

The following significant financing activities occurred during the year ended December 31, 2014:

repaid \$81.0 million of secured debt;

repaid \$184.0 million of 5.13% unsecured medium-term notes due January 2014;

repaid \$128.5 million of 5.50% unsecured medium-term notes due April 2014;

issued \$300.0 million of 3.750% senior unsecured medium-term notes due July 2024;

sold 3,410,433 shares of common stock for aggregate net proceeds of approximately \$99.8 million after deducting related expenses;

net borrowings of \$152.5 million under the Company's prior \$900 million unsecured revolving credit facility; and

paid distributions of \$256.1 million to our common stockholders.

#### Credit Facilities

We had three secured credit facilities with Fannie Mae with an aggregate commitment of \$636.8 million, all of which was outstanding as of December 31, 2016. The Fannie Mae credit facilities mature at various dates from May 2017 through July 2023, and bear interest at floating and fixed rates. At December 31, 2016, \$355.8 million of the outstanding balance was fixed and had a weighted average interest rate of 5.06% and the remaining balance of \$280.9 million had a weighted average variable rate of 2.13%. The Company prepaid a portion of the secured credit facility due in May 2017 with a portion of the proceeds from the notes offering in August 2016.

The Company has a \$1.1 billion senior unsecured revolving credit facility (the "Revolving Credit Facility") and a \$350.0 million senior unsecured term loan facility (the "Term Loan Facility"). The credit agreement for these facilities allows the total commitments under the Revolving Credit Facility and the total borrowings under the Term Loan Facility to be increased to an aggregate maximum amount of up to \$2.0 billion, subject to certain conditions, including obtaining commitments from any one or more lenders. The Revolving Credit Facility has a scheduled maturity date of January 31, 2020, with two six-month extension options, subject to certain conditions. The Term Loan Facility has a scheduled maturity date of January 29, 2021.

Based on the Company's current credit rating, the Revolving Credit Facility has an interest rate equal to LIBOR plus a margin of 90 basis points and a facility fee of 15 basis points, and the Term Loan Facility has an interest rate equal to LIBOR plus a margin of 95 basis points. Depending on the Company's credit rating, the margin under the Revolving Credit Facility ranges from 85 to 155 basis points, the facility fee ranges from 12.5 to 30 basis points, and the margin under the Term Loan Facility ranges from 90 to 175 basis points.

As of December 31, 2016, we had no outstanding borrowings under the Revolving Credit Facility, leaving \$1.1 billion of unused capacity (excluding \$2.9 million of letters of credit at December 31, 2016), and \$350.0 million of outstanding borrowings under the Term Loan Facility.

We have a working capital credit facility, which provides for a \$75 million unsecured revolving credit facility (the "Working Capital Credit Facility") with a scheduled maturity date of January 1, 2019. Based on the Company's current credit rating, the Working Capital Credit Facility has an interest rate equal to LIBOR plus a margin of 90 basis points. Depending on the Company's credit rating, the margin ranges from 85 to 155 basis points.

As of December 31, 2016, we had \$21.4 million of outstanding borrowings under the Working Capital Credit Facility, leaving \$53.7 million of unused capacity.



In July 2016, we amended the working capital credit facility to increase the maximum borrowing capacity from \$30 million to \$75 million. The scheduled maturity date and interest rate were unchanged by the amendment.

The Fannie Mae credit facilities and the bank unsecured revolving credit facilities are subject to customary financial covenants and limitations. As of December 31, 2016, we were in compliance with all financial covenants under these credit facilities.

On January 23, 2017, we entered into an unsecured commercial paper note program. Under the terms of the program, we may issue unsecured commercial paper notes up to a maximum aggregate amount outstanding of \$500 million. The notes are sold under customary terms in the United States commercial paper note market and rank pari passu with all of our other unsecured senior indebtedness. The notes are fully and unconditionally guaranteed by the Operating Partnership. The Company intends to use the commercial paper program as an alternative funding source for amounts that would have otherwise been outstanding on the revolving credit facility and intends to manage the use of the commercial paper program so that the maximum combined amount outstanding under the commercial paper program and the revolving credit facility will not exceed the maximum borrowings permitted under the credit facility of \$1.1 billion. As of February 17, 2017, we had issued \$120.0 million of commercial paper notes, for one month terms, at a weighted average annualized rate of 1.16%.

#### Interest Rate Risk

We are exposed to interest rate risk associated with variable rate notes payable and maturing debt that has to be refinanced. We do not hold financial instruments for trading or other speculative purposes, but rather issue these financial instruments to finance our portfolio of real estate assets. Interest rate sensitivity is the relationship between changes in market interest rates and the fair value of market rate sensitive assets and liabilities. Our earnings are affected as changes in short-term interest rates impact our cost of variable rate debt and maturing fixed rate debt. We had \$432.0 million in variable rate debt that is not subject to interest rate swap contracts as of December 31, 2016. If market interest rates for variable rate debt increased by 100 basis points, our interest expense would increase by \$6.5 million based on the average balance outstanding during the year.

These amounts are determined by considering the impact of hypothetical interest rates on our borrowing cost. These analysis do not consider the effects of the adjusted level of overall economic activity that could exist in such an environment. Further, in the event of a change of such magnitude, management would likely take actions to further mitigate our exposure to the change. However, due to the uncertainty of the specific actions that would be taken and their possible effects, the sensitivity analysis assumes no change in our financial structure.

The Company also utilizes derivative financial instruments to manage interest rate risk and generally designates these financial instruments as cash flow hedges. See Note 14, Derivatives and Hedging Activities, in the Notes to the UDR Consolidated Financial Statements included in this Report for additional discussion of derivative instruments.

A presentation of cash flow metrics based on GAAP is as follows (dollars in thousands):

	Year Ended December 31,		
	2016	2015	2014
Net cash provided by/(used in) operating activities	\$536,929	\$458,627	\$397,303
Net cash provided by/(used in) investing activities	(112,277 )	(265,461 )	(298,603 )
Net cash provided by/(used in) financing activities	(429,282 )	(201,648 )	(113,725 )

#### Results of Operations

The following discussion explains the changes in results of operations that are presented in our Consolidated Statements of Operations for the years ended December 31, 2016, 2015 and 2014.

##### Net Income/(Loss) Attributable to Common Stockholders

##### 2016 -vs- 2015

Net income attributable to common stockholders was \$289.0 million (\$1.08 per diluted share) for the year ended December 31, 2016 as compared to net income of \$336.7 million (\$1.29 per diluted share) for the prior year. The decrease in net income attributable to common stockholders for the year ended December 31, 2016 resulted primarily from the following items, all of which are discussed in further detail elsewhere within this Report:





gains, net of tax, of \$210.9 million on the sale of eight operating communities with a total of 1,782 apartment homes, a retail center and the Company's 95% interest in two land parcels during the year ended December 31, 2016, compared to gains, net of tax, of \$251.7 million on the sale of 12 operating communities with a total of 2,735 apartment homes during the year ended December 31, 2015;

an increase in depreciation expense of \$45.0 million due to homes delivered from our development and redevelopment communities and communities acquired in 2016 and 2015, partially offset by a decrease from sold communities and fully depreciated assets;

a decrease in joint venture management and other fees of \$11.3 million primarily due to the promote and fee income of \$10.0 million recognized in connection with the sale of the Texas Joint Venture in 2015; and

a decrease in income from unconsolidated entities of \$10.1 million primarily due to the sale of three operating communities by the UDR/MetLife II joint venture, which resulted in gains of \$47.7 million for the Company, and a casualty gain of \$3.8 million, as a result of insurance proceeds related to a September 2015 event received during the year ended December 31, 2016, as compared to the sale of the eight communities held by the Texas Joint Venture, which resulted in a gain of \$59.4 million, during the year ended December 31, 2015.

This was partially offset by:

an increase in total property NOI of \$59.2 million primarily due to higher revenue per occupied home, NOI from the homes placed in service related to development and redevelopment projects completed in 2016 and 2015 and communities acquired in 2016 and 2015, partially offset by a decrease from sold communities.

#### 2015 -vs- 2014

Net income attributable to common stockholders was \$336.7 million (\$1.29 per diluted share) for the year ended December 31, 2015 as compared to net income of \$150.6 million (\$0.59 per diluted share) for the prior year. The increase in net income attributable to common stockholders for the year ended December 31, 2015 resulted primarily from the following items, all of which are discussed in further detail elsewhere within this Report:

gains, net of tax, of \$251.7 million on the sale of 12 operating communities with a total of 2,735 apartment homes during the year ended December 31, 2015, compared to gains, net of tax, of \$143.6 million during the year ended December 31, 2014;

income from unconsolidated entities of \$62.3 million, which includes a gain of \$59.4 million (including \$24.2 million of previously deferred gains) in connection with the sale of the eight communities held by the Texas joint venture; and

an increase in total property NOI of \$57.5 million primarily due to higher occupancy and higher revenue per occupied home, NOI from the homes placed in service related to development and redevelopment projects completed in 2015 and 2014 and communities acquired in 2015 and 2014, partially offset by a decrease from sold communities.

This was partially offset by:

a decrease in Interest income and other income/(expense), net of \$10.3 million primarily due to a net gain of \$8.4 million on the early settlement of a note receivable in July 2014.

#### Apartment Community Operations

Our net income results are primarily from NOI generated from the operation of our apartment communities. The Company defines NOI, which is a non-GAAP financial measure, as rental income less direct property rental expenses. Rental income represents gross market rent less adjustments for concessions, vacancy loss and bad debt. Rental expenses include real estate taxes, insurance, personnel, utilities, repairs and maintenance, administrative and marketing. Excluded from NOI is property management expense which is calculated as 2.75% of property revenue to cover the regional supervision and accounting costs related to consolidated property operations and land rent.

Although the Company considers NOI a useful measure of operating performance, NOI should not be considered an alternative to net income or net cash flow from operating activities as determined in accordance with GAAP. NOI excludes

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several income and expense categories as detailed in the reconciliation of NOI to Net income/(loss) attributable to UDR, Inc. below.

The following table summarizes the operating performance of our total property NOI (which includes discontinued operations) for each of the periods presented (dollars in thousands):

	Year Ended			Year Ended				
	December 31, (a)		% Change	December 31, (b)		% Change		
	2016	2015		2015	2014			
<b>Same-Store Communities:</b>								
Same-Store rental income	\$725,414	\$686,589	5.7	%	\$660,142	\$625,037	5.6	%
Same-Store operating expense (c)	(207,857 )	(200,473 )	3.7	%	(191,010 )	(185,379 )	3.0	%
Same-Store NOI	517,557	486,116	6.5	%	469,132	439,658	6.7	%
<b>Non-Mature Communities/Other NOI:</b>								
Acquired communities NOI	54,101	13,144	311.6	%	16,247	1,370	1,085.9	%
Sold or held for disposition communities NOI	16,444	41,152	(60.0 )	%	21,292	40,380	(47.3 )	%
Development communities NOI	20,749	9,214	125.2	%	29,677	10,947	171.1	%
Redevelopment communities NOI	47,763	48,145	(0.8 )	%	60,558	52,450	15.5	%
Commercial NOI and other	16,471	16,098	2.3	%	16,963	11,516	47.3	%
Total Non-Mature Communities/Other NOI	155,528	127,753	21.7	%	144,737	116,663	24.1	%
<b>Total property NOI</b>	<b>\$673,085</b>	<b>\$613,869</b>	<b>9.6</b>	<b>%</b>	<b>\$613,869</b>	<b>\$556,321</b>	<b>10.3</b>	<b>%</b>

(a) Same-Store consists of 31,930 apartment homes.

(b) Same-Store consists of 33,063 apartment homes.

(c) Excludes depreciation, amortization, and property management expenses.

The following table is our reconciliation of Net income/(loss) attributable to UDR, Inc. to total property NOI as reflected, for both continuing and discontinued operations, for the periods presented (dollars in thousands):

	Year Ended December 31,		
	2016	2015	2014
Net income/(loss) attributable to UDR, Inc.	\$292,718	\$340,383	\$154,334
Joint venture management and other fees	(11,400 )	(22,710 )	(13,044 )
Property management	26,083	23,978	22,142
Other operating expenses	7,649	9,708	8,271
Real estate depreciation and amortization	419,615	374,598	358,154
General and administrative	49,761	59,690	47,800
Casualty-related charges/(recoveries), net	732	2,335	541
Other depreciation and amortization	6,023	6,679	5,775
(Income)/loss from unconsolidated entities	(52,234 )	(62,329 )	7,006
Interest expense	123,031	121,875	130,454
Interest income and other (income)/expense, net	(1,930 )	(1,551 )	(11,837 )
Tax (benefit)/provision, net	(3,774 )	(3,886 )	(15,136 )
(Gain)/loss on sale of real estate owned, net of tax	(210,851 )	(251,677 )	(143,647 )
Net income/(loss) attributable to redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership	27,282	16,773	5,511
Net income/(loss) attributable to noncontrolling interests	380	3	(3 )
<b>Total property NOI</b>	<b>\$673,085</b>	<b>\$613,869</b>	<b>\$556,321</b>



## Same-Store Communities

### 2016 -vs- 2015

Our Same-Store Community properties (those acquired, developed, and stabilized prior to January 1, 2015 and held on December 31, 2016) consisted of 31,930 apartment homes and provided 76.9% of our total NOI for the year ended December 31, 2016.

NOI for our Same-Store Community properties increased 6.5% or \$31.4 million for the year ended December 31, 2016 as compared to 2015. The increase in property NOI was primarily attributable to a 5.7% or \$38.8 million increase in property rental income, which was partially offset by a 3.7% or \$7.4 million increase in operating expenses. The increase in property income was primarily driven by a 5.5% or \$35.9 million increase in rental rates and a 6.5% or \$3.6 million increase in reimbursement and fee income. Physical occupancy was unchanged at 96.7% and total monthly income per occupied home increased by 5.6% to \$1,958.

The increase in operating expenses was primarily driven by a 9.2% or \$6.5 million increase in real estate taxes, which was primarily due to higher assessed valuations and lower appeal refunds.

As a result of the percentage changes in property rental income and property operating expenses, the operating margin (property net operating income divided by property rental income) increased to 71.3% for the year ended December 31, 2016 as compared to 70.8% for 2015.

### 2015 -vs- 2014

Our Same-Store Community properties (those acquired, developed, and stabilized prior to January 1, 2014 and held on December 31, 2015) consisted of 33,063 apartment homes and provided 76.4% of our total NOI for the year ended December 31, 2015.

NOI for our Same-Store Community properties increased \$29.5 million or 6.7% for the year ended December 31, 2015 compared to 2014. The increase in property NOI was attributable to a 5.6% or \$35.1 million increase in property rental income, which was partially offset by a 3.0% or \$5.6 million increase in operating expenses. The increase in property income was primarily driven by a 5.1% or \$30.4 million increase in rental rates and a 6.5% or \$2.9 million increase in reimbursement and fee income. Physical occupancy was unchanged at 96.7% and total monthly income per occupied home increased by 5.5% to \$1,721.

The increase in operating expenses was primarily driven by a 2.9% or \$1.8 million increase in real estate taxes, a 4.9% or \$1.5 million increase in utilities expense, and a 3.1% or \$1.4 million increase in personnel costs.

As a result of the percentage changes in property rental income and property operating expenses, the operating margin (property net operating income divided by property rental income) increased to 71.1% for the year ended December 31, 2015 as compared to 70.3% for 2014.

### Non-Mature Communities/Other

UDR's Non-Mature Communities/Other represent those communities that do not meet the criteria to be included in Same-Store Communities, which include communities recently developed or acquired, redevelopment properties, sold or held for disposition properties, and non-apartment components of mixed use properties.

### 2016 -vs- 2015

The remaining \$155.5 million or 23.1% of our total NOI for the year ended December 31, 2016 was generated from our Non-Mature Communities/Other. NOI from Non-Mature Communities/Other increased by 21.7% or \$27.8 million for the year ended December 31, 2016 compared to 2015. The increase was primarily driven by an increase in NOI of \$41.0 million from acquired communities and an increase of \$11.2 million from developed and redeveloped communities completed in 2016 and 2015, which was partially offset by a decrease in NOI of \$24.7 million from communities sold or held for disposition in 2016 and 2015.

### 2015 -vs- 2014

The remaining \$144.7 million or 23.6% of our total NOI for the year ended December 31, 2015 was generated from our Non-Mature Communities/Other. NOI from Non-Mature Communities/Other increased by 24.1% or \$28.1 million for the



year ended December 31, 2015 compared to 2014. The increase was primarily driven by an increase in NOI of \$26.8 million from developed and redeveloped communities completed in 2015 and 2014 and \$14.9 million from acquired communities, which was partially offset by a decrease in NOI of \$19.1 million from communities sold or held for disposition in 2015 and 2014.

#### Joint Venture Management and Other Fees

For the years ended December 31, 2016, 2015 and 2014, we recognized income from joint venture management and other fees of \$11.4 million, \$22.7 million, and \$13.0 million, respectively. The decreased income in 2016 as compared to 2015 and increased income in 2015 as compared to 2014 was attributable to the promote and fee income of \$10.0 million recognized in connection with the sale of the Texas Joint Venture in 2015.

#### Real Estate Depreciation and Amortization

For the year ended December 31, 2016, real estate depreciation and amortization increased 12.0% or \$45.0 million as compared to 2015. The increase was primarily due to homes delivered from our development and redevelopment communities and communities acquired in 2016 and 2015, partially offset by a decrease from sold communities and fully depreciated assets.

For the year ended December 31, 2015, real estate depreciation and amortization increased 4.6% or \$16.4 million as compared to 2014. The increase was primarily due to homes delivered from our development and redevelopment communities and communities acquired in 2015 and 2014, partially offset by a decrease from sold communities and fully depreciated assets.

#### General and Administrative

For the year ended December 31, 2016, general and administrative expense decreased 16.6% or \$9.9 million from 2015. The decrease was primarily due to a decrease in bonus expense and stock-based compensation expense for awards under the long-term incentive plan of \$6.2 million, primarily due to the departure of our prior Chief Financial Officer in 2016 and outperformance in 2015, a decrease in long-term incentive plan transition costs of \$2.6 million and a decrease in acquisition costs of \$1.9 million, which was partially offset by an increase in salaries and benefits. For the year ended December 31, 2015, general and administrative expense increased 24.9% or \$11.9 million from 2014. The increase was primarily due to a \$5.0 million increase in bonus expense, a \$4.6 million increase in stock-based compensation expense for awards under the long-term incentive plan, of which \$3.5 million was due to the transition from a one-year to a three-year performance period, a \$1.8 million increase in acquisition-related costs, and an increase in salaries and benefits.

#### Income/(Loss) from Unconsolidated Entities

For the years ended December 31, 2016, 2015 and 2014, we recognized income/(loss) from unconsolidated entities of \$52.2 million, \$62.3 million, and \$(7.0) million, respectively. The decrease in income in 2016 as compared to 2015 of \$10.1 million was primarily due to the sale of three operating communities by the UDR/MetLife II joint venture, which resulted in gains of \$47.7 million for the Company, and a casualty gain of \$3.8 million as a result of insurance proceeds related to a September 2015 event received during the year ended December 31, 2016, as compared to the sale of the eight communities held by the Texas Joint Venture, which resulted in a gain of \$59.4 million, during the year ended December 31, 2015. The increase in income in 2015 as compared to 2014 was primarily due to the sale of the eight communities held by the Texas Joint Venture.

#### Interest Expense

For the years ended December 31, 2016, 2015 and 2014, we recognized interest expense of \$123.0 million, \$121.9 million and \$130.5 million, respectively. The decrease in 2015 as compared to 2014 of 6.6% or \$8.6 million was primarily due to the repayment of the \$325.2 million medium term notes in January 2015 and the replacement of debt at lower rates.



Interest Income and Other Income/(Expense), Net

For the years ended December 31, 2016, 2015 and 2014, Interest income and other income/(expense), net was \$1.9 million, \$1.6 million and \$11.9 million, respectively. The decrease in 2015 as compared to 2014 of \$10.3 million was primarily attributable to the net gain of \$8.4 million realized on the repayment of a note receivable in 2014.

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#### Tax Benefit/(Provision), Net

Income taxes for our TRS are accounted for under the asset and liability method. Deferred tax assets and liabilities are recognized for future tax consequences attributable to differences between the financial statement carrying amounts of existing assets and liabilities and their respective tax basis. Deferred tax assets and liabilities are measured using enacted tax rates expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect on deferred tax assets and liabilities from a change in tax rate is recognized in earnings in the period of the enactment date.

The Company recognized a Tax benefit/(provision), net of \$3.8 million, \$3.9 million and \$15.1 million for the years ended December 31, 2016, 2015 and 2014, respectively.

The decrease for 2016 as compared to 2015 was primarily attributable to a one-time tax benefit of \$2.4 million related to the conversion of certain taxable REIT subsidiary entities into REITs in 2016, offset by an increase in NOI of properties in the TRS.

The decrease for 2015 as compared to 2014 was primarily attributable to a one-time tax benefit of \$5.8 million related to the conversion of certain taxable REIT subsidiary entities into REITs in 2014 and the resulting zero effective tax rate being applied to its 2015 income.

#### Gain/(Loss) on Sale of Real Estate Owned, Net of Tax

During the year ended December 31, 2016, the Company sold eight operating communities with a total of 1,782 apartment homes, a retail center, and its 95% interest in two land parcels, resulting in a gain, net of tax, of \$210.9 million.

During the year ended December 31, 2015, the Company sold 12 operating communities with a total of 2,735 apartment homes, resulting in a gain, net of tax, of \$251.7 million.

During the year ended December 31, 2014, the Company recognized gains on the sale of real estate, net of tax, of \$143.6 million. The Company sold nine operating communities consisting of a total of 2,500 apartment homes, a parcel of land, and one operating property for a gain, net of tax, of \$138.6 million. The Company also sold a 49% interest in a recently completed development, resulting in a gain, net of tax, of \$7.2 million, and our 50% interest in a land parcel, resulting in a loss, net of tax, of \$2.2 million.

#### Noncontrolling Interest

For the years ended December 31, 2016, 2015 and 2014, we recognized net income attributable to redeemable noncontrolling interests in the Operating Partnership and the DownREIT Partnership of \$27.3 million, \$16.8 million, and \$5.5 million, respectively. The increase in 2016 as compared to 2015 is primarily attributable to the number of partnership units held by third-party noncontrolling interest holders as a result of the formation of the DownREIT Partnership in October 2015. The increase in 2015 as compared to 2014 is primarily attributable to an increase in the number of partnership units held by third-party noncontrolling interest holders as a result of the formation of the DownREIT Partnership as well as increased net income of the Operating Partnership.

#### Inflation

We believe that the direct effects of inflation on our operations have been immaterial. While the impact of inflation primarily impacts our results through wage pressures, utilities and material costs, the majority of our apartment leases have terms of 12 months or less, which generally enables us to compensate for any inflationary effects by increasing rents on our apartment homes. Although an extreme escalation in costs could have a negative impact on our residents and their ability to absorb rent increases, we do not believe this has had a material impact on our results for the year

ended December 31, 2016.

Off-Balance Sheet Arrangements

We do not have any off-balance sheet arrangements that have, or are reasonably likely to have, a current or future effect on our financial condition, changes in financial condition, revenue or expenses, results of operations, liquidity, capital expenditures or capital resources that are material.

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## Contractual Obligations

The following table summarizes our contractual obligations as of December 31, 2016 (dollars in thousands):

Contractual Obligations	Payments Due by Period				Total
	2017	2018-2019	2020-2021	Thereafter	
Contractual Obligations					
Long-term debt obligations	\$51,001	\$851,051	\$849,193	\$1,659,055	\$3,410,300
Interest on debt obligations (a)	126,068	219,292	150,511	159,394	655,265
Letters of credit	2,851	—	—	—	2,851
Unfunded commitments on:					
Development projects (b)	—	366,218	—	—	366,218
Unconsolidated joint ventures (b) (c)	14,155	64,240	—	—	78,395
Redevelopment projects (b)	3,052	7,289	—	—	10,341
Operating lease obligations:					
Operating space	179	152	108	—	439
Ground leases (d)	5,548	11,096	11,096	334,604	362,344
	\$202,854	\$1,519,338	\$1,010,908	\$2,153,053	\$4,886,153

(a) Interest payments on variable rate debt instruments are based on each debt instrument's respective year-end interest rate at December 31, 2016.

(b) Any unfunded costs at December 31, 2016 are shown in the year of estimated completion.

(c) Represents UDR's proportionate share of expected remaining costs to complete the developments.

(d) For purposes of our ground lease contracts, the Company uses the minimum lease payment, if stated in the agreement. For ground lease agreements where there is a reset provision based on the communities appraised value or consumer price index but does not included a specified minimum lease payment, the Company uses the current rent over the remainder of the lease term.

During 2016, we incurred gross interest costs of \$139.5 million, of which \$16.5 million was capitalized.

Funds from Operations, Funds from Operations as Adjusted, and Adjusted Funds from Operations

## Funds from Operations

Funds from operations ("FFO") is defined as net income attributable to common stockholders (computed in accordance with GAAP), excluding impairment write-downs of depreciable real estate or of investments in non-consolidated investees that are driven by measurable decreases in the fair value of depreciable real estate held by the investee, gains or losses from sales of depreciable property, plus real estate depreciation and amortization, and after adjustments for noncontrolling interests, unconsolidated partnerships and joint ventures. This definition conforms with the National Association of Real Estate Investment Trust's ("NAREIT") definition issued in April 2002. Historical cost accounting for real estate assets in accordance with GAAP implicitly assumes that the value of real estate assets diminishes predictably over time. Since real estate values instead have historically risen or fallen with market conditions, many industry investors and analysts have considered the presentation of operating results for real estate companies that use historical cost accounting to be insufficient by themselves. Thus, NAREIT created FFO as a supplemental measure of a REIT's operating performance. In the computation of FFO, diluted, if OP Units, DownREIT Units, unvested restricted stock, stock options, and the shares of Series E Cumulative Convertible Preferred Stock are dilutive, they are included in the diluted share count.

Activities of our taxable REIT subsidiaries ("TRS") include development and land entitlement. From time to time, we develop and subsequently sell a TRS property which results in a short-term use of funds that produces a profit that differs from the traditional long-term investment in real estate for REITs. We believe that the inclusion of these TRS gains in FFO is consistent with the standards established by NAREIT as the short-term investment is incidental to our main business. TRS gains on sales, net of taxes, are defined as net sales proceeds less a tax provision and the gross

investment basis of the asset before accumulated depreciation.

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We consider FFO a useful metric for investors as we use FFO in evaluating property acquisitions and our operating performance, and believe that FFO should be considered along with, but not as an alternative to, net income and cash flow as a measure of our activities in accordance with GAAP. FFO does not represent cash generated from operating activities in accordance with GAAP and is not necessarily indicative of funds available to fund our cash needs.

#### Funds from Operations as Adjusted

FFO as Adjusted is defined as FFO excluding the impact of acquisition-related costs and other non-comparable items including, but not limited to, prepayment costs/benefits associated with early debt retirement, gains on sales of marketable securities and TRS property, deferred tax valuation allowance increases and decreases, casualty-related expenses and recoveries, severance costs and legal costs. Management believes that FFO as Adjusted is useful supplemental information regarding our operating performance as it provides a consistent comparison of our operating performance across time periods and allows investors to more easily compare our operating results with other REITs.

FFO as Adjusted is not intended to represent cash flow or liquidity for the period, and is only intended to provide an additional measure of our operating performance. We believe that Net income/(loss) attributable to common stockholders is the most directly comparable GAAP financial measure to FFO as Adjusted. However, other REITs may use different methodologies for calculating FFO as Adjusted or similar FFO measures and, accordingly, our FFO as Adjusted may not always be comparable to FFO as Adjusted or similar FFO measures calculated by other REITs. FFO as Adjusted should not be considered as an alternative to net income (determined in accordance with GAAP) as an indication of financial performance, or as an alternative to cash flows from operating activities (determined in accordance with GAAP) as a measure of our liquidity.

#### Adjusted Funds from Operations

Adjusted FFO (“AFFO”) is a non-GAAP financial measure that management uses as a supplemental measure of our performance. AFFO is defined as FFO as Adjusted less recurring capital expenditures on consolidated communities that are necessary to help preserve the value of and maintain functionality at our communities. Therefore, management considers AFFO a useful supplemental performance metric for investors as it is more indicative of the Company’s operational performance than FFO or FFO as Adjusted.

AFFO is not intended to represent cash flow or liquidity for the period, and is only intended to provide an additional measure of our operating performance. We believe that Net income/(loss) attributable to common stockholders is the most directly comparable GAAP financial measure to AFFO. Management believes that AFFO is a widely recognized measure of the operations of REITs, and presenting AFFO will enable investors to assess our performance in comparison to other REITs. However, other REITs may use different methodologies for calculating AFFO and, accordingly, our AFFO may not always be comparable to AFFO calculated by other REITs. AFFO should not be considered as an alternative to net income (determined in accordance with GAAP) as an indication of financial performance, or as an alternative to cash flows from operating activities (determined in accordance with GAAP) as a measure of our liquidity, nor is it indicative of funds available to fund our cash needs, including our ability to make distributions.

The following table outlines our reconciliation of Net income/(loss) attributable to common stockholders to FFO, FFO as Adjusted, and AFFO for the years ended December 31, 2016, 2015, and 2014 (dollars in thousands):

	Year Ended December 31,		
	2016	2015	2014
Net income/(loss) attributable to common stockholders	\$289,001	\$336,661	\$150,610
Real estate depreciation and amortization, including discontinued operations	419,615	374,598	358,154
Noncontrolling interests	27,662	16,776	5,508
Real estate depreciation and amortization on unconsolidated joint ventures	47,832	38,652	42,133
Net gain on the sale of unconsolidated depreciable property	(47,848 )	(59,445 )	—
Net gain on the sale of depreciable real estate owned	(209,166 )	(251,677 )	(144,703 )
Funds from operations (“FFO”) attributable to common stockholders and unitholders, basic	\$527,096	\$455,565	\$411,702
Distribution to preferred stockholders — Series E (Convertible)	3,717	3,722	3,724
FFO attributable to common stockholders and unitholders, diluted	\$530,813	\$459,287	\$415,426
Income/(loss) per weighted average common share - diluted	\$1.08	\$1.29	\$0.59
FFO per common share and unit, basic	\$1.81	\$1.68	\$1.58
FFO per common share and unit, diluted	\$1.80	\$1.66	\$1.56
Weighted average number of common shares and OP/DownREIT Units outstanding — basic	290,516	271,616	260,775
Weighted average number of common shares, OP/DownREIT Units, and common stock equivalents outstanding — diluted	295,469	276,699	265,728
Impact of adjustments to FFO:			
Acquisition-related costs/(fees)	\$213	\$2,126	\$373
Acquisition-related costs/(fees) on unconsolidated joint ventures	—	1,460	69
Costs/(benefit) associated with debt extinguishment and other	1,729	—	192
Texas joint venture promote and disposition fee income	—	(10,005 )	—
Long-term incentive plan transition costs	898	3,537	—
Net (gain)/loss on the sale of non-depreciable real estate owned	(1,685 )	—	1,056
Net gain on prepayment of note receivable	—	—	(8,411 )
Legal claims, net of tax	(480 )	705	—
Net loss on sale of unconsolidated land	1,016	—	—
Severance costs and other restructuring expense	871	—	—
Tax benefit associated with the conversion of certain TRS entities into REITs	(2,436 )	—	(5,770 )
Casualty-related (recoveries)/charges, net	732	2,335	541
Casualty-related (recoveries)/charges on unconsolidated joint ventures, net	(3,752 )	2,474	—
	\$(2,894 )	\$2,632	\$(11,950 )
FFO as Adjusted attributable to common stockholders and unitholders, diluted	\$527,919	\$461,919	\$403,476
FFO as Adjusted per common share and unit, diluted	\$1.79	\$1.67	\$1.52
Recurring capital expenditures	(47,257 )	(45,467 )	(43,921 )
AFFO attributable to common stockholders and unitholders	\$480,662	\$416,452	\$359,555
AFFO per common share and unit, diluted	\$1.63	\$1.51	\$1.35

The following table is our reconciliation of FFO share information to weighted average common shares outstanding, basic and diluted, reflected on the Consolidated Statements of Operations for the years ended December 31, 2016, 2015, and 2014 (shares in thousands):

	Year Ended December 31,		
	2016	2015	2014
Weighted average number of common shares and OP/DownREIT Units outstanding — basic	290,516	271,616	260,775
Weighted average number of OP/DownREIT Units outstanding	(25,130 )	(12,947 )	(9,247 )
Weighted average number of common shares outstanding — basic per the Consolidated Statements of Operations	265,386	258,669	251,528
Weighted average number of common shares, OP/DownREIT Units, and common stock equivalents outstanding — diluted	295,469	276,699	265,728
Weighted average number of OP/DownREIT Units outstanding	(25,130 )	(12,947 )	(9,247 )
Weighted average number of Series E preferred shares outstanding	(3,028 )	—	(3,036 )
Weighted average number of common shares outstanding — diluted per the Consolidated Statements of Operations	267,311	263,752	253,445

#### UNITED DOMINION REALTY, L.P.:

##### Business Overview

United Dominion Realty, L.P. (the “Operating Partnership” or “UDR, L.P.”) is a Delaware limited partnership formed in February 2004 and organized pursuant to the provisions of the Delaware Revised Uniform Limited Partnership Act. The Operating Partnership is the successor-in-interest to United Dominion Realty, L.P., a limited partnership formed under the laws of Virginia, which commenced operations on November 4, 1995. Our sole general partner is UDR, Inc., a Maryland corporation (“UDR” or the “General Partner”), which conducts a substantial amount of its business and holds a substantial amount of its assets through the Operating Partnership. At December 31, 2016, the Operating Partnership’s real estate portfolio included 54 communities located in eight states and the District of Columbia with a total of 16,698 apartment homes.

As of December 31, 2016, UDR owned 110,883 units of our general limited partnership interests and 174,119,201 units of our limited partnership interests (the “OP Units”), or approximately 95.1% of our outstanding OP Units. By virtue of its ownership of our OP Units and being our sole general partner, UDR has the ability to control all of the day-to-day operations of the Operating Partnership. Unless otherwise indicated or unless the context requires otherwise, all references in this section of this Report to the Operating Partnership or “we,” “us” or “our” refer to UDR, L.P. together with its consolidated subsidiaries. We refer to our General Partner together with its consolidated subsidiaries (including us) and the General Partner’s consolidated joint ventures as “UDR” or the “General Partner.”

UDR is a self-administered real estate investment trust, or REIT, that owns, acquires, renovates, develops, and manages apartment communities. The General Partner was formed in 1972 as a Virginia corporation and changed its state of incorporation from Virginia to Maryland in September 2003. At December 31, 2016, the General Partner’s consolidated real estate portfolio included 127 communities located in 10 states and the District of Columbia with a total of 39,454 apartment homes. In addition, the General Partner had an ownership interest in 27 communities with 6,849 completed apartment homes through unconsolidated operating communities.

##### Critical Accounting Policies and Estimates

The preparation of financial statements in conformity with United States generally accepted accounting principles (“GAAP”) requires management to use judgment in the application of accounting policies, including making estimates and assumptions. A critical accounting policy is one that is both important to our financial condition and results of operations as well as involves some degree of uncertainty. Estimates are prepared based on management’s assessment after considering all evidence available. Changes in estimates could affect our financial position or results of operations. Below is a discussion of the accounting policies that we consider critical to understanding our financial



condition or results of operations where there is uncertainty or where significant judgment is required. A discussion of our significant accounting policies, including further discussion of the accounting policies described below, can be found in Note 2, Significant Accounting Policies, to the Notes to the Operating Partnership's Consolidated Financial Statements included in this Report.

### Cost Capitalization

In conformity with GAAP, we capitalize those expenditures that materially enhance the value of an existing asset or substantially extend the useful life of an existing asset. Expenditures necessary to maintain an existing property in ordinary operating condition are expensed as incurred.

In addition to construction costs, we capitalize costs directly related to the predevelopment, development, and redevelopment of a capital project, which include, but are not limited to, interest, real estate taxes, insurance, and allocated development and redevelopment overhead related to support costs for personnel working on the capital projects. We use our professional judgment in determining whether such costs meet the criteria for capitalization or must be expensed as incurred. These costs are capitalized only during the period in which activities necessary to ready an asset for its intended use are in progress and such costs are incremental and identifiable to a specific activity to get the asset ready for its intended use. As each home in a capital project is completed and becomes available for lease-up, the Operating Partnership ceases capitalization on the related portion. The costs capitalized are reported on the Consolidated Balance Sheets as Total real estate owned, net of accumulated depreciation. Amounts capitalized during the years ended December 31, 2016, 2015, and 2014, were \$0.8 million, \$0.9 million, and \$4.9 million, respectively.

### Investment in Unconsolidated Entities

We may enter into various joint venture agreements and/or partnerships with unrelated third parties to hold or develop real estate assets. We must determine for each of these ventures whether to consolidate the entity or account for our investment under the equity method of accounting. We determine whether to consolidate a joint venture or partnership based on our rights and obligations under the venture agreement, applying the applicable accounting guidance. The application of the rules in evaluating the accounting treatment for each joint venture or partnership is complex and requires substantial management judgment. We evaluate our accounting for investments on a regular basis including when a significant change in the design of an entity occurs. Throughout our financial statements, and in this Management's Discussion and Analysis of Financial Condition and Results of Operations, we use the term "joint venture" or "partnership" when referring to investments in entities in which we do not have a 100% ownership interest.

We continually evaluate our investments in unconsolidated joint ventures when events or changes in circumstances indicate that there may be an other-than-temporary decline in value. We consider various factors to determine if a decrease in the value of the investment is other-than-temporary. These factors include, but are not limited to, age of the venture, our intent and ability to retain our investment in the entity, the financial condition and long-term prospects of the entity, and the relationships with the other joint venture partners and its lenders. The amount of loss recognized is the excess of the investment's carrying amount over its estimated fair value. If we believe that the decline in fair value is temporary, no impairment is recorded. The aforementioned factors are taken as a whole by management in determining the valuation of our investment property. Should the actual results differ from management's judgment, the valuation could be negatively affected and may result in a negative impact to our Consolidated Financial Statements.

### Impairment of Long-Lived Assets

We record impairment losses on long-lived assets used in operations when events and circumstances indicate that the assets might be impaired and the undiscounted cash flows estimated to be generated by the future operation and disposition of those assets are less than the net book value of those assets. Our cash flow estimates are based upon historical results adjusted to reflect our best estimate of future market and operating conditions and our estimated holding periods. The net book value of impaired assets is reduced to fair market value. Our estimates of fair market value represent our best estimate based primarily upon unobservable inputs related to rental rates, operating costs, growth rates, discount rates, capitalization rates, industry trends and reference to market rates and transactions.

### Real Estate Investment Properties

We purchase real estate investment properties from time to time and record the fair value to various components, such as land, buildings, and intangibles related to in-place leases, based on the fair value of each component. In making estimates of fair values for purposes of allocating purchase price, we utilize various sources, including independent appraisals, our own analysis of recently acquired and existing comparable properties in our portfolio and other market data. The fair value of buildings is determined as if the buildings were vacant upon acquisition and subsequently leased at market rental rates. As such, the determination of fair value considers the present value of all cash flows expected to be generated from the property including an initial lease-up period. We determine the fair value of in-place leases by assessing the net effective rent and remaining term of the lease relative to market terms for similar leases at acquisition. In addition, we consider the cost of

acquiring similar leases, the foregone rents associated with the lease-up period, and the carrying costs associated with the lease-up period. The fair value of in-place leases is recorded and amortized as amortization expense over the remaining average contractual lease period.

### Summary of Real Estate Portfolio by Geographic Market

The following table summarizes our market information by major geographic markets as of and for the year ended December 31, 2016.

Same-Store Communities	As of December 31, 2016				Year Ended December 31, 2016		
	Number of Apartment Communities	Number of Apartment Homes	Percentage of Total Carrying Value	Total Carrying Value (in thousands)	Average Physical Occupancy	Monthly Income per Occupied Home (a)	Net Operating Income (in thousands)
<b>West Region</b>							
Orange County, CA	6	2,052	13.4 %	\$493,749	96.0%	\$ 2,165	\$ 38,929
San Francisco, CA	7	1,688	10.6 %	389,374	96.2%	2,873	43,450
Seattle, WA	5	932	6.0 %	219,342	96.6%	1,817	14,147
Los Angeles, CA	2	344	3.0 %	110,435	95.6%	2,470	6,824
Monterey Peninsula, CA	7	1,565	4.6 %	169,006	96.7%	1,511	20,406
Other Southern California	2	516	2.5 %	92,297	95.5%	1,846	7,917
Portland, OR	2	476	1.3 %	47,559	97.1%	1,476	6,111
<b>Mid-Atlantic Region</b>							
Metropolitan D.C.	4	1,315	7.8 %	286,590	96.9%	1,929	19,915
Baltimore, MD	2	540	2.8 %	102,303	96.7%	1,513	6,610
<b>Northeast Region</b>							
New York, NY	2	996	16.5 %	605,120	97.3%	3,835	34,708
Boston, MA	1	387	1.9 %	69,808	96.7%	1,883	5,996
<b>Southeast Region</b>							
Nashville, TN	6	1,612	3.8 %	141,452	97.6%	1,171	15,677
Tampa, FL	2	942	2.8 %	103,872	96.9%	1,350	9,793
Other Florida	1	636	2.3 %	83,405	96.4%	1,483	7,049
Total/Average Same-Store Communities	49	14,001	79.3 %	2,914,312	96.6%	\$ 1,989	237,532
Non-Mature, Commercial Properties & Other	5	2,697	20.7 %	760,392			59,589
Total Real Estate Owned	54	16,698	100 %	3,674,704			\$ 297,121
Total Accumulated Depreciation				(1,408,815 )			
Total Real Estate Owned, Net of Accumulated Depreciation				\$2,265,889			

(a) Monthly Income per Occupied Home represents total monthly revenues divided by the product of occupancy and the number of mature apartment homes.

We report in two segments: Same-Store Communities and Non-Mature Communities/Other.

Our Same-Store Communities segment represents those communities acquired, developed, and stabilized prior to January 1, 2015 and held as of December 31, 2016. These communities were owned and had stabilized occupancy and operating expenses as of the beginning of the prior year, there is no plan to conduct substantial redevelopment activities, and the communities are not held for disposition at year end. A community is considered to have stabilized occupancy once it achieves 90% occupancy for at least three consecutive months.

Our Non-Mature Communities/Other segment represents those communities that do not meet the criteria to be included in Same-Store Communities, including, but not limited to, recently acquired, developed and redeveloped communities, and the non-apartment components of mixed use properties.

### Liquidity and Capital Resources

Liquidity is the ability to meet present and future financial obligations either through operating cash flows, the sale of properties, and the issuance of debt. Both the coordination of asset and liability maturities and effective capital management are important to the maintenance of liquidity. The Operating Partnership's primary source of liquidity is cash flow from operations as determined by rental rates, occupancy levels, and operating expenses related to our portfolio of apartment homes and borrowings allocated to us under the General Partner's credit agreements. The General Partner will routinely use its unsecured credit facility to temporarily fund certain investing and financing activities prior to arranging for longer-term financing or the issuance of equity or debt securities. During the past several years, proceeds from the sale of real estate have been used for both investing and financing activities as we repositioned our portfolio.

We expect to meet our short-term liquidity requirements generally through net cash provided by operations and borrowings allocated to us under the General Partner's credit agreements. We expect to meet certain long-term liquidity requirements such as scheduled debt maturities and potential property acquisitions through borrowings and the disposition of properties. We believe that our net cash provided by operations and borrowings will continue to be adequate to meet both operating requirements and the payment of distributions. Likewise, the budgeted expenditures for improvements and renovations of certain properties are expected to be funded from property operations, and borrowings allocated to us under the General Partner's credit agreements.

### Future Capital Needs

Future capital expenditures are expected to be funded with proceeds from the issuance of secured debt or unsecured debt, sales of properties, borrowings allocated to us under our General Partner's credit agreements, and to a lesser extent, from cash flows provided by operating activities.

As of December 31, 2016, the Operating Partnership does not have any secured debt maturing in 2017.

### Statements of Cash Flows

The following discussion explains the changes in Net cash provided by/(used in) operating activities, Net cash provided by/(used in) investing activities, and Net cash provided by/(used in) financing activities that are presented in our Consolidated Statements of Cash Flows for the years ended December 31, 2016, 2015, and 2014.

### Operating Activities

For the year ended December 31, 2016, Net cash provided by/(used in) operating activities was \$228.7 million compared to \$226.8 million for 2015. The increase in cash flow from operating activities was primarily due to improved operating income, primarily driven by revenue growth at communities.

For the year ended December 31, 2015, Net cash provided by/(used in) operating activities was \$226.8 million compared to \$208.0 million for 2014. The increase in cash flow from operating activities was primarily due to improved operating income, primarily driven by revenue growth at communities.

### Investing Activities

For the year ended December 31, 2016, Net cash provided by/(used in) investing activities was \$(9.5) million compared to \$23.6 million for 2015. The decrease in cash provided by investing activities was primarily due to a decrease in proceeds from dispositions, partially offset by increased distributions received from unconsolidated entities and acquisitions of real estate assets in 2015.

For the year ended December 31, 2015, Net cash provided by/(used in) investing activities was \$23.6 million compared to \$(46.7) million for 2014. The increase in cash provided by investing activities was primarily related to an increase in proceeds from dispositions and decreased spend on development projects, partially offset by the acquisition of a real estate asset in 2015.

### Acquisitions

The Operating Partnership did not have any acquisitions during the year ended December 31, 2016.

In October 2015, the Operating Partnership acquired one community in Alexandria, Virginia with 421 apartment homes for a purchase price of \$142.0 million.



## Dispositions

During the year ended December 31, 2016, the Operating Partnership sold two operating communities in the Baltimore, Maryland market with a total of 276 apartment homes for gross proceeds of \$45.3 million, resulting in net proceeds of \$44.6 million and a gain, net of tax, of \$33.2 million.

In connection with the formation of the DownREIT Partnership in October 2015, the Operating Partnership contributed seven operating communities to the DownREIT Partnership. The Operating Partnership recorded its contribution to the DownREIT Partnership at book value and consequently deferred a gain of \$296.4 million. As a result of the contribution, the Operating Partnership gave up its controlling interest and deconsolidated the seven operating communities. The Operating Partnership accounts for its investment in the DownREIT Partnership under the equity method of accounting.

During the year ended December 31, 2015, the Operating Partnership sold five communities with a total of 1,149 apartment homes for gross proceeds of \$250.9 million, resulting in net proceeds of \$232.4 million and a gain, net of tax, of \$133.5 million. A portion of the sale proceeds was designated for tax-deferred Section 1031 exchanges for one of the October 2015 acquisitions from Home OP. Additionally, the Operating Partnership recognized a gain of \$24.6 million, which was previously deferred, in connection with the sale of the communities held by the Texas joint venture.

During the year ended December 31, 2014, the Operating Partnership sold one community and an adjacent parcel of land in San Diego, California for gross proceeds of \$48.7 million, resulting in a \$24.4 million gain and net proceeds of \$47.9 million. The Operating Partnership also recorded gains of \$39.2 million in connection with UDR's sale of two communities in Tampa, Florida and Los Angeles, California, which were previously deferred. The total gains of \$63.6 million were included in Gain/(loss) on sale of real estate owned on the Consolidated Statements of Operations.

## Financing Activities

For the year ended December 31, 2016, Net cash provided by/(used in) financing activities was \$(221.5) million compared to \$(247.7) million for 2015. The decrease in cash used in financing activities was primarily due to a decrease in advances to the General Partner and a decrease in payoffs of secured debt, partially offset by a decrease in proceeds from the issuance of secured debt.

For the year ended December 31, 2015, Net cash provided by/(used in) financing activities was \$(247.7) million compared to \$(162.8) million for 2014. The increase in cash used in financing activities was primarily due to an increase in advances to the General Partner.

## Credit Facilities

As of December 31, 2016, an aggregate commitment of \$408.5 million of the General Partner's secured credit facilities with Fannie Mae was allocated to the Operating Partnership based on the ownership of the assets securing the debt. The entire commitment was outstanding at December 31, 2016. The portions of the Fannie Mae credit facilities allocated to the Operating Partnership mature at various dates from December 2018 through July 2023 and bear interest at floating and fixed rates. At December 31, 2016, \$244.9 million of the outstanding balance was fixed at a weighted average interest rate of 5.05% and the remaining balance of \$163.6 million on these facilities had a weighted average variable interest rate of 2.32%.

The Operating Partnership is a guarantor on the General Partner's unsecured revolving credit facility with an aggregate borrowing capacity of \$1.1 billion, \$300 million of medium-term notes due June 2018, \$300 million of medium-term notes due October 2020, a \$350 million term loan facility due January 2021, \$400 million of medium-term notes due January 2022, \$300 million of medium-term notes due July 2024, \$300 million of medium-term notes due October 2025 and \$300 million of medium-term notes due September 2026. As of December 31, 2016 and 2015, the outstanding balance under the unsecured revolving credit facility was \$0.0 and \$150.0 million, respectively. The credit facilities are subject to customary financial covenants and limitations.





### Interest Rate Risk

We are exposed to interest rate risk associated with variable rate notes payable and maturing debt that has to be refinanced. We do not hold financial instruments for trading or other speculative purposes, but rather issue these financial instruments to finance our portfolio of real estate assets. Interest rate sensitivity is the relationship between changes in market interest rates and the fair value of market rate sensitive assets and liabilities. Our earnings are affected as changes in short-term interest rates impact our cost of variable rate debt and maturing fixed rate debt. We had \$190.6 million in variable rate debt that is not subject to interest rate swap contracts as of December 31, 2016. If market interest rates for variable rate debt increased by 100 basis points, our interest expense would increase by \$1.9 million based on the balance at December 31, 2016.

These amounts are determined by considering the impact of hypothetical interest rates on our borrowing cost. These analyses do not consider the effects of the adjusted level of overall economic activity that could exist in such an environment. Further, in the event of a change of such magnitude, management would likely take actions to further mitigate our exposure to the change. However, due to the uncertainty of the specific actions that would be taken and their possible effects, the sensitivity analysis assumes no change in our financial structure.

The General Partner also utilizes derivative financial instruments allocated to the Operating Partnership to manage interest rate risk and generally designates these financial instruments as cash flow hedges. See Note 8, Derivatives and Hedging Activity, in the Notes to the Operating Partnership's Consolidated Financial Statements included in this Report for additional discussion of derivative instruments.

A presentation of cash flow metrics based on GAAP is as follows (dollars in thousands):

	Year Ended December 31,		
	2016	2015	2014
Net cash provided by/(used in) operating activities	\$228,682	\$226,765	\$208,032
Net cash provided by/(used in) investing activities	(9,546 )	23,583	(46,650 )
Net cash provided by/(used in) financing activities	(221,483 )	(247,747 )	(162,777 )

### Results of Operations

The following discussion explains the changes in results of operations that are presented in our Consolidated Statements of Operations for the years ended December 31, 2016, 2015, and 2014.

#### Net Income(Loss) Attributable to OP Unitholders

##### 2016 -vs- 2015

Net income/(loss) attributable to OP unitholders was \$77.8 million (\$0.42 per diluted OP Unit) for the year ended December 31, 2016 as compared to \$213.3 million (\$1.16 per diluted OP Unit) for the prior year. The decrease in net income attributable to OP unitholders resulted primarily from the following items, which are discussed in further detail elsewhere within this Report:

- during the year ended the December 31, 2016, the Operating Partnership sold two operating communities in Baltimore, Maryland with a total of 276 apartment homes, resulting in a gain of \$33.2 million, as compared to a gain on the sale of real estate owned of \$158.1 million during the year ended December 31, 2015;

- losses from unconsolidated entities of \$37.4 million for the year ended December 31, 2016, as compared to \$4.7 million for the prior year, as a result of the formation of the DownREIT Partnership in the fourth quarter of 2015; and

- a decrease in total property NOI of \$20.5 million primarily due to fewer consolidated apartment homes as a result of the deconsolidation of communities contributed to the DownREIT Partnership during 2015.

This was partially offset by:

- a decrease in real estate depreciation and amortization expense of \$22.7 million primarily due to the deconsolidation of communities contributed to the DownREIT Partnership in the fourth quarter of 2015;

a decrease in interest expense of \$10.3 million primarily due to the deconsolidation of debt balances related to communities contributed to the DownREIT Partnership; and  
a decrease in general and administrative expense of \$8.2 million due to lower expense allocations by the General Partner, primarily due to a decrease in its bonus expense and stock-based compensation expense for awards under its long-term incentive plan, primarily due to the departure of its prior Chief Financial Officer in 2016, and outperformance in 2015.

#### 2015 -vs- 2014

Net income/(loss) attributable to OP unitholders was \$213.3 million (\$1.16 per diluted OP Unit) for the year ended December 31, 2015 as compared to \$96.2 million (\$0.53 per diluted OP Unit) for the the prior year. The increase in net income attributable to OP unitholders resulted primarily from the following items, which are discussed in further detail elsewhere within this Report:

the Operating Partnership sold five communities with a total of 1,149 apartment homes, resulting in a gain of \$133.5 million. Additionally, the Operating Partnership recognized a gain of \$24.6 million, which was previously deferred, in connection with the sale of the communities held by the Texas joint venture;

in connection with the formation of the DownREIT Partnership, the Operating Partnership contributed seven operating communities to the DownREIT Partnership. The Operating Partnership recorded its contribution to the DownREIT Partnership at book value and consequently deferred a gain of \$296.4 million. As a result of the contribution, the Operating Partnership gave up its controlling interest and deconsolidated the seven operating communities. The Operating Partnership accounts for its investment in the DownREIT Partnership under the equity method of accounting; and

an increase in total property NOI of \$17.3 million primarily due to higher occupancy and higher revenue per occupied home and NOI from the homes placed in service related to development and redevelopment projects completed in 2015 and 2014.

This was partially offset by:

a \$4.7 million loss from unconsolidated entities related to the DownREIT Partnership that was formed in 2015.

#### Apartment Community Operations

Our net income results primarily from NOI generated from the operation of our apartment communities. The Operating Partnership defines NOI, which is a non-GAAP financial measure, as rental income less direct property rental expenses. Rental income represents gross market rent less adjustments for concessions, vacancy loss and bad debt. Rental expenses include real estate taxes, insurance, personnel, utilities, repairs and maintenance, administrative and marketing. Excluded from NOI are property management costs, which are the Operating Partnership's allocable share of costs incurred by the General Partner for shared services of corporate level property management employees and related support functions and costs.

Although the Company considers NOI a useful measure of a operating performance, NOI should not be considered an alternative to net income or net cash flow from operating activities as determined in accordance with GAAP. NOI excludes several income and expense categories as detailed in the reconciliation of NOI to Net income/(loss) attributable to OP unitholders below.

The following table summarizes the operating performance of our total portfolio for the years ended December 31, 2016, 2015, and 2014 (dollars in thousands):

	Year Ended December 31, (a)			Year Ended December 31, (b)			% Change	% Change
	2016	2015	% Change	2015	2014	% Change		
<b>Same-Store Communities:</b>								
Same-Store rental income	\$322,968	\$303,190	6.5 %	\$360,404	\$353,686	1.9 %		
Same-Store operating expense (c)	(85,436 )	(81,438 )	4.9 %	(100,395 )	(101,911 )	(1.5 )%		
Same-Store NOI	237,532	221,752	7.1 %	260,009	251,775	3.3 %		
<b>Non-Mature Communities/Other NOI:</b>								
Acquired communities NOI	7,216	1,604	349.9 %	1,604	—	N/A		
Sold communities NOI	2,600	46,574	(94.4 )%	12,225	13,750	(11.1 )%		
Developed communities NOI	5,191	2,787	(86.3 )%	2,787	(603 )	(562.2)%		
Redeveloped communities NOI	38,753	38,035	1.9 %	34,127	29,742	14.7 %		
Commercial NOI and other	5,829	6,845	(14.8 )%	6,845	5,649	21.2 %		
Total Non-Mature Communities/Other NOI	59,589	95,845	(37.8 )%	57,588	48,538	18.6 %		
<b>Total property NOI</b>	<b>\$297,121</b>	<b>\$317,597</b>	<b>(6.4 )%</b>	<b>\$317,597</b>	<b>\$300,313</b>	<b>5.8 %</b>		

(a) Same-Store consists of 14,001 apartment homes.

(b) Same-Store consists of 14,760 apartment homes.

(c) Excludes depreciation, amortization, and property management expenses.

The following table is our reconciliation of Net income/(loss) attributable to OP unitholders to total property NOI for the years ended December 31, 2016, 2015 and 2014 (dollars in thousands):

	Year Ended December 31,		
	2016	2015	2014
Net income/(loss) attributable to OP unitholders	\$77,818	\$213,301	\$96,227
Property management	11,122	12,111	11,622
Other operating expenses	6,059	5,923	5,172
Real estate depreciation and amortization	147,074	169,784	179,176
General and administrative	18,808	27,016	28,541
Casualty-related charges/(recoveries), net	484	843	541
(Income)/loss from unconsolidated entities	37,425	4,659	—
Interest expense	30,067	40,321	41,717
(Gain)/loss on sale of real estate owned	(33,180 )	(158,123 )	(63,635 )
Net income/(loss) attributable to noncontrolling interests	1,444	1,762	952
<b>Total property NOI</b>	<b>\$297,121</b>	<b>\$317,597</b>	<b>\$300,313</b>

Same-Store Communities

2016 -vs- 2015

Our Same-Store Community properties (those acquired, developed, and stabilized prior to January 1, 2015 and held as of December 31, 2016) consisted of 14,001 apartment homes and provided 79.9% of our total NOI for the year ended December 31, 2016.

NOI for our Same-Store Community properties increased 7.1% or \$15.8 million for the year ended December 31, 2016 compared to 2015. The increase in property NOI was primarily attributable to a 6.5% or \$19.8 million increase in property



rental income, which was partial offset by a 4.9% or \$4.0 million increase in operating expenses. The increase in revenues was primarily driven by a 6.6% or \$19.0 million increase in rental rates. Physical occupancy decreased 0.2% to 96.6% and total income per occupied home increased 6.6% to \$1,989 for the year ended December 31, 2016 compared to 2015.

The increase in property operating expenses was primarily driven by a 10.4% or \$2.6 million increase in real estate taxes, which was primarily due to higher assessed valuations and lower appeal refunds.

As a result of the percentage changes in property rental income and property operating expenses, the operating margin (property net operating income divided by property rental income) increased to 73.5% for the year ended December 31, 2016 as compared to 73.1% for 2015.

2015 -vs- 2014

Our Same-Store Community properties (those acquired, developed, and stabilized prior to January 1, 2014 and held as of December 31, 2015) consisted of 14,760 apartment homes and provided 81.9% of our total NOI for the year ended December 31, 2015.

NOI for our Same-Store Community properties increased 3.3% or \$8.2 million for the year ended December 31, 2015 compared to 2014. The increase in property NOI was primarily attributable to a 1.9% or \$6.7 million increase in property rental income and a 1.5% or \$1.5 million decrease in operating expenses. The increase in revenues was primarily driven by a 1.5% or \$5.2 million increase in rental rates and a 1.9% or \$0.5 million increase in reimbursement and fee income. Physical occupancy increased 1.5% to 96.8% and total income per occupied home increased 1.7% to \$2,103 for the year ended December 31, 2015 compared to 2014.

The decrease in property operating expenses was primarily driven by a 5.1% or \$0.8 million decrease in repair and maintenance expense and a 1.4% or \$0.5 million decrease in real estate taxes.

As a result of the percentage changes in property rental income and property operating expenses, the operating margin (property net operating income divided by property rental income) increased to 72.1% for the year ended December 31, 2015 as compared to 71.2% for 2014.

#### Non-Mature Communities/Other

The Operating Partnership's Non-Mature Communities/Other represent those communities that do not meet the criteria to be included in Same-Store Communities, including, but not limited to, recently developed, acquired or redeveloped communities, sold communities and the non-apartment components of mixed use properties.

2016 -vs- 2015

The remaining \$59.6 million or 20.1% of our total NOI during the year ended December 31, 2016 was generated from our Non-Mature Communities/Other. NOI from Non-Mature Communities/Other decreased 37.8% or \$36.3 million for the year ended December 31, 2016 compared to 2015. The decrease was primarily driven by a decrease in NOI of \$44.0 million from sold communities, which was partially offset by an increase in NOI of \$5.6 million from acquired communities and an increase in NOI of \$2.4 million from developed communities.

2015 -vs- 2014

The remaining \$57.6 million or 18.1% of our total NOI during the year ended December 31, 2015 was generated from our Non-Mature Communities/Other. NOI from Non-Mature Communities/Other increased 18.6% or \$9.1 million for the year ended December 31, 2015 compared to 2014. The increase was primarily driven by an increase in NOI of \$4.4 million from redeveloped communities and an increase in NOI of \$3.4 million from developed communities.

#### Real Estate Depreciation and Amortization

For the year ended December 31, 2016, real estate depreciation and amortization decreased by 13.4% or \$22.7 million as compared to 2015. The decrease was primarily due to the deconsolidation of communities contributed to the DownREIT Partnership in October 2015, partially offset by homes delivered from our development and redevelopment properties.

For the year ended December 31, 2015, real estate depreciation and amortization decreased by 5.2% or \$9.4 million as compared to 2014. The decrease was primarily due to sold communities and fully depreciated assets partially offset by homes delivered from our development and redevelopment communities.



#### General and Administrative

For the year ended December 31, 2016, general and administrative expense decreased by 30.4% or \$8.2 million as compared to 2015. The decrease was due to lower general and administrative expense allocations by the General Partner, primarily due to a decrease in its bonus expense and stock-based compensation expense for awards under its long-term incentive plan, primarily due to the departure of its prior Chief Financial Officer in 2016, and outperformance in 2015, as well as lower allocations due to the deconsolidation of communities contributed to the DownREIT Partnership in October 2015.

#### Income/(Loss) in Unconsolidated Entities

For the year ended December 31, 2016 and 2015, income/(loss) from unconsolidated entities of \$(37.4) million and \$(4.7) million, respectively, was attributable to the Operating Partnership's ownership interest in the DownREIT Partnership, which was formed in October 2015. The change was primarily attributable to depreciation expense for a full year in 2016.

#### Interest Expense

For the year ended December 31, 2016, interest expense decreased by 25.4% or \$10.3 million as compared to 2015, which was primarily due to lower loan balances as a result of seven communities, and their related debt, being deconsolidated in October 2015 in connection with the formation of the DownREIT Partnership.

#### Gain/(Loss) on the Sale of Real Estate Owned

During the year ended December 31, 2016, the Operating Partnership sold two operating communities in Baltimore, Maryland with a total of 276 apartment homes, resulting in a gain of \$33.2 million.

During the year ended December 31, 2015, the Operating Partnership sold five communities with a total of 1,149 apartment homes, resulting in a gain of \$133.5 million. A portion of the sale proceeds was designated for a Section 1031 exchange for one of the October 2015 acquisitions from Home OP. Additionally, the Operating Partnership recognized a gain of \$24.6 million, which was previously deferred, in connection with the sale of the communities held by the Texas joint venture.

In connection with the formation of the DownREIT Partnership in October 2015, the Operating Partnership contributed seven operating communities to the DownREIT Partnership. The Operating Partnership recorded its contribution to the DownREIT Partnership at book value and consequently deferred a gain of \$296.4 million. As a result of the contribution, the Operating Partnership gave up its controlling interest and deconsolidated the seven operating communities. The Operating Partnership accounts for its investment in the DownREIT Partnership under the equity method of accounting.

For the year ended December 31, 2014, the Operating Partnership sold one community and an adjacent parcel of land in San Diego, California, resulting in a \$24.4 million gain. The Operating Partnership also recorded gains of \$39.2 million in connection with UDR's sale of two communities in Tampa, Florida and Los Angeles, California, which were previously deferred.

#### Inflation

We believe that the direct effects of inflation on our operations have been immaterial. While the impact of inflation primarily impacts our results through wage pressures, utilities and material costs, the majority of our apartment leases have terms of 12 months or less, which generally enables us to compensate for any inflationary effects by increasing rents on our apartment homes. Although an extreme escalation in costs could have a negative impact on our residents and their ability to absorb rent increases, we do not believe this has had a material impact on our results for the year ended December 31, 2016.

#### Off-Balance Sheet Arrangements

We do not have any off-balance sheet arrangements that have, or are reasonably likely to have, a current or future effect on our financial condition, changes in financial condition, revenue or expenses, results of operations, liquidity,



capital expenditures or capital resources that are material.

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**Contractual Obligations**

The following table summarizes our contractual obligations as of December 31, 2016 (dollars in thousands):

Contractual Obligations	Payments Due by Period				Total
	2017	2018-2019	2020-2021	Thereafter	
Long-term debt obligations	\$—	278,403	62,836	94,310	\$435,549
Interest on debt obligations (a)	16,529	26,454	5,359	6,227	54,569
Operating lease obligations — ground leases (b)	5,548	11,096	9,091	311,547	337,282
	\$22,077	\$315,953	\$77,286	\$412,084	\$827,400

- (a) Interest payments on variable rate debt instruments are based on each debt instrument's respective year-end interest rate at December 31, 2016.

- (b) For purposes of our ground lease contracts, the Operating Partnership uses the minimum lease payment, if stated in the agreement. For ground lease agreements where there is a reset provision based on the communities appraised value or consumer price index but does not include a specified minimum lease payment, the Operating Partnership uses the current rent over the remainder of the lease term.

**Item 7A. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK**

Information required by this item is included in and incorporated by reference from Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations of this Report.

**Item 8. FINANCIAL STATEMENTS AND SUPPLEMENTARY DATA**

The consolidated financial statements and related financial information required to be filed are attached to this Report. Reference is made to page F-1 of this Report for the Index to Consolidated Financial Statements and Schedules of UDR, Inc. and United Dominion Realty, L.P.

**Item 9. CHANGES IN AND DISAGREEMENTS WITH ACCOUNTANTS ON ACCOUNTING AND FINANCIAL DISCLOSURE**

None.

**Item 9A. CONTROLS AND PROCEDURES****Disclosure Controls and Procedures**

The disclosure controls and procedures of the Company and the Operating Partnership are designed with the objective of ensuring that information required to be disclosed in our reports filed under the Securities Exchange Act of 1934 is recorded, processed, summarized and reported within the time periods specified in the SEC's rules and forms. Our disclosure controls and procedures are also designed to ensure that such information is accumulated and communicated to our management, including our Chief Executive Officer and Chief Financial Officer, as appropriate to allow timely decisions regarding required disclosure.

It should be noted that the design of any system of controls is based in part upon certain assumptions about the likelihood of future events, and there can be no assurance that any design will succeed in achieving its stated goals under all potential future conditions, regardless of how remote. As a result, our disclosure controls and procedures are designed to provide reasonable assurance that such disclosure controls and procedures will meet their objectives. As of December 31, 2016, we carried out an evaluation, under the supervision and with the participation of the Chief Executive Officer and Chief Financial Officer of the Company, which is the sole general partner of the Operating Partnership, of the effectiveness of the design and operation of the disclosure controls and procedures of the Company and the Operating Partnership. Based on this evaluation, the Chief Executive Officer and Chief Financial Officer of the Company concluded that the disclosure controls and procedures of the Company and the Operating Partnership are effective at the reasonable assurance level described above.



#### Management's Report on Internal Control over Financial Reporting

The management of the Company is responsible for establishing and maintaining adequate internal control over financial reporting as defined in Rule 13a-15(f) under the Securities Exchange Act of 1934 for the Company and the Operating Partnership. Under the supervision and with the participation of the management, the Chief Executive Officer and Chief Financial Officer of the Company, which is the sole general partner of the Operating Partnership, conducted an evaluation of the effectiveness of the internal control over financial reporting based on the framework in Internal Control — Integrated Framework issued by the Committee of Sponsoring Organizations (2013 Framework) (COSO). Based on such evaluation, management concluded that the Company's and the Operating Partnership's internal control over financial reporting was effective as of December 31, 2016.

Ernst & Young LLP, the independent registered public accounting firm that audited our consolidated financial statements included in this Report, has audited UDR, Inc.'s internal control over financial reporting as of December 31, 2016. The report of Ernst & Young LLP, which expresses an unqualified opinion on UDR, Inc.'s internal control over financial reporting as of December 31, 2016, is included under the heading "Report of Independent Registered Public Accounting Firm" of UDR, Inc. contained in this Report. Further, an attestation report of the registered public accounting firm of United Dominion Realty, L.P. will not be required as long as United Dominion Realty, L.P. is a non-accelerated filer.

#### Changes in Internal Control Over Financial Reporting

There have not been any changes in either the Company's or the Operating Partnership's internal control over financial reporting (as such term is defined in Rules 13a-15(f) and 15d-15(f) under the Securities Exchange Act of 1934) during the fourth fiscal quarter to which this Report relates that materially affected, or are reasonably likely to materially affect, the internal control over financial reporting of either the Company or the Operating Partnership.

#### Item 9B. OTHER INFORMATION

**Other Agreements with Executive Officers.** In November 2016, we entered into separate aircraft time-share agreements with Mr. Toomey and Mr. Troupe. Under each of the aircraft time-share agreements, we have agreed to lease an aircraft, including crew and flight services, to each of Mr. Toomey and Mr. Troupe for personal flights from time to time upon their request. Mr. Toomey and Mr. Troupe will each pay us a lease fee as may be set by the board from time to time for the flight expenses that may be charged under applicable regulations. We will invoice Mr. Toomey and Mr. Troupe on the last day of the month in which any respective flight occurs. Each aircraft time-share agreement will remain in effect until terminated by either party, upon ten days' prior written notice. Each agreement automatically terminates upon the date either Mr. Toomey or Mr. Troupe, respectively, is no longer employed by the Company.

### PART III

#### Item 10. DIRECTORS, EXECUTIVE OFFICERS AND CORPORATE GOVERNANCE

The information required by this item is incorporated by reference to the information set forth under the headings “Proposal No. 1 Election of Directors,” “Corporate Governance Matters,” “Audit Committee Report,” “Corporate Governance Matters-Board Leadership Structure and Committees-Audit Committee Financial Expert,” “Corporate Governance Matters-Identification and Selection of Nominees for Directors,” “Corporate Governance Matters-Board of Directors and Committee Meetings,” “Executive Officers” and “Other Matters-Section 16(a) Beneficial Ownership Reporting Compliance” in UDR, Inc.’s definitive proxy statement (our “definitive proxy statement”) for its 2017 Annual Meeting of Stockholders. UDR is the sole general partner of the Operating Partnership.

We have a code of ethics for senior financial officers that applies to our principal executive officer, all members of our finance staff, including the principal financial officer, the principal accounting officer, the treasurer and the controller, our director of investor relations, our corporate secretary, and all other Company officers. We also have a code of business conduct and ethics that applies to all of our employees. Information regarding our codes is available on our website, [www.udr.com](http://www.udr.com), and is incorporated by reference to the information set forth under the heading “Corporate Governance Matters” in our definitive proxy statement for UDR’s 2017 Annual Meeting of Stockholders. We intend to satisfy the disclosure requirements under Item 10 of Form 8-K regarding an amendment to, or a waiver from, a provision of our codes by posting such amendment or waiver on our website.

#### Item 11. EXECUTIVE COMPENSATION

The information required by this item is incorporated by reference to the information set forth under the headings “Security Ownership of Certain Beneficial Owners and Management,” “Corporate Governance Matters-Board Leadership Structure and Committees-Compensation Committee Interlocks and Insider Participation,” “Executive Compensation,” “Compensation of Directors” and “Compensation Committee Report” in the definitive proxy statement for UDR’s 2017 Annual Meeting of Stockholders. UDR is the sole general partner of the Operating Partnership.

#### Item 12. SECURITY OWNERSHIP OF CERTAIN BENEFICIAL OWNERS AND MANAGEMENT AND RELATED STOCKHOLDER MATTERS

The information required by this item is incorporated by reference to the information set forth under the headings “Security Ownership of Certain Beneficial Owners and Management,” “Executive Compensation” and “Executive Compensation-Equity Compensation Plan Information” in the definitive proxy statement for UDR’s 2017 Annual Meeting of Stockholders. UDR is the sole general partner of the Operating Partnership.

#### Item 13. CERTAIN RELATIONSHIPS AND RELATED TRANSACTIONS, AND DIRECTOR INDEPENDENCE

The information required by this item is incorporated by reference to the information set forth under the heading “Security Ownership of Certain Beneficial Owners and Management,” “Corporate Governance Matters-Corporate Governance Overview,” “Corporate Governance Matters-Director Independence,” “Corporate Governance Matters-Board Leadership Structure and Committees-Independence of the Audit, Compensation and Governance Committees,” and “Executive Compensation” in the definitive proxy statement for UDR’s 2017 Annual Meeting of Stockholders. UDR is the sole general partner of the Operating Partnership. Information regarding related party transactions between UDR and the Operating Partnership is presented in Note 6, Related Party Transactions, of the Consolidated Financial Statements of United Dominion Realty, L.P. referenced in Part IV, Item 15(a) of this Report.

#### Item 14. PRINCIPAL ACCOUNTANT FEES AND SERVICES

The information required by this item is incorporated by reference to the information set forth under the headings “Audit Matters-Audit Fees” and “Audit Matters-Pre-Approval Policies and Procedures” in the definitive proxy statement for UDR’s 2017 Annual Meeting of Stockholders. UDR is the sole general partner of the Operating Partnership.



PART IV

Item 15. EXHIBITS, FINANCIAL STATEMENT SCHEDULES

(a) The following documents are filed as part of this Report:

1. Financial Statements. See Index to Consolidated Financial Statements and Schedules of UDR, Inc. and United Dominion Realty, L.P. on page F-1 of this Report.
2. Financial Statement Schedules. See Index to Consolidated Financial Statements and Schedules of UDR, Inc. and United Dominion Realty, L.P. on page S-1 of this Report. All other schedules are omitted because they are not required, are inapplicable, or the required information is included in the financial statements or notes thereto.
3. Exhibits. The exhibits filed with this Report are set forth in the Exhibit Index, including the financial statements required under Rule 3-09 of Regulation S-X for UDR Lighthouse DownREIT L.P.

Item 16. FORM 10-K SUMMARY

None.

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SIGNATURES

Pursuant to the requirements of Section 13 or 15 (d) of the Securities Exchange Act of 1934, the registrant has duly caused this Report to be signed on its behalf by the undersigned, thereunto duly authorized.

UDR, Inc.

Date: February 21, 2017 By: /s/ Thomas W.  
Toomey  
Thomas W.  
Toomey  
Chief Executive  
Officer and  
President (Principal  
Executive Officer)

Pursuant to the requirements of the Securities Exchange Act of 1934, this Report has been signed below on February 21, 2017 by the following persons on behalf of the registrant and in the capacities indicated.

/s/ Thomas W. Toomey

Thomas W. Toomey  
Chief Executive Officer, President, and Director (Principal Executive Officer)

/s/ Katherine A. Cattanach

Katherine A. Cattanach  
Director

/s/ Joseph D. Fisher

Joseph D. Fisher  
Senior Vice President and Chief Financial Officer (Principal Financial Officer)

/s/ Mary Ann King

Mary Ann King  
Director

/s/ Shawn G. Johnston

Shawn G. Johnston  
Vice President and Chief Accounting Officer  
(Principal Accounting Officer)

/s/ Robert P. Freeman

Robert P. Freeman  
Director

/s/ James D. Klingbeil

James D. Klingbeil  
Chairman of the Board

/s/ Jon A. Grove

Jon A. Grove  
Director

/s/ Lynne B. Sagalyn

Lynne B. Sagalyn  
Vice Chair of the Board

/s/ Clint D. McDonnough

Clint D. McDonnough  
Director

/s/ Robert A. McNamara

Robert A. McNamara  
Director

/s/ Mark R. Patterson



Mark R. Patterson  
Director

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SIGNATURES

Pursuant to the requirements of Section 13 or 15 (d) of the Securities Exchange Act of 1934, the registrant has duly caused this Report to be signed on its behalf by the undersigned, thereunto duly authorized.

UNITED DOMINION  
REALTY, L.P.

By: UDR, Inc., its sole  
general partner

Date: February 21, 2017 By: /s/  
Thomas  
W.  
Toomey  
Thomas  
W.  
Toomey  
Chief  
Executive  
Officer  
and  
President  
(Principal  
Executive  
Officer)

Pursuant to the requirements of the Securities Exchange Act of 1934, this Report has been signed below on February 21, 2017 by the following persons on behalf of the registrant and in the capacities indicated.

/s/ Thomas W. Toomey

Thomas W. Toomey  
Chief Executive Officer, President, and  
Director of the General Partner (Principal Executive Officer)

/s/ Joseph D. Fisher

Joseph D. Fisher  
Senior Vice President and Chief Financial Officer  
of the General Partner (Principal Financial Officer)

/s/ Shawn G. Johnston

Shawn G. Johnston  
Vice President and Chief Accounting Officer  
of the General Partner (Principal Accounting Officer)

/s/ Katherine A.  
Cattanach

Katherine A.  
Cattanach  
Director of the  
General Partner

/s/ Mary Ann King

Mary Ann King  
Director of the  
General Partner

/s/ Robert P. Freeman

Robert P. Freeman  
Director of the  
General Partner

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/s/ James D. Klingbeil

James D. Klingbeil  
Chairman of the Board of the General Partner

/s/ Lynne B. Sagalyn

Lynne B. Sagalyn  
Vice Chair of the Board of the General Partner

/s/ Jon A. Grove

Jon A. Grove  
Director of the  
General Partner

/s/ Clint D.  
McDonnough  
Clint D.  
McDonnough  
Director of the  
General Partner

/s/ Robert A.  
McNamara

Robert A. McNamara  
Director of the  
General Partner

/s/ Mark R. Patterson  
Mark R. Patterson  
Director of the  
General Partner

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All other schedules are omitted since the required information is not present or is not present in amounts sufficient to require submission of the schedule, or because the information required is included in the consolidated financial statements and notes thereto.

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Report of Independent Registered Public Accounting Firm

The Board of Directors and Stockholders of UDR, Inc.

We have audited the accompanying consolidated balance sheets of UDR, Inc. (the “Company”) as of December 31, 2016 and 2015, and the related consolidated statements of operations, comprehensive income/(loss), changes in equity, and cash flows for each of the three years in the period ended December 31, 2016. Our audits also included the financial statement schedule listed in the Index at Item 15(a). These financial statements and schedule are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements and schedule based on our audits.

We conducted our audits in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the consolidated financial position of UDR, Inc. at December 31, 2016 and 2015, and the consolidated results of its operations and its cash flows for each of the three years in the period ended December 31, 2016, in conformity with U.S. generally accepted accounting principles. Also, in our opinion, the related financial statement schedule, when considered in relation to the basic financial statements taken as a whole, presents fairly in all material respects the information set forth therein.

As discussed in Notes 2 and 3 to the consolidated financial statements, the Company changed its reporting of discontinued operations as a result of the adoption of the amendments to the FASB Accounting Standards Codification resulting from Accounting Standards Update No. 2014-08, “Presentation of Financial Statements (Topic 205) and Property, Plant, and Equipment (Topic 360), Reporting Discontinued Operations and Disclosures of Disposals of Components of an Entity”. Also, as discussed in Note 2 to the consolidated financial statements, the Company changed its presentation of distributions received from unconsolidated joint ventures in the consolidated statements of cash flows as a result of the adoption of the amendments to the FASB Accounting Standards Codification resulting from Accounting Standards Update No. 2016-15 “Statement of Cash Flows (Topic 230), Classification of Certain Cash Receipts and Cash Payments”.

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States), UDR, Inc.'s internal control over financial reporting as of December 31, 2016, based on criteria established in Internal Control-Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission (2013 framework) and our report dated February 21, 2017 expressed an unqualified opinion thereon.

/s/ Ernst & Young LLP

Denver, Colorado  
February 21, 2017

Report of Independent Registered Public Accounting Firm

The Board of Directors and Stockholders of UDR, Inc.

We have audited UDR, Inc.'s internal control over financial reporting as of December 31, 2016, based on criteria established in Internal Control-Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission (2013 framework) (the COSO criteria). UDR, Inc.'s management is responsible for maintaining effective internal control over financial reporting, and for its assessment of the effectiveness of internal control over financial reporting included in the accompanying Management's Report on Internal Control over Financial Reporting included in Item 9A. Our responsibility is to express an opinion on the company's internal control over financial reporting based on our audit.

We conducted our audit in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether effective internal control over financial reporting was maintained in all material respects. Our audit included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, testing and evaluating the design and operating effectiveness of internal control based on the assessed risk, and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion.

A company's internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

In our opinion, UDR, Inc. maintained, in all material respects, effective internal control over financial reporting as of December 31, 2016, based on the COSO criteria.

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States), the consolidated balance sheets of UDR, Inc. as of December 31, 2016 and 2015, and the related consolidated statements of operations, comprehensive income/(loss), changes in equity, and cash flows for each of the three years in the period ended December 31, 2016 and our report dated February 21, 2017 expressed an unqualified opinion thereon.

/s/ Ernst & Young LLP

Denver, Colorado

February 21, 2017

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UDR, INC.

## CONSOLIDATED BALANCE SHEETS

(In thousands, except share and per share data)

	December 31, 2016	December 31, 2015
<b>ASSETS</b>		
Real estate owned:		
Real estate held for investment	\$ 9,271,847	\$ 9,053,599
Less: accumulated depreciation	(2,923,072 )	(2,646,044 )
Real estate held for investment, net	6,348,775	6,407,555
Real estate under development (net of accumulated depreciation of \$0 and \$0, respectively)	342,282	124,072
Real estate held for disposition (net of accumulated depreciation of \$553 and \$830, respectively)	1,071	11,775
Total real estate owned, net of accumulated depreciation	6,692,128	6,543,402
Cash and cash equivalents	2,112	6,742
Restricted cash	19,994	20,798
Notes receivable, net	19,790	16,694
Investment in and advances to unconsolidated joint ventures, net	827,025	938,906
Other assets	118,535	137,302
Total assets	\$ 7,679,584	\$ 7,663,844
<b>LIABILITIES AND EQUITY</b>		
Liabilities:		
Secured debt, net	\$ 1,130,858	\$ 1,376,945
Unsecured debt, net	2,270,620	2,193,850
Real estate taxes payable	17,388	18,786
Accrued interest payable	29,257	29,162
Security deposits and prepaid rent	34,238	36,330
Distributions payable	86,936	80,368
Accounts payable, accrued expenses, and other liabilities	103,835	81,356
Total liabilities	3,673,132	3,816,797
Commitments and contingencies (Note 15)		
Redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership	909,482	946,436
Equity:		
Preferred stock, no par value; 50,000,000 shares authorized:		
8.00% Series E Cumulative Convertible; 2,796,903 shares issued and outstanding at December 31, 2016 and December 31, 2015	46,457	46,457
Series F; 16,196,889 and 16,452,496 shares issued and outstanding at December 31, 2016 and December 31, 2015, respectively	1	1
Common stock, \$0.01 par value; 350,000,000 shares authorized:		
267,259,469 and 261,844,521 shares issued and outstanding at December 31, 2016 and December 31, 2015, respectively	2,673	2,618
Additional paid-in capital	4,635,413	4,447,816
Distributions in excess of net income	(1,585,825 )	(1,584,459 )

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Accumulated other comprehensive income/(loss), net	(5,609	) (12,678	)
Total stockholders' equity	3,093,110	2,899,755	
Noncontrolling interests	3,860	856	
Total equity	3,096,970	2,900,611	
Total liabilities and equity	\$ 7,679,584	\$ 7,663,844	
See accompanying notes to consolidated financial statements.			

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## UDR, INC.

## CONSOLIDATED STATEMENTS OF OPERATIONS

(In thousands, except per share data)

	Year Ended December 31,		
	2016	2015	2014
REVENUES:			
Rental income	\$948,461	\$871,928	\$805,002
Joint venture management and other fees	11,400	22,710	13,044
Total revenues	959,861	894,638	818,046
OPERATING EXPENSES:			
Property operating and maintenance	159,947	155,096	149,428
Real estate taxes and insurance	115,429	102,963	99,175
Property management	26,083	23,978	22,138
Other operating expenses	7,649	9,708	8,271
Real estate depreciation and amortization	419,615	374,598	358,154
General and administrative	49,761	59,690	47,800
Casualty-related charges/(recoveries), net	732	2,335	541
Other depreciation and amortization	6,023	6,679	5,775
Total operating expenses	785,239	735,047	691,282
Operating income	174,622	159,591	126,764
Income/(loss) from unconsolidated entities	52,234	62,329	(7,006 )
Interest expense	(123,031 )	(121,875 )	(130,454 )
Interest income and other income/(expense), net	1,930	1,551	11,858
Income/(loss) before income taxes, discontinued operations, and gain/(loss) on sale of real estate owned	105,755	101,596	1,162
Tax benefit/(provision), net	3,774	3,886	15,098
Income/(loss) from continuing operations	109,529	105,482	16,260
Income/(loss) from discontinued operations, net of tax	—	—	10
Income/(loss) before gain/(loss) on sale of real estate owned	109,529	105,482	16,270
Gain/(loss) on sale of real estate owned, net of tax	210,851	251,677	143,572
Net income/(loss)	320,380	357,159	159,842
Net (income)/loss attributable to redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership	(27,282 )	(16,773 )	(5,511 )
Net (income)/loss attributable to noncontrolling interests	(380 )	(3 )	3
Net income/(loss) attributable to UDR, Inc.	292,718	340,383	154,334
Distributions to preferred stockholders — Series E (Convertible)	(3,717 )	(3,722 )	(3,724 )
Net income/(loss) attributable to common stockholders	\$289,001	\$336,661	\$150,610
Income/(loss) per weighted average common share:			
Basic	\$1.09	\$1.30	\$0.60
Diluted	\$1.08	\$1.29	\$0.59
Weighted average number of common shares outstanding:			
Basic	265,386	258,669	251,528
Diluted	267,311	263,752	253,445
See accompanying notes to consolidated financial statements.			

UDR, INC.

## CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME/(LOSS)

(In thousands)

	Year Ended December 31,		
	2016	2015	2014
Net income/(loss)	\$320,380	\$357,159	\$159,842
Other comprehensive income/(loss), including portion attributable to noncontrolling interests:			
Other comprehensive income/(loss) - derivative instruments:			
Unrealized holding gain/(loss)	3,514	(6,393 )	(8,695 )
(Gain)/loss reclassified into earnings from other comprehensive income/(loss)	3,657	2,262	4,834
Other comprehensive income/(loss), including portion attributable to noncontrolling interests	7,171	(4,131 )	(3,861 )
Comprehensive income/(loss)	327,551	353,028	155,981
Comprehensive (income)/loss attributable to noncontrolling interests	(27,764 )	(16,468 )	(5,375 )
Comprehensive income/(loss) attributable to UDR, Inc.	\$299,787	\$336,560	\$150,606

See accompanying notes to consolidated financial statements.

UDR, INC.

## CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

(In thousands, except share and per share data)

	Preferred Stock	Common Stock	Paid-in Capital	Distributions in Excess of Net Income	Accumulated Other Comprehensive Income/(Loss), net	Noncontrolling Interests	Total
Balance at December 31, 2013	\$46,571	\$ 2,507	\$4,109,765	\$(1,342,070)	\$ (5,125 )	\$ 856	\$2,812,504
Net income/(loss) attributable to UDR, Inc.	—	—	—	154,334	—	—	154,334
Net income/(loss) attributable to noncontrolling interests	—	—	—	—	—	(3 )	(3 )
Other comprehensive income/(loss)	—	—	—	—	(3,730 )	—	(3,730 )
Issuance/(forfeiture) of common and restricted shares, net	—	8	9,797	—	—	—	9,805
Issuance of common shares through public offering	—	34	99,815	—	—	—	99,849
Adjustment for conversion of noncontrolling interest of unitholders in the Operating Partnership	—	2	4,370	—	—	—	4,372
Common stock distributions declared (\$1.04 per share)	—	—	—	(263,503 )	—	—	(263,503 )
Preferred stock distributions declared-Series E (\$1.3288 per share)	—	—	—	(3,724 )	—	—	(3,724 )
Adjustment to reflect redemption value of redeemable noncontrolling interests	—	—	—	(73,954 )	—	—	(73,954 )
Balance at December 31, 2014	46,571	2,551	4,223,747	(1,528,917 )	(8,855 )	853	2,735,950
Net income/(loss) attributable to UDR, Inc.	—	—	—	340,383	—	—	340,383
Net income/(loss) attributable to noncontrolling interests	—	—	—	—	—	3	3
Other comprehensive income/(loss)	—	—	—	—	(3,823 )	—	(3,823 )
Issuance/(forfeiture) of common and restricted shares, net	—	3	10,191	—	—	—	10,194
Issuance of common shares through public offering	—	63	209,948	—	—	—	210,011
Conversion of Series E Cumulative Convertible Shares	(114 )	—	114	—	—	—	—
Issuance of Series F Preferred Stock	1	—	—	—	—	—	1
Adjustment for conversion of noncontrolling interest of unitholders in the Operating Partnership	—	1	3,816	—	—	—	3,817

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Common stock distributions declared (\$1.11 per share)	—	—	—	(289,500 )	—	—	(289,500 )
Preferred stock distributions declared-Series E (\$1.3288 per share)	—	—	—	(3,722 )	—	—	(3,722 )
Adjustment to reflect redemption value of redeemable noncontrolling interests	—	—	—	(102,703 )	—	—	(102,703 )

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UDR, INC.

## CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY (CONTINUED)

(In thousands, expect share and per share data)

	Preferred Stock	Common Stock	Paid-in Capital	Distributions in Excess of Net Income	Accumulated Other Comprehensive Income/(Loss), net	Noncontrolling Interests	Total
Balance at December 31, 2015	\$46,458	\$2,618	\$4,447,816	\$(1,584,459)	\$(12,678)	\$856	\$2,900,611
Net income/(loss) attributable to UDR, Inc.	—	—	—	292,718	—	—	292,718
Net income/(loss) attributable to noncontrolling interests	—	—	—	—	—	322	322
Disposition of noncontrolling interest of consolidated real estate	—	—	—	—	—	(1,155)	(1,155)
Contribution of noncontrolling interests in consolidated real estate	—	—	—	—	—	102	102
Long Term Incentive Plan Unit grants	—	—	—	—	—	3,735	3,735
Other comprehensive income/(loss)	—	—	—	—	7,069	—	7,069
Issuance/(forfeiture) of common and restricted shares, net	—	2	4,973	—	—	—	4,975
Issuance of common shares through public offering	—	50	173,161	—	—	—	173,211
Adjustment for conversion of noncontrolling interest of unitholders in the Operating Partnership and DownREIT Partnership	—	3	9,463	—	—	—	9,466
Common stock distributions declared (\$1.18 per share)	—	—	—	(315,102)	—	—	(315,102)
Preferred stock distributions declared-Series E (\$1.3288 per share)	—	—	—	(3,717)	—	—	(3,717)
Adjustment to reflect redemption value of redeemable noncontrolling interests	—	—	—	24,735	—	—	24,735
Balance at December 31, 2016	\$46,458	\$2,673	\$4,635,413	\$(1,585,825)	\$(5,609)	\$3,860	\$3,096,970

See accompanying notes to consolidated financial statements.

## UDR, INC.

## CONSOLIDATED STATEMENTS OF CASH FLOWS

(In thousands, except for share data)

	Year Ended December 31,		
	2016	2015	2014
<b>Operating Activities</b>			
Net income/(loss)	\$320,380	\$357,159	\$159,842
Adjustments to reconcile net income/(loss) to net cash provided by operating activities:			
Depreciation and amortization	425,638	381,277	363,929
(Gain)/loss on sale of real estate owned, net of tax	(210,851 )	(251,677 )	(143,647 )
Tax (benefit)/provision, net	(3,774 )	(3,886 )	(15,136 )
(Income)/loss from unconsolidated entities	(52,234 )	(62,329 )	7,006
Return on investment in unconsolidated joint ventures	57,578	27,012	4,943
Amortization of share-based compensation	13,398	18,017	13,954
Other	11,861	6,612	13,104
Changes in operating assets and liabilities:			
(Increase)/decrease in operating assets	(12,983 )	(3,968 )	(1,074 )
Increase/(decrease) in operating liabilities	(12,084 )	(9,590 )	(5,618 )
Net cash provided by/(used in) operating activities	536,929	458,627	397,303
<b>Investing Activities</b>			
Acquisition of real estate assets (net of liabilities assumed) and initial capital expenditures	(163,015 )	(244,769 )	(228,810 )
Proceeds from sales of real estate investments, net	302,354	387,650	383,886
Development of real estate assets	(178,279 )	(103,205 )	(251,493 )
Capital expenditures and other major improvements — real estate assets, net of escrow reimbursement	(91,852 )	(113,400 )	(96,679 )
Capital expenditures — non-real estate assets	(4,439 )	(4,049 )	(5,497 )
Investment in unconsolidated joint ventures	(40,162 )	(217,642 )	(222,930 )
Distributions received from unconsolidated joint ventures	66,116	32,279	54,256
(Issuance)/repayment of notes receivable	(3,000 )	(2,325 )	68,664
Net cash provided by/(used in) investing activities	(112,277 )	(265,461 )	(298,603 )
<b>Financing Activities</b>			
Payments on secured debt	(375,308 )	(193,958 )	(80,961 )
Proceeds from the issuance of secured debt	50,000	127,600	5,502
Payments on unsecured debt	(95,053 )	(325,540 )	(312,500 )
Proceeds from the issuance of unsecured debt	300,000	299,310	298,956
Net proceeds/(repayment) of revolving bank debt	(128,650 )	(2,500 )	152,500
Proceeds from the issuance of common shares through public offering, net	173,211	210,011	99,849
Distributions paid to redeemable noncontrolling interests	(29,688 )	(10,654 )	(9,929 )
Distributions paid to preferred stockholders	(3,717 )	(3,722 )	(3,724 )
Distributions paid to common stockholders	(308,923 )	(283,168 )	(256,100 )
Other	(11,154 )	(19,027 )	(7,318 )
Net cash provided by/(used in) financing activities	(429,282 )	(201,648 )	(113,725 )
Net increase/(decrease) in cash and cash equivalents	(4,630 )	(8,482 )	(15,025 )
Cash and cash equivalents, beginning of year	6,742	15,224	30,249
Cash and cash equivalents, end of year	\$2,112	\$6,742	\$15,224





UDR, INC.

## CONSOLIDATED STATEMENTS OF CASH FLOWS (CONTINUED)

(In thousands, except for share data)

	Year Ended December 31,		
	2016	2015	2014
Supplemental Information:			
Interest paid during the period, net of amounts capitalized	\$124,635	\$130,240	\$131,815
Cash paid/(refunds received) for income taxes	693	(1,014)	1,345
Non-cash transactions:			
Transfer of investment in and advances to unconsolidated joint ventures to real estate owned	\$80,583	\$—	\$54,938
Secured debt assumed in the consolidation of unconsolidated joint ventures	75,796	—	—
Fair value adjustment of secured debt assumed in the consolidation of unconsolidated joint ventures	4,228	—	—
Acquisition of communities in exchange for DownREIT units and assumption of debt	—	660,832	—
Acquisition of real estate	—	24,067	—
Fair value adjustment of debt acquired as part of acquisition of real estate	—	1,363	—
Development costs and capital expenditures incurred but not yet paid	46,285	20,375	34,746
Conversion of Operating Partnership and DownREIT Partnership noncontrolling interests to common stock (260,292 shares in 2016; 112,174 shares in 2015; and 153,451 shares in 2014)	9,466	3,817	4,372
Dividends declared but not yet paid	86,936	80,368	69,460
See accompanying notes to consolidated financial statements.			

UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 2016

## 1. CONSOLIDATION AND BASIS OF PRESENTATION

### Organization and Formation

UDR, Inc. ("UDR," the "Company," "we," or "our") is a self-administered real estate investment trust, or REIT, that owns, operates, acquires, renovates, develops, redevelops, and manages apartment communities generally in high barrier-to-entry markets located in the United States. The high barrier-to-entry markets are characterized by limited land for new construction, difficult and lengthy entitlement process, expensive single-family home prices and significant employment growth potential. At December 31, 2016, our consolidated apartment portfolio consisted of 127 consolidated communities located in 18 markets consisting of 39,454 apartment homes. In addition, the Company has an ownership interest in 6,849 apartment homes through unconsolidated joint ventures.

### Basis of Presentation

The accompanying consolidated financial statements of UDR include its wholly-owned and/or controlled subsidiaries (see the "Consolidated Joint Ventures" section of Note 6, Joint Ventures and Partnerships, for further discussion). All significant intercompany accounts and transactions have been eliminated in consolidation. Certain previously reported amounts have been reclassified to conform to the current financial statement presentation.

The accompanying consolidated financial statements include the accounts of UDR and its subsidiaries, including United Dominion Realty, L.P. (the "Operating Partnership" or the "OP") and UDR Lighthouse DownREIT L.P. (the "DownREIT Partnership"). As of December 31, 2016 and 2015, there were 183,278,698 units in the Operating Partnership ("OP Units") outstanding, of which 174,230,084 or 95.1% and 174,225,399 or 95.1%, respectively, were owned by UDR and 9,048,614 or 4.9% and 9,053,299 or 4.9%, respectively, were owned by outside limited partners. As of December 31, 2016 and 2015, there were 32,367,380 units in the DownREIT Partnership ("DownREIT Units") outstanding, of which 16,485,014 or 50.9% and 16,229,407 or 50.1%, respectively, were owned by UDR (of which, 13,470,651 or 41.6% were held by the Operating Partnership) and 15,882,366 or 49.1% and 16,137,973 or 49.9%, respectively, were owned by outside limited partners. The consolidated financial statements of UDR include the noncontrolling interests of the unitholders in the Operating Partnership and DownREIT Partnership.

The Company evaluated subsequent events through the date its financial statements were issued. No significant recognized or non-recognized subsequent events were noted other than those in Note 4, Real Estate Owned, Note 6, Joint Ventures and Partnerships and Note 7, Secured and Unsecured Debt, Net.

## 2. SIGNIFICANT ACCOUNTING POLICIES

### Recent Accounting Pronouncements

In January 2017, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2017-01, Business Combinations (Topic 805), Clarifying the Definition of a Business. The ASU changes the definition of a business to assist entities with evaluating whether a set of transferred assets is a business. As a result, the accounting for acquisitions of real estate could be impacted. The updated standard will be effective for the Company on January 1, 2018; early adoption is permitted. The ASU will be applied prospectively to any transactions occurring within the period of adoption. The Company expects that the updated standard will result in fewer acquisitions of real estate meeting the definition of a business and fewer acquisition-related costs being expensed in the period incurred.

In November 2016, the FASB issued ASU 2016-18, Statement of Cash Flows (Topic 230), Restricted Cash. The ASU addresses the presentation of restricted cash and restricted cash equivalents in the statement of cash flows. The updated standard will be effective for the Company on January 1, 2018 and must be applied retrospectively to all periods presented; early adoption is permitted. The Company does not expect the updated standard to have a material impact on the consolidated financial statements and related disclosures.

In August 2016, the FASB issued ASU 2016-15, Statement of Cash Flows (Topic 230), Classification of Certain Cash Receipts and Cash Payments. The ASU addresses specific cash flow items with the objective of reducing existing diversity in practice, including the treatment of distributions received from equity method investees. The updated standard will be effective for the Company on January 1, 2018 and must be applied retrospectively to all periods presented; early adoption is permitted.

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

The Company elected to early adopt ASU 2016-15 in 2016 and elected to classify distributions received from equity method investees using the cumulative earnings approach. As a result, for the years ended December 31, 2015 and 2014, the following amounts classified under the adopted ASU as returns on investment in unconsolidated joint ventures were reclassified on the Consolidated Statements of Cash Flow (in thousands):

	Year Ended	
	December 31,	
	2015	2014
Return on investment in unconsolidated joint ventures - as previously presented	\$—	\$—
Return on investment in unconsolidated joint ventures	27,012	4,943
Return on investment in unconsolidated joint ventures - as presented herein	\$27,012	\$4,943
Distributions received from unconsolidated joint ventures - as previously presented	\$59,291	\$59,199
Return on investment in unconsolidated joint ventures	(27,012 )	(4,943 )
Distributions received from unconsolidated joint ventures - as presented herein	\$32,279	\$54,256

In June 2016, the FASB issued ASU 2016-13, Financial Instruments-Credit Losses (Topic 326), Measurement of Credit Losses on Financial Instruments. The standard requires entities to estimate a lifetime expected credit loss for most financial assets, including trade and other receivables, held-to-maturity debt securities, loans and other financial instruments, and to present the net amount of the financial instrument expected to be collected. The updated standard will be effective for the Company on January 1, 2020; early adoption is permitted on January 1, 2019. The Company is currently evaluating the effect that the updated standard will have on the consolidated financial statements and related disclosures.

In March 2016, the FASB issued ASU 2016-09, Compensation-Stock Compensation (Topic 718), Improvements to Employee Share-Based Payment Accounting. The ASU aims to simplify the accounting for share-based payments by amending the accounting for forfeitures, statutory tax withholding requirements, classification in the statements of cash flow and income taxes. The updated standard was effective for the Company on January 1, 2017, at which time the Company prospectively began accounting for forfeitures as incurred and began applying the updated rules for statutory withholdings. The adoption did not have a material impact on the consolidated financial statements and related disclosures.

In February 2016, the FASB issued ASU No. 2016-02, Leases. The standard amends the existing lease accounting guidance and requires lessees to recognize a lease liability and a right-of-use asset for all leases (except for short-term leases that have a duration of one year or less) on their balance sheets. Lessees will continue to recognize lease expense in a manner similar to current accounting. For lessors, accounting for leases under the new guidance is substantially the same as in prior periods, but eliminates current real estate-specific provisions and changes the treatment of initial direct costs. Entities are required to use a modified retrospective approach for leases that exist or are entered into after the beginning of the earliest comparable period presented, with an option to elect certain transition relief. Full retrospective application is prohibited. The standard will be effective for the Company on January 1, 2019, with early adoption permitted. While the Company is currently evaluating the effect that the updated standard will have on our consolidated financial statements and related disclosures, we expect to recognize right-of-use assets and related lease liabilities on our consolidated balance sheets related to ground leases on any communities where we are the lessee.

In February 2015, the FASB issued ASU 2015-02, Amendments to the Consolidation Analysis, which makes changes to both the variable interest model and the voting model of consolidation. Under ASU 2015-02, companies will need

to re-evaluate whether an entity meets the criteria to be considered a variable interest entity (“VIE”) or whether the consolidation of an entity should be assessed under the voting model. The new standard specifically eliminates the presumption in the current voting model that a general partner controls a limited partnership or similar entity unless that presumption can be overcome. The new standard was effective for the Company beginning on January 1, 2016. The adoption of the new standard did not result in the consolidation of entities not previously consolidated or the deconsolidation of any entities previously consolidated. Upon adopting the new standard, the Operating Partnership and DownREIT Partnership became VIEs as the limited partners of these entities lack substantive kick-out rights and substantive participating rights. The Company is the primary beneficiary of, and continues to consolidate, the entities determined to be VIEs.

In May 2014, the FASB issued ASU No. 2014-09, Revenue from Contracts with Customers. The standard provides companies with a single model for use in accounting for revenue arising from contracts with customers and will replace most existing revenue recognition guidance in U.S. GAAP when it becomes effective, including industry-specific revenue guidance. The standard specifically excludes lease contracts. The ASU allows for the use of either the full or modified retrospective

UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

transition method and will be effective for the Company on January 1, 2018, at which time the Company expects to adopt the updated standard using the modified retrospective approach. However, as the majority of the Company's revenue is from rental income related to leases, the Company does not expect the ASU to have a material impact on the consolidated financial statements and related disclosures.

#### Real Estate

Real estate assets held for investment are carried at historical cost and consist of land, buildings and improvements, furniture, fixtures and equipment and other costs incurred during their development, acquisition and redevelopment. Expenditures for ordinary repair and maintenance costs are charged to expense as incurred. Expenditures for improvements, renovations, and replacements related to the acquisition and/or improvement of real estate assets are capitalized and depreciated over their estimated useful lives if the expenditures qualify as a betterment or the life of the related asset will be substantially extended beyond the original life expectancy.

UDR purchases real estate investment properties and records the tangible and identifiable intangible assets and liabilities acquired based on their estimated fair value. The primary, although not only, identifiable intangible asset associated with our portfolio is the value of existing lease agreements. When recording the acquisition of a community, we first assign fair value to the estimated intangible value of the existing lease agreements and then to the estimated value of the land, building and fixtures assuming the community is vacant. The Company estimates the intangible value of the lease agreements by determining the lost revenue associated with a hypothetical lease-up. Depreciation on the building is based on the expected useful life of the asset and the in-place leases are amortized over their remaining average contractual life. Property acquisition costs are expensed as incurred.

Quarterly or when changes in circumstances warrant, UDR will assess our real estate properties for indicators of impairment. In determining whether the Company has indicators of impairment in our real estate assets, we assess whether the long-lived asset's carrying value exceeds the community's undiscounted future cash flows, which is representative of projected net operating income ("NOI") plus the residual value of the community. Our future cash flow estimates are based upon historical results adjusted to reflect our best estimate of future market and operating conditions and our estimated holding periods. If such indicators of impairment are present and the carrying value exceeds the undiscounted cash flows of the community, an impairment loss is recognized equal to the excess of the carrying amount of the asset over its estimated fair value. Our estimates of fair market value represent our best estimate based primarily upon unobservable inputs related to rental rates, operating costs, growth rates, discount rates, capitalization rates, industry trends and reference to market rates and transactions.

For long-lived assets to be disposed of, impairment losses are recognized when the fair value of the asset less estimated cost to sell is less than the carrying value of the asset. Properties classified as real estate held for disposition generally represent properties that are actively marketed or contracted for sale with the closing expected to occur within the next twelve months. Real estate held for disposition is carried at the lower of cost, net of accumulated depreciation, or fair value, less the cost to sell, determined on an asset-by-asset basis. Expenditures for ordinary repair and maintenance costs on held for disposition properties are charged to expense as incurred. Expenditures for improvements, renovations, and replacements related to held for disposition properties are capitalized at cost. Depreciation is not recorded on real estate held for disposition.

Depreciation is computed on a straight-line basis over the estimated useful lives of the related assets which are 35 to 55 years for buildings, 10 to 35 years for major improvements, and 3 to 10 years for furniture, fixtures, equipment, and other assets.

Predevelopment, development, and redevelopment projects and related costs are capitalized and reported on the Consolidated Balance Sheets as Total real estate owned, net of accumulated depreciation. The Company capitalizes costs directly related to the predevelopment, development, and redevelopment of a capital project, which include, but are not limited to, interest, real estate taxes, insurance, and allocated development and redevelopment overhead related to support costs for personnel working on the capital projects. We use our professional judgment in determining whether such costs meet the criteria for capitalization or must be expensed as incurred. These costs are capitalized

only during the period in which activities necessary to ready an asset for its intended use are in progress and such costs are incremental and identifiable to a specific activity to get the asset ready for its intended use. These costs, excluding the direct costs of development and redevelopment and capitalized interest, for the years ended December 31, 2016, 2015, and 2014 were \$7.9 million, \$6.3 million and \$9.0 million, respectively. During the years ended December 31, 2016, 2015, and 2014, total interest capitalized was \$16.5 million,

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

\$16.1 million, and \$20.2 million, respectively. As each home in a capital project is completed and becomes available for lease-up, the Company ceases capitalization on the related portion and depreciation commences over the estimated useful life.

#### Cash and Cash Equivalents

Cash and cash equivalents consist of cash on hand, demand deposits with financial institutions and short-term, highly liquid investments. We consider all highly liquid investments with maturities of three months or less when purchased to be cash equivalents. The majority of the Company's cash and cash equivalents are held at major commercial banks.

#### Restricted Cash

Restricted cash consists of escrow deposits held by lenders for real estate taxes, insurance and replacement reserves, and security deposits.

#### Revenue and Real Estate Sales Gain Recognition

Rental income related to leases is recognized on an accrual basis when due from residents and tenants in accordance with GAAP. Rental payments are generally due on a monthly basis and recognized when earned. The Company recognizes interest income, management and other fees and incentives when earned, and the amounts are fixed and determinable.

For sale transactions meeting the requirements for full accrual profit recognition, we remove the related assets and liabilities from our Consolidated Balance Sheets and record the gain or loss in the period the transaction closes. For sale transactions that do not meet the full accrual sale criteria due to our continuing involvement, we evaluate the nature of the continuing involvement and account for the transaction under an alternate method of accounting. Unless certain limited criteria are met, non-monetary transactions, including property exchanges, are accounted for at fair value.

Sales to entities in which we retain or otherwise own an interest are accounted for as partial sales. If all other requirements for recognizing profit under the full accrual method have been satisfied and no other forms of continuing involvement are present, we recognize profit proportionate to the outside interest in the buyer and defer the gain on the interest we retain. The Company recognizes any deferred gain when the property is sold to a third party. In transactions accounted for by us as partial sales, we determine if the buyer of the majority equity interest in the venture was provided a preference as to cash flows in either an operating or a capital waterfall. If a cash flow preference has been provided, we recognize profit only to the extent that proceeds from the sale of the majority equity interest exceed costs related to the entire property.

#### Notes Receivable

The following table summarizes our notes receivable, net as of December 31, 2016 and 2015 (dollars in thousands):

	Interest rate at December 31, 2016		Balance Outstanding	
			December 31, 2016	December 31, 2015
Note due February 2020 (a)	10.00 %		\$ 12,994	\$ 12,994
Note due July 2017 (b)	8.00 %		2,500	2,500
Note due October 2020 (c)	8.00 %		1,296	1,200
Note due April 2021 (d)	10.00 %		3,000	—
Total notes receivable, net			\$ 19,790	\$ 16,694

(a) The Company has a secured note receivable with an unaffiliated third party with an aggregate commitment of \$13.0 million. Interest payments are due monthly. The note matures at the earliest of the following: (a) the closing of any private or public capital raising in the amount of \$5.0 million or greater; (b) an acquisition; (c) acceleration in the event of default; or (d) the eighth anniversary of the date of the note (February 2020).

In March 2016, the terms of this secured note receivable were amended to extend the maturity from the fifth anniversary of the date of the note (February 2017) to the eighth anniversary of the date of the note (February 2020).

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

(b) The Company has a secured note receivable with an unaffiliated third party with an aggregate commitment of \$2.5 million. Interest payments are due monthly. The note matures at the earliest of the following: (a) the closing of any private or public capital raising in the amount of \$5.0 million or greater; (b) an acquisition; (c) acceleration in the event of default; or (d) the fifth anniversary of the date of the note (July 2017).

(c) The Company has a secured note receivable with an unaffiliated third party with an aggregate commitment of \$2.0 million. Interest payments are due when the loan matures. The note matures at the earliest of the following: (a) the closing of any private or public capital raising in the amount of \$10.0 million or greater; (b) an acquisition; (c) acceleration in the event of default; or (d) the fifth anniversary of the date of the note (October 2020).

(d) In April 2016, the Company entered into a secured note receivable with an unaffiliated third party with an aggregate commitment of \$15.0 million. During the year ended December 31, 2016, the Company loaned \$3.0 million. Interest payments are due monthly. The note matures at the earliest of the following: (a) the closing of any private or public capital raising in the amount of \$25.0 million or greater; (b) an acquisition; (c) acceleration in the event of default; or (d) the fifth anniversary of the date of the note (April 2021).

During the years ended December 31, 2016, 2015, and 2014, the Company recognized \$1.8 million, \$1.5 million and \$3.4 million, respectively, of interest income from notes receivable, none of which was related party interest income. Interest income is included in Interest income and other income/(expense), net on the Consolidated Statements of Operations.

#### Investment in Joint Ventures and Partnerships

We use the equity method to account for investments in joint ventures and partnerships that qualify as variable interest entities where we are not the primary beneficiary and other entities that we do not control or where we do not own a majority of the economic interest but have the ability to exercise significant influence over the operating and financial policies of the investee. Throughout these financial statements we use the term “joint venture” or “partnership” when referring to investments in entities in which we do not have a 100% ownership interest. The Company also uses the equity method when we function as the managing partner and our venture partner has substantive participating rights or where we can be replaced by our venture partner as managing partner without cause. For a joint venture or partnership accounted for under the equity method, our share of net earnings or losses is reflected as income/loss when earned/incurred and distributions are credited against our investment in the joint venture or partnership as received. In determining whether a joint venture or partnership is a variable interest entity, the Company considers: the form of our ownership interest and legal structure; the size of our investment; the financing structure of the entity, including necessity of subordinated debt; estimates of future cash flows; ours and our partner’s ability to participate in the decision making related to acquisitions, disposition, budgeting and financing of the entity; obligation to absorb losses and preferential returns; nature of our partner’s primary operations; and the degree, if any, of disproportionality between the economic and voting interests of the entity. As of December 31, 2016, the Company did not determine any of our joint ventures or partnerships to be variable interest entities.

We evaluate our investments in unconsolidated joint ventures for events or changes in circumstances that indicate there may be an other-than-temporary decline in value. We consider various factors to determine if a decrease in the value of the investment is other-than-temporary. These factors include, but are not limited to, age of the venture, our intent and ability to retain our investment in the entity, the financial condition and long-term prospects of the entity, the fair value of the property of the joint venture, and the relationships with the other joint venture partners and its lenders. The amount of loss recognized is the excess of the investment’s carrying amount over its estimated fair value. If we believe that the decline in fair value is temporary, no impairment is recorded. The aforementioned factors are taken into consideration as a whole by management in determining the valuation of our equity method investments. Should the actual results differ from management’s judgment, the valuation could be negatively affected and may result in a negative impact to our Consolidated Financial Statements.

#### Derivative Financial Instruments

The Company utilizes derivative financial instruments to manage interest rate risk and generally designates these financial instruments as cash flow hedges. Derivative financial instruments are recorded on our Consolidated Balance Sheets as either an asset or liability and measured quarterly at their fair value. The changes in fair value for cash flow hedges that are deemed effective are reflected in other comprehensive income/(loss) and for non-designated derivative financial instruments in earnings. The ineffective component of cash flow hedges, if any, is recorded in earnings.

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

#### Redeemable Noncontrolling Interests in the Operating Partnership and DownREIT Partnership

Interests in the Operating Partnership and the DownREIT Partnership held by limited partners are represented by OP Units and DownREIT Units, respectively. The income is allocated to holders of OP Units/DownREIT Units based upon net income available to common stockholders and the weighted average number of OP Units/DownREIT Units outstanding to total common shares plus OP Units/DownREIT Units outstanding during the period. Capital contributions, distributions, and profits and losses are allocated to noncontrolling interests in accordance with the terms of the partnership agreements of the Operating Partnership and the DownREIT Partnership.

Limited partners of the Operating Partnership and the DownREIT Partnership have the right to require such partnership to redeem all or a portion of the OP Units/DownREIT Units held by the limited partner at a redemption price equal to and in the form of the Cash Amount (as defined in the partnership agreement of the Operating Partnership or the DownREIT Partnership, as applicable), provided that such OP Units/DownREIT Units have been outstanding for at least one year. UDR, as the general partner of the Operating Partnership and the DownREIT Partnership may, in its sole discretion, purchase the OP Units/DownREIT Units by paying to the limited partner either the Cash Amount or the REIT Share Amount (generally one share of Common Stock of the Company for each OP Unit/DownREIT Unit), as defined in the partnership agreement of the Operating Partnership or the DownREIT Partnership, as applicable. Accordingly, the Company records the OP Units outside of permanent equity and reports the OP Units at their redemption value using the Company's stock price at each balance sheet date.

#### Income Taxes

Due to the structure of the Company as a REIT and the nature of the operations for the operating properties, no provision for federal income taxes has been provided for at UDR. Historically, the Company has generally incurred only state and local excise and franchise taxes. UDR has elected for certain consolidated subsidiaries to be treated as taxable REIT subsidiaries ("TRS").

Income taxes for our TRS are accounted for under the asset and liability method. Deferred tax assets and liabilities are recognized for future tax consequences attributable to differences between the financial statement carrying amounts of existing assets and liabilities and their respective tax basis. Deferred tax assets and liabilities are measured using enacted tax rates expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect on deferred tax assets and liabilities from a change in tax rate is recognized in earnings in the period of the enactment date. The Company's deferred tax assets are generally the result of differing depreciable lives on capitalized assets and timing of expense recognition for certain accrued liabilities. As of December 31, 2016 and 2015, UDR's net deferred tax asset was \$0.6 million and \$11.8 million, respectively. GAAP defines a recognition threshold and measurement attribute for the financial statement recognition and measurement of a tax position taken or expected to be taken in a tax return. GAAP also provides guidance on derecognition, classification, interest and penalties, accounting for interim periods, disclosure and transition. The Company recognizes its tax positions and evaluates them using a two-step process. First, UDR determines whether a tax position is more likely than not (greater than 50 percent probability) to be sustained upon examination, including resolution of any related appeals or litigation processes, based on the technical merits of the position. The Company will determine the amount of benefit to recognize and record the amount that is more likely than not to be realized upon ultimate settlement.

UDR had no material unrecognized tax benefit, accrued interest or penalties at December 31, 2016. UDR and its subsidiaries are subject to federal income tax as well as income tax of various state and local jurisdictions. The tax years 2013 through 2015 remain open to examination by tax jurisdictions to which we are subject. When applicable, UDR recognizes interest and/or penalties related to uncertain tax positions in Tax benefit/(provision), net on the Consolidated Statements of Operations.

#### Principles of Consolidation

The Company accounts for subsidiary partnerships, joint ventures and other similar entities in which it holds an ownership interest in accordance with the amended consolidation guidance. The Company first evaluates whether

each entity is a VIE. Under the VIE model, the Company consolidates an entity when it has control to direct the activities of the VIE and the obligation to absorb losses or the right to receive benefits that could potentially be significant to the VIE. Under the voting

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

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model, the Company consolidates an entity when it controls the entity through ownership of a majority voting interest.

#### Discontinued Operations

In accordance with GAAP, a discontinued operation represents (1) a component of an entity or group of components that has been disposed of or is classified as held for sale in a single transaction and represents a strategic shift that has or will have a major effect on an entity's financial results, or (2) an acquired business that is classified as held for sale on the date of acquisition. A strategic shift could include a disposal of (1) a separate major line of business, (2) a separate major geographic area of operations, (3) a major equity method investment, or (4) other major parts of an entity.

We record sales of real estate that do not meet the definition of a discontinued operation in Gain/(loss) on sale of real estate owned, net of tax on the Consolidated Statements of Operations.

#### Stock-Based Employee Compensation Plans

The Company measures the cost of employee services received in exchange for an award of an equity instrument based on the award's fair value on the grant date and recognizes the cost over the period during which the employee is required to provide service in exchange for the award, which is generally the vesting period. The fair value for stock options issued by the Company is calculated utilizing the Black-Scholes-Merton formula. For performance based awards, the Company remeasures the fair value each balance sheet date with adjustments made on a cumulative basis until the award is settled and the final compensation is known. The fair value for market based awards issued by the Company is calculated utilizing a Monte Carlo simulation. For further discussion, see Note 10, Employee Benefit Plans.

#### Advertising Costs

All advertising costs are expensed as incurred and reported on the Consolidated Statements of Operations within the line item Property operating and maintenance. During the years ended December 31, 2016, 2015, and 2014, total advertising expense was \$6.4 million, \$6.4 million, and \$6.0 million, respectively.

#### Cost of Raising Capital

Costs incurred in connection with the issuance of equity securities are deducted from stockholders' equity. Costs incurred in connection with the issuance or renewal of debt are recorded based on the terms of the debt issuance or renewal. Accordingly, if the terms of the renewed or modified debt instrument are deemed to be substantially different (i.e. a 10 percent or greater difference in the cash flows between instruments), all unamortized financing costs associated with the extinguished debt are charged to earnings in the current period and certain costs of new debt issuances are capitalized and amortized over the term of the debt. When the cash flows are not substantially different, the lender costs associated with the renewal or modification are capitalized and amortized into interest expense over the remaining term of the related debt instrument and other related costs are expensed. The balance of any unamortized financing costs associated with retired debt is expensed upon retirement. Deferred financing costs for new debt instruments include fees and costs incurred by the Company to obtain financing. Deferred financing costs are generally amortized on a straight-line basis, which approximates the effective interest method, over a period not to exceed the term of the related debt.

#### Comprehensive Income/(Loss)

Comprehensive income/(loss), which is defined as the change in equity during each period from transactions and other events and circumstances from nonowner sources, including all changes in equity during a period except for those resulting from investments by or distributions to stockholders, is displayed in the accompanying Consolidated Statements of Comprehensive Income/(Loss). For the years ended December 31, 2016, 2015, and 2014, the Company's other comprehensive income/(loss) consisted of the gain/(loss) (effective portion) on derivative instruments that are designated as and qualify as cash flow hedges, (gain)/loss on derivative instruments reclassified from other comprehensive income/(loss) into earnings, and the allocation of other comprehensive income/(loss) to noncontrolling interests. The (gain)/loss on derivative instruments reclassified from other comprehensive income/(loss) is included in Interest expense on the Consolidated Statements of Operations. See Note 14, Derivatives

and Hedging Activity, for further discussion. The allocation of other comprehensive income/(loss) to redeemable noncontrolling interests during the years ended December 31, 2016, 2015, and 2014 was \$0.1 million, \$(0.3) million, and \$(0.1) million, respectively.

Use of Estimates

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

The preparation of these financial statements in accordance with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities at the dates of the financial statements and the amounts of revenues and expenses during the reporting periods. Actual amounts realized or paid could differ from those estimates.

#### Market Concentration Risk

The Company is subject to increased exposure from economic and other competitive factors specific to markets where the Company holds a significant percentage of the carrying value of its real estate portfolio. At December 31, 2016, the Company held greater than 10% of the carrying value of its real estate portfolio in the Orange County, California; Metropolitan D.C. and New York, New York markets.

#### 3. DISCONTINUED OPERATIONS AND ASSETS HELD FOR SALE

Effective January 1, 2014, UDR prospectively adopted ASU No. 2014-08, Reporting Discontinued Operations and Disclosures of Disposals of Components of an Entity, for all communities not previously sold or classified as held for disposition. The standard had a material impact on the Company's consolidated financial statements. As a result of adopting the ASU, during the years ended December 31, 2016, 2015 and 2014, gains, net of tax, of \$210.9 million, \$251.7 million and \$142.5 million (excluding a \$1.1 million gain related to the sale of land) respectively, are included in Gain/(loss) on sale of real estate owned, net of tax on the Consolidated Statements of Operations rather than in Income/(loss) from discontinued operations, net of tax on the Consolidated Statements of Operations.

Prior to the prospective adoption of ASU 2014-08, FASB Accounting Standards Codification ("ASC") Subtopic 205-20 required, among other things, that the primary assets and liabilities and the results of operations of UDR's real properties that have been sold or are held for disposition, be classified as discontinued operations and segregated in UDR's Consolidated Statements of Operations and Consolidated Balance Sheets. Consequently, the primary assets and liabilities and the net operating results of those properties sold or classified as held for disposition prior to January 1, 2014 are accounted for as discontinued operations for all periods presented. This presentation does not have an impact on net income available to common stockholders; it only results in the reclassification of the operating results within the Consolidated Statements of Operations for the period ended December 31, 2014.

During 2014, the Company sold one operating property that was classified as held for disposition prior to the adoption of ASU 2014-08 and, therefore, met the requirements to be reported as a discontinued operation. The sale of this property resulted in an immaterial gain, net of tax, of less than \$0.1 million. The gain, net of tax, and operating results of the property for the year ended December 31, 2014 are included in Income/(loss) from discontinued operations, net of tax on the Consolidated Statements of Operations.

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

The following is a summary of Income/(loss) from discontinued operations, net of tax for the years ended December 31, 2016, 2015, and 2014 (dollars in thousands):

	Year Ended December 31,	
	2016	2015
Rental income	\$—	—\$147
Rental expenses	—	225
Property management	—	4
Real estate depreciation	—	—
Interest income and other (income)/expense, net	—	21
Income/(loss) attributable to disposed properties and assets held for disposition	—	(103 )
Net gain/(loss) on the sale of depreciable property	—	75
Impairment charges	—	—
Income tax benefit/(provision)	—	38
Income/(loss) from discontinued operations, net of tax	\$—	—\$10
Income/(loss) from discontinued operations attributable to UDR, Inc.	\$—	—\$10

#### 4. REAL ESTATE OWNED

Real estate assets owned by the Company consist of income producing operating properties, properties under development, land held for future development, and sold or held for disposition properties. As of December 31, 2016, the Company owned and consolidated 127 communities in 10 states plus the District of Columbia totaling 39,454 apartment homes. The following table summarizes the carrying amounts for our real estate owned (at cost) as of December 31, 2016 and 2015 (dollars in thousands):

	December 31, 2016	December 31, 2015
Land	\$ 1,801,576	\$ 1,833,156
Depreciable property — held and used:		
Land improvements	178,701	173,821
Building, improvements, and furniture, fixtures and equipment	7,291,570	7,046,622
Under development:		
Land and land improvements	111,028	78,085
Building, improvements, and furniture, fixtures and equipment	231,254	45,987
Real estate held for disposition:		
Land and land improvements	1,104	9,963
Building, improvements, and furniture, fixtures and equipment	520	2,642
Real estate owned	9,615,753	9,190,276
Accumulated depreciation	(2,923,625 )	(2,646,874 )
Real estate owned, net	\$ 6,692,128	\$ 6,543,402
Acquisitions		

In November 2016, the Company acquired an operating community in Redmond, Washington with 177 apartment homes for approximately \$70.5 million, which was funded with tax-deferred like-kind exchanges under Section 1031 of the Internal Revenue Code of 1986 (“Section 1031 exchanges”).

In October 2016, the Company increased its ownership from 50% to 100% in two operating communities located in Bellevue, Washington with a total of 331 apartment homes for approximately \$70.3 million in cash, which was funded with tax-deferred Section 1031 exchanges and the assumption of an incremental \$37.9 million of secured debt with a weighted average interest rate of 3.67%. As a result, the Company consolidated the operating communities. The Company had previously

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

accounted for its 50% ownership interest as an unconsolidated joint venture (see Note 6, Joint Ventures and Partnerships). We accounted for the acquisition as a business combination resulting in a gain on consolidation of approximately \$36.4 million. As a result of the consolidation, the Company increased its real estate owned by \$215.0 million and secured debt by \$80.0 million.

In August 2016, the Company increased its ownership interest from 5% to 100% in a parcel of land in Dublin, California for a purchase price of approximately \$8.5 million. As a result, the Company consolidated the parcel of land. UDR had previously accounted for its 5% interest in the parcel of land as an unconsolidated joint venture (see Note 6, Joint Ventures and Partnerships). We accounted for the consolidation as an asset acquisition resulting in no gain or loss upon consolidation and increased our real estate owned by \$8.9 million.

In June 2016, the Company increased its ownership interest from 50% to 100% in a parcel of land in Los Angeles, California for a purchase price of approximately \$20.1 million. As a result, the Company consolidated the parcel of land. UDR had previously accounted for its 50% interest in the parcel of land as an unconsolidated joint venture (see Note 6, Joint Ventures and Partnerships). We accounted for the consolidation as an asset acquisition resulting in no gain or loss upon consolidation and increased our real estate owned by \$31.1 million. Subsequent to the acquisition, the Company entered into a triple-net operating ground lease for the parcel of land at market terms with a third-party developer. The lessee plans to construct a multi-family community on the parcel of land. The ground lease provides the ground lessee with options to buy the fee interest in the parcel of land. The lease term is 49 years plus two 25-year extension options, does not transfer ownership to the lessee, and does not include a bargain purchase option.

In October 2015, the Company completed the acquisition of six Washington, D.C. area properties from Home Properties, L.P., a New York limited partnership ("Home OP"), for a contractual purchase price of \$900.6 million, which was comprised of \$564.8 million of newly issued DownREIT Units in the newly formed DownREIT Partnership issued at \$35 per unit (a total of 16.1 million units), the assumption of \$89.3 million of debt, \$221.0 million of reverse tax-deferred Section 1031 exchanges, and \$25.5 million of cash. In addition, the Company issued approximately 14.0 million shares of its Series F Preferred Stock to former limited partners of Home OP, which had the right to subscribe for one share of Series F Preferred Stock for each DownREIT Unit issued in connection with the acquisitions.

In February 2015, the Company acquired an office building in Highlands Ranch, Colorado, for consideration of approximately \$24.0 million, which was comprised of assumed debt. The Company's corporate offices, as well as other leased office space, are located in the acquired building. The building consists of approximately 120,000 square feet. All existing leases were assumed by the Company at the time of the acquisition.

On January 25, 2017, the Company exercised its fixed price option to purchase the joint venture partner's ownership interest and therefore increased its ownership interest from 49% to 100% in an operating community located in Seattle, Washington with 244 apartment homes for a cash purchase price of approximately \$66.0 million. As a result, as of January 25, 2017, the Company consolidated the operating community. As of December 31, 2016, the Company accounted for its 49% interest as a preferred equity investment in an unconsolidated joint venture (see Note 6, Joint Ventures and Partnerships).

The Company incurred \$0.2 million, \$2.1 million and \$0.4 million of acquisition-related costs during the years ended December 31, 2016, 2015, and 2014, respectively. These expenses are reported within the line item General and administrative on the Consolidated Statements of Operations.

Dispositions

In November 2016, the Company sold seven operating communities with a total 1,402 apartment homes in Baltimore, Maryland and an operating community with 380 apartment homes in Dallas, Texas for gross proceeds of \$284.6 million, resulting in net proceeds of \$280.5 million and a gain, net of tax, of \$200.5 million. A portion of the proceeds was designated for tax-deferred Section 1031 exchanges that was used for certain 2016 acquisitions.

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

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In May 2016, the Company sold a retail center in Bellevue, Washington for gross proceeds of \$45.4 million, resulting in net proceeds of \$44.1 million and a gain, net of tax, of \$7.3 million. A portion of the proceeds was designated for tax-deferred Section 1031 exchanges.

In March 2016, the Company sold its 95% ownership interest in two parcels of land in Santa Monica, California for gross proceeds of \$24.0 million, resulting in net proceeds of \$22.0 million and a gain, net of tax, of \$3.1 million.

During the year ended December 31, 2015, the Company sold 12 operating communities with a total of 2,735 apartment homes for gross proceeds of \$408.7 million, resulting in net proceeds of \$387.7 million and a gain of \$251.7 million. A portion of the sale proceeds was designated for tax-deferred Section 1031 exchanges for a 2014 acquisition and the October 2015 acquisitions.

## 5. VARIABLE INTEREST ENTITIES

As of January 1, 2016, the Company adopted ASU 2015-02. See discussion in Note 2, Significant Accounting Policies for further details. As a result of the adoption, the Operating Partnership and DownREIT Partnership were determined to be VIEs. As the Company was determined to be the primary beneficiary, we will continue to consolidate these entities.

The Company has determined that the Operating Partnership and DownREIT Partnership are VIEs as the limited partners lack substantive kick-out rights and substantive participating rights. The Company has concluded that it is the primary beneficiary of, and therefore continues to consolidate, the Operating Partnership and DownREIT Partnership based on its role as the manager of the communities and its direct ownership interests, including all general partner interests. The Company's role as community manager and its equity interests give us the power to direct the activities that most significantly impact the economic performance and the obligation to absorb potentially significant losses or the right to receive potentially significant benefits of the Operating Partnership and DownREIT Partnership.

See the consolidated financial statements of the Operating Partnership presented within this Report and Note 4, Unconsolidated Entities, to the Operating Partnership's consolidated financial statements for the results of operations of the Operating Partnership and DownREIT Partnership, respectively.

## 6. JOINT VENTURES AND PARTNERSHIPS

UDR has entered into joint ventures and partnerships with unrelated third parties to acquire real estate assets that are either consolidated and included in Real estate owned on the Consolidated Balance Sheets or are accounted for under the equity method of accounting, and are included in Investment in and advances to unconsolidated joint ventures, net, on the Consolidated Balance Sheets. The Company consolidates the entities that we control as well as any variable interest entity where we are the primary beneficiary. In addition, the Company consolidates any joint venture or partnership in which we are the general partner or managing partner and the third party does not have the ability to substantively participate in the decision-making process nor the ability to remove us as general partner or managing partner without cause.

UDR's joint ventures and partnerships are funded with a combination of debt and equity. Our losses are limited to our investment and except as noted below, the Company does not guarantee any debt, capital payout or other obligations associated with our joint ventures and partnerships.

The Company recognizes earnings or losses from our investments in unconsolidated joint ventures and partnerships consisting of our proportionate share of the net earnings or losses of the joint ventures and partnerships. In addition,

we may earn fees for providing management services to the unconsolidated joint ventures and partnerships.

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

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The following table summarizes the Company's investment in and advances to unconsolidated joint ventures and partnerships, net, which are accounted for under the equity method of accounting as of December 31, 2016 and 2015 (dollars in thousands):

Joint Venture	Location of Properties	Number of Properties December 31, 2016	Number of Apartment Homes December 31, 2016	Investment at		UDR's Ownership Interest			
				December 31, 2016	December 31, 2015	December 31, 2016	December 31, 2015	December 31, 2016	December 31, 2015
Operating and development:									
UDR/MetLife I (a)	Los Angeles, CA	1 development community (b)	150	\$25,209	\$ 15,894	50.0	%	17.2	%
UDR/MetLife II (c)	Various	18 operating communities	4,059	311,282	425,230	50.0	%	50.0	%
Other UDR/MetLife Development Joint Ventures (d)	Various	1 operating community; 4 development communities (b)	1,437	160,979	171,659	50.6	%	50.6	%
UDR/MetLife Vitruvian Park®	Addison, TX	3 operating communities; 1 development community (b); 5 land parcels	1,513	72,414	73,469	50.0	%	50.0	%
UDR/KFH	Washington, D.C.	3 operating communities	660	12,835	17,211	30.0	%	30.0	%
Investment in and advances to unconsolidated joint ventures, net, before participating loan investment and preferred equity investment				\$582,719	\$ 703,463				

	Location	Rate	Years To Maturity	Investment at		Income from investments for the years ending December 31,		
				December 31, 2016	December 31, 2015	2016	2015	2014
Participating loan investment:								
Steele Creek	Denver, CO	6.5%	0.6	\$94,003	\$ 90,747	\$6,213	\$5,453	\$ 2,350
Preferred equity investment:								
West Coast Development Joint Venture (e)	Various	6.5% (e)	N/A	150,303	144,696	\$4,561	\$3,692	\$ —
Total investment in and advances to unconsolidated joint ventures, net				\$827,025	\$ 938,906			

(a) In August 2016, the Company increased its ownership interest from 5% to 100% in a parcel of land in Dublin, California for a purchase price of approximately \$8.5 million. As a result, the Company consolidated the parcel of land and it is no longer accounted for as an unconsolidated joint venture (see Note 4, Real Estate Owned). The



parcel of land was previously held in the UDR/MetLife I joint venture.

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

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In August 2016, the Company sold its 3% and 6% interests in two parcels of land located in Los Angeles, California and Bellevue, Washington, respectively, to MetLife for a sales price of approximately \$3.0 million, resulting in a loss on sale to the Company of approximately \$0.9 million. The parcels of land were previously held in the UDR/MetLife I joint venture and are no longer accounted for as unconsolidated joint ventures.

The number of apartment homes for the communities under development presented in the table above is based on the projected number of total homes. As of December 31, 2016, 736 apartment homes had been completed in Other (b) UDR/MetLife Development Joint Ventures, and no apartment homes had been completed in UDR/MetLife I or in UDR/MetLife Vitruvian Park®.

In September 2015, the 717 Olympic community, which is owned by the UDR/MetLife II joint venture, (c) experienced extensive water damage due to a ruptured water pipe. For the years ended December 31, 2016 and 2015, the Company recorded casualty-related charges/(recoveries) of \$(3.8) million and \$2.5 million, respectively, its proportionate share of the total charges/(recoveries) recognized.

In September 2016, the UDR/MetLife II joint venture sold an operating community located in Dallas, Texas with 252 apartment homes for a sales price of approximately \$74.7 million, resulting in a gain of approximately \$11.3 million for the Company.

In October 2016, the Company increased its ownership from 50% to 100% in two operating communities located in Bellevue, Washington with a total of 331 apartment homes for a cash purchase price of approximately \$70.3 million in cash and the assumption of an incremental \$37.9 million of secured debt with a weighted average interest rate of 3.67%. As a result, the Company consolidated the operating communities and they are no longer accounted for as unconsolidated joint ventures (see Note 4, Real Estate Owned). The operating communities were previously held in the UDR/MetLife II joint venture.

In June 2016, the Company increased its ownership interest from 50% to 100% in a parcel of land in Los Angeles, (d) California for a purchase price of approximately \$20.1 million. As a result, the Company consolidated the parcel of land and it is no longer accounted for as an unconsolidated joint venture (see Note 4, Real Estate Owned). The parcel of land was previously held in Other/UDR MetLife Development Joint Ventures.

As of December 31, 2016, construction was completed on four of the five communities held by the West Coast Development Joint Venture and two of the five communities had achieved stabilization, which, for purposes of the joint venture, is defined as when a community reaches 80% occupancy for 90 consecutive days. Upon stabilization, (e) income and expense are shared based on each partner's ownership percentage and the Company no longer receives a 6.5% preferred return on its investment in the stabilized community. The remaining three communities have not achieved stabilization and the Company continues to receive a 6.5% preferred return on its investment in those communities.

The Company will serve as property manager and be paid a management fee during the lease-up phase and subsequent operation of each of the communities. The joint venture partner is the general partner of the joint venture and the developer of the communities.

The Company has a fixed price option to acquire the remaining interest in each community beginning one year after completion. If the options are exercised for all five communities, the Company's total purchase price will be \$597.4 million. In the event the Company does not exercise its options to purchase at least two communities, the joint venture partner will be entitled to earn a contingent disposition fee equal to 6.5% return on its implied equity in the communities not acquired. The joint venture partner is providing certain guaranties and there are construction loans on all five communities. Once completed, the five communities will contain 1,533 homes.

The Company has concluded it does not control the joint venture and accounts for it under the equity method of accounting. The Company's recorded equity investment in the West Coast Development Joint Venture at December 31, 2016 and 2015 of \$150.3 million and \$144.7 million, respectively, is inclusive of outside basis costs and our accrued but unpaid preferred return. During the the year ended December 31, 2016, the Company earned a preferred return of \$4.6 million. During the year ended December 31, 2015, the Company earned a preferred return of

\$5.2 million, offset by its share of the West Coast Development Joint Venture transaction expenses of \$1.5 million.

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

On January 25, 2017, the Company exercised its fixed price option to purchase the joint venture partner's ownership interest and therefore increased its ownership interest from 49% to 100% in an operating community located in Seattle, Washington with 244 apartment homes for a cash purchase price of approximately \$66.0 million. As a result, as of January 25, 2017, the Company consolidated the operating community and it is no longer accounted for as an unconsolidated joint venture (see Note 4, Real Estate Owned). The operating community was one of the five communities held by the West Coast Development Joint Venture as of December 31, 2016.

As of December 31, 2016 and 2015, the Company had deferred fees and deferred profit of \$9.5 million and \$6.8 million, respectively, which will be recognized through earnings over the weighted average life of the related properties, upon the disposition of the properties to a third party, or upon completion of certain development obligations.

The Company recognized \$11.3 million of management fees during each of the years ended December 31, 2016, 2015, and 2014, respectively, for our management of the joint ventures and partnerships. The management fees are included in Joint venture management and other fees on the Consolidated Statements of Operations.

The Company may, in the future, make additional capital contributions to certain of our joint ventures and partnerships should additional capital contributions be necessary to fund development, acquisitions or operations. We evaluate our investments in unconsolidated joint ventures and partnerships when events or changes in circumstances indicate that there may be an other-than-temporary decline in value. We consider various factors to determine if a decrease in the value of the investment is other-than-temporary. The Company did not recognize any other-than-temporary decrease in the value of its other investments in unconsolidated joint ventures or partnerships during the years ended December 31, 2016, 2015, and 2014.

UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

Condensed summary financial information relating to the unconsolidated joint ventures' and partnerships' operations (not just our proportionate share), is presented below for the years ended December 31, 2016, 2015, and 2014 (dollars in thousands):

As of and For the Year Ended December 31, 2016	UDR/MetLife I	UDR/MetLife II	Other UDR/MetLife Development Joint Ventures	UDR/MetLife Vitruvian Park®	UDR/KFH	Total
Condensed Statements of Operations:						
Total revenues	\$ 278	\$ 169,175	\$ 18,090	\$ 22,916	\$ 19,997	\$ 230,456
Property operating expenses	552	52,322	11,655	11,730	7,828	84,087
Real estate depreciation and amortization	52	46,135	16,353	6,835	14,444	83,819
Operating income/(loss)	(326 )	70,718	(9,918 )	4,351	(2,275 )	62,550
Interest expense	—	(51,173 )	(6,164 )	(5,095 )	(5,369 )	(67,801 )
Gain/(loss) on the sale of real estate	(375 )	34,201	—	—	—	33,826
Net income/(loss)	\$ (701 )	\$ 53,746	\$ (16,082 )	\$ (744 )	\$ (7,644 )	\$ 28,575
UDR income/(loss) from unconsolidated entities	\$ (461 )	\$ 56,895	\$ 1,696	\$ (3,603 )	\$ (2,293 )	\$ 52,234
Condensed Balance Sheets:						
Total real estate, net	\$ 50,656	\$ 1,672,842	\$ 698,694	\$ 270,770	\$ 208,105	\$ 2,901,067
Cash and cash equivalents	1,940	13,272	8,991	7,012	1,288	32,503
Other assets	1,641	11,370	2,744	2,266	1,026	19,047
Total assets	54,237	1,697,484	710,429	280,048	210,419	2,952,617
Amount due to/(from) UDR	155	(4,711 )	3,082	1,566	429	521
Third party debt, net	—	1,128,379	375,597	124,716	165,687	1,794,379
Accounts payable and accrued liabilities	5,211	19,996	32,484	7,303	1,397	66,391
Total liabilities	5,366	1,143,664	411,163	133,585	167,513	1,861,291
Total equity	\$ 48,871	\$ 553,820	\$ 299,266	\$ 146,463	\$ 42,906	\$ 1,091,326
UDR's investment in and advances to unconsolidated joint ventures, net	\$ 25,208	\$ 311,282	\$ 405,286	\$ 72,414	\$ 12,835	\$ 827,025

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

As of and For the Year Ended December 31, 2015	UDR/MetLife I	UDR/MetLife II	Other UDR/MetLife Development Joint Ventures	UDR/MetLife Vitruvian Park®	UDR/KFH Texas	Total
Condensed Statements of Operations:						
Total revenues	\$ 541	\$ 170,062	\$ 7,634	\$ 22,139	\$ 19,338	\$— \$219,714
Property operating expenses	906	63,516	3,826	11,519	7,733	— 87,500
Real estate depreciation and amortization	818	46,616	6,897	6,639	14,522	— 75,492
Operating income/(loss)	(1,183	) 59,930	(3,089	) 3,981	(2,917	) — 56,722
Interest expense	—	(52,037	) (2,566	) (4,848	) (5,539	) — (64,990
Income/(loss) from discontinued operations	(20	) —	—	—	—	184,138 184,118
Net income/(loss)	\$ (1,203	) \$ 7,893	\$ (5,655	) \$ (867	) \$ (8,456	) \$ 184,138 \$ 175,850
UDR income/(loss) from unconsolidated entities	\$ (513	) \$ 3,578	\$ 6,088	\$ (3,711	) \$ (2,537	) \$ 59,424 \$ 62,329
Condensed Balance Sheets:						
Total real estate, net	\$ 92,915	\$ 1,942,630	\$ 604,611	\$ 273,897	\$ 221,704	\$— \$3,135,757
Cash and cash equivalents	1,202	20,767	5,996	7,185	1,320	10 36,480
Other assets	174	24,914	1,921	2,317	565	— 29,891
Total assets	94,291	1,988,311	612,528	283,399	223,589	10 3,202,128
Amount due to/(from) UDR	2	—	5,929	908	427	— 7,266
Third party debt, net	—	1,122,662	201,114	126,388	164,299	— 1,614,463
Accounts payable and accrued liabilities	395	24,244	62,267	7,137	1,480	— 95,523
Total liabilities	397	1,146,906	269,310	134,433	166,206	— 1,717,252
Total equity	\$ 93,894	\$ 841,405	\$ 343,218	\$ 148,966	\$ 57,383	\$ 10 \$ 1,484,876
UDR's investment in and advances to unconsolidated joint ventures, net	\$ 15,894	\$ 425,230	\$ 407,102	\$ 73,469	\$ 17,211	\$— \$ 938,906

For the Year Ended December 31, 2014	UDR/MetLife I	UDR/MetLife II	Other UDR/MetLife Development Joint Ventures	UDR/MetLife Vitruvian Park®	UDR/KFH Texas	Total
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Condensed Statements of Operations:

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Total revenues	\$ 727	\$ 152,047	\$ 1,579	\$ 19,376	\$ 19,724	\$—	\$193,453
Property operating expenses	618	52,150	1,122	10,711	7,498	—	72,099
Real estate depreciation and amortization	2,130	41,504	3,959	7,380	14,426	—	69,399
Operating income/(loss)	(2,021 )	58,393	(3,502 )	1,285	(2,200 )	—	51,955
Interest expense	—	(48,493 )	(94 )	(4,131 )	(5,873 )	—	(58,591 )
Income/(loss) from discontinued operations	(31,802 )	—	—	—	—	(4,229 )	(36,031 )
Net income/(loss)	\$ (33,823 )	\$ 9,900	\$ (3,596 )	\$ (2,846 )	\$ (8,073 )	\$ (4,229 )	\$ (42,667 )
UDR income/(loss) from unconsolidated entities	\$ (2,955 )	\$ 2,814	\$ 576	\$ (4,068 )	\$ (2,601 )	\$ (772 )	\$ (7,006 )

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

## 7. SECURED AND UNSECURED DEBT, NET

The following is a summary of our secured and unsecured debt at December 31, 2016 and 2015 (dollars in thousands):

	Principal Outstanding		For the Year Ended December 31, 2016		
	December 31, 2016	2015	Weighted Average Interest Rate	Weighted Average Years to Maturity	Weighted Average Number of Communities Encumbered
<b>Secured Debt:</b>					
<b>Fixed Rate Debt</b>					
Mortgage notes payable (a)	\$402,996	\$442,617	4.04 %	6.3	7
Fannie Mae credit facilities (b)	355,836	514,462	5.06 %	2.8	10
Deferred financing costs	(2,681)	(4,278)			
Total fixed rate secured debt, net	756,151	952,801	4.53 %	4.7	17
<b>Variable Rate Debt</b>					
Mortgage notes payable (c)	—	31,337	— %	—	—
Tax-exempt secured notes payable (d)	94,700	94,700	1.39 %	6.2	2
Fannie Mae credit facilities (b)	280,946	299,378	2.13 %	3.2	7
Deferred financing costs	(939)	(1,271)			
Total variable rate secured debt, net	374,707	424,144	1.95 %	4.0	9
Total Secured Debt, net	1,130,858	1,376,945	3.66 %	4.4	26
<b>Unsecured Debt:</b>					
<b>Variable Rate Debt</b>					
Borrowings outstanding under unsecured credit facilities due January 2020 (e) (j)	—	150,000	1.37 %	3.1	
Borrowings outstanding under unsecured working capital credit facility due January 2019 (f)	21,350	—	1.67 %	2.0	
Term Loan Facility due January 2021 (e) (j)	35,000	35,000	1.56 %	4.1	
<b>Fixed Rate Debt</b>					
5.25% Medium-Term Notes due January 2016 (g)	—	83,260	— %	—	
6.21% Medium-Term Notes due July 2016 (g)	—	12,091	— %	—	
4.25% Medium-Term Notes due June 2018 (net of discounts of \$608 and \$1,037, respectively) (j)	299,392	298,963	4.25 %	1.4	
3.70% Medium-Term Notes due October 2020 (net of discounts of \$30 and \$38, respectively) (j)	299,970	299,962	3.70 %	3.8	
2.23% Term Loan Facility due January 2021 (e) (j)	315,000	315,000	2.23 %	4.1	
4.63% Medium-Term Notes due January 2022 (net of discounts of \$1,805 and \$2,164, respectively) (j)	398,195	397,836	4.63 %	5.0	
3.75% Medium-Term Notes due July 2024 (net of discounts of \$782 and \$886, respectively) (j)	299,218	299,114	3.75 %	7.5	
8.50% Debentures due September 2024	15,644	15,644	8.50 %	7.7	
4.00% Medium-Term Notes due October 2025 (net of discount of \$602 and \$671, respectively) (h) (j)	299,398	299,329	4.00 %	8.8	



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2.95% Medium-Term Notes due September 2026 (i) (j)	300,000	—	2.95%	9.7
Other	21	24		
Deferred financing costs	(12,568	) (12,373	)	
Total Unsecured Debt, net	2,270,620	2,193,850	3.73%	5.7
Total Debt, net	\$3,401,478	\$3,570,795	3.79%	5.3

For purposes of classification of the above table, variable rate debt with a derivative financial instrument designated as a cash flow hedge is deemed as fixed rate debt due to the Company having effectively established a fixed interest rate for the underlying debt instrument.

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

Our secured debt instruments generally feature either monthly interest and principal or monthly interest-only payments with balloon payments due at maturity. As of December 31, 2016, secured debt encumbered \$2.1 billion or 21.5% of UDR's total real estate owned based upon gross book value (\$7.5 billion or 78.5% of UDR's real estate owned based on gross book value is unencumbered).

(a) At December 31, 2016, fixed rate mortgage notes payable are generally due in monthly installments of principal and interest and mature at various dates from May 2019 through November 2026 and carry interest rates ranging from 3.15% to 5.86%.

On November 1, 2016, the Company entered into a \$25.0 million fixed rate mortgage note due November 5, 2026 with an interest rate of 3.15%. Interest is payable monthly.

On June 1, 2016, the Company entered into a \$25.0 million fixed rate mortgage note due June 5, 2026 with an interest rate of 3.35%. Interest is payable monthly.

The Company will from time to time acquire properties subject to fixed rate debt instruments. In those situations, the Company records the debt at its estimated fair value and amortizes any difference between the fair value and par value to interest expense over the life of the underlying debt instrument. In October 2016, the Company assumed debt with a fair market value of \$80.0 million, inclusive of a \$4.2 million fair market value adjustment, as part of our acquisition of two operating communities in Bellevue, Washington, as described in Note 4, Real Estate Owned.

During the years ended December 31, 2016, 2015, and 2014, the Company had \$2.9 million, \$5.3 million, and \$5.1 million, respectively, of amortization on the fair market adjustment of debt assumed in the acquisition of properties, which was included in Interest expense on the Consolidated Statements of Operations. The unamortized fair market adjustment was a net premium of \$11.2 million and \$10.0 million at December 31, 2016 and 2015, respectively.

(b) UDR has three secured credit facilities with Fannie Mae with an aggregate commitment of \$636.8 million at December 31, 2016. The Fannie Mae credit facilities mature at various dates from May 2017 through July 2023 and bear interest at floating and fixed rates. At December 31, 2016, \$355.8 million of the outstanding balance was fixed and had a weighted average interest rate of 5.06% and the remaining balance of \$280.9 million had a weighted average variable interest rate of 2.13%. The Company prepaid a portion of the secured credit facility due in May 2017 with a portion of the proceeds from the notes offering in August 2016, as described in (i) below.

Further information related to these credit facilities is as follows (dollars in thousands):

	December 31, 2016	December 31, 2015		
Borrowings outstanding	\$ 636,782	\$ 813,840		
Weighted average borrowings during the period ended	737,802	822,521		
Maximum daily borrowings during the period ended	813,544	834,003		
Weighted average interest rate during the period ended	3.9	% 4.0	%	
Weighted average interest rate at the end of the period	3.8	% 3.9	%	

(c) In July 2016, the Company paid off the \$31.3 million variable rate mortgage note payable with borrowings under its \$1.1 billion unsecured revolving credit facility.

(d) The variable rate mortgage notes payable that secure tax-exempt housing bond issues mature on August 2019 and March 2032. Interest on these notes is payable in monthly installments. The variable rate mortgage notes have interest rates ranging from 1.33% to 1.42% as of December 31, 2016.

(e) The Company has a \$1.1 billion senior unsecured revolving credit facility (the "Revolving Credit Facility") and a \$350.0 million senior unsecured term loan facility (the "Term Loan Facility"). The credit agreement for these facilities (the "Credit Agreement") allows the total commitments under the Revolving Credit Facility and the total borrowings under the Term Loan Facility to be increased to an aggregate maximum amount of up to \$2.0 billion, subject to certain conditions, including obtaining commitments from any one or more lenders. The Revolving Credit Facility has a scheduled maturity date



UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

of January 31, 2020, with two six-month extension options, subject to certain conditions. The Term Loan Facility has a scheduled maturity date of January 29, 2021.

Based on the Company's current credit rating, the Revolving Credit Facility has an interest rate equal to LIBOR plus a margin of 90 basis points and a facility fee of 15 basis points, and the Term Loan Facility has an interest rate equal to LIBOR plus a margin of 95 basis points. Depending on the Company's credit rating, the margin under the Revolving Credit Facility ranges from 85 to 155 basis points, the facility fee ranges from 12.5 to 30 basis points, and the margin under the Term Loan Facility ranges from 90 to 175 basis points.

The Credit Agreement contains customary representations and warranties and financial and other affirmative and negative covenants. The Credit Agreement also includes customary events of default, in certain cases subject to customary periods to cure. The occurrence of an event of default, following the applicable cure period, would permit the lenders to, among other things, declare the unpaid principal, accrued and unpaid interest and all other amounts payable under the Credit Agreement to be immediately due and payable.

The following is a summary of short-term bank borrowings under UDR's revolving credit facility at December 31, 2016 and 2015 (dollars in thousands):

	December 31, December 31,	
	2016	2015
Total revolving credit facility	\$1,100,000	\$1,100,000
Borrowings outstanding at end of period (1)	—	150,000
Weighted average daily borrowings during the period ended	161,505	353,647
Maximum daily borrowings during the period ended	340,000	541,500
Weighted average interest rate during the period ended	1.4	% 1.1
Interest rate at end of the period	—	% 1.2

(1) Excludes \$2.9 million and \$2.3 million of letters of credit at December 31, 2016 and 2015, respectively.

(f) The Company has a working capital credit facility, which provides for a \$75 million unsecured revolving credit facility (the "Working Capital Credit Facility") with a scheduled maturity date of January 1, 2019. Based on the Company's current credit rating, the Working Capital Credit Facility has an interest rate equal to LIBOR plus a margin of 90 basis points. Depending on the Company's credit rating, the margin ranges from 85 to 155 basis points.

In July 2016, the Company amended the working capital credit facility to increase the maximum borrowing capacity from \$30 million to \$75 million. The scheduled maturity date and interest rate were unchanged by the amendment.

The following is a summary of short-term bank borrowings under UDR's working capital credit facility at December 31, 2016 and December 31, 2015 (dollars in thousands):

	December 31, December 31,	
	2016	2015
Total revolving credit facility	\$ 75,000	\$ 30,000
Borrowings outstanding at end of period	21,350	—
Weighted average daily borrowings during the period ended	21,936	—
Maximum daily borrowings during the period ended	69,633	—
Weighted average interest rate during the period ended	1.4	% —
Interest rate at end of the period	1.7	% —

(g) Paid off at maturity with borrowings under the Company's \$1.1 billion unsecured revolving credit facility.

(h) The Company previously entered into forward starting interest rate swaps to hedge against interest rate risk on \$200 million of this debt. The all-in weighted average interest rate, inclusive of the impact of these interest rate swaps, was 4.55%.

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

(i) On August 23, 2016, the Company issued \$300 million of 2.95% senior unsecured medium-term notes due September 1, 2026. Interest is payable semi-annually beginning on March 1, 2017. The notes were priced at 100% of the principal amount at issuance. The Company used the net proceeds to prepay secured debt due in May 2017, pay down a portion of the borrowings outstanding on its \$1.1 billion unsecured credit facility and for general corporate purposes.

(j) The Operating Partnership is a guarantor of the debt.

The aggregate maturities, including amortizing principal payments of secured and unsecured debt, of total debt for the next ten years subsequent to December 31, 2016 are as follows (dollars in thousands):

Year	Total Fixed Secured Debt	Total Variable Secured Debt	Total Secured Debt	Total Unsecured Debt	Total Debt
2017	\$4,433	\$46,568	\$51,001	\$—	\$51,001
2018	74,637	137,969	212,606	300,000	512,606
2019	249,395	67,700	317,095	21,350	338,445
2020	198,076	—	198,076	300,000	498,076
2021	1,117	—	1,117	350,000	351,117
2022	1,157	—	1,157	400,000	401,157
2023	41,245	96,409	137,654	—	137,654
2024	—	—	—	315,644	315,644
2025	127,600	—	127,600	300,000	427,600
2026	50,000	—	50,000	300,000	350,000
Thereafter	—	27,000	27,000	—	27,000
Subtotal	747,660	375,646	1,123,306	2,286,994	3,410,300
Non-cash (a)	8,491	(939)	7,552	(16,374)	(8,822)
Total	\$756,151	\$374,707	\$1,130,858	\$2,270,620	\$3,401,478

(a) Includes the unamortized balance of fair market value adjustments, premiums/discounts, deferred hedge gains, and deferred financing costs. For the years ended December 31, 2016 and 2015, the Company amortized \$4.5 million and \$7.0 million, respectively, of deferred financing costs into Interest expense.

We were in compliance with the covenants of our debt instruments at December 31, 2016.

On January 23, 2017, the Company entered into an unsecured commercial paper note program. Under the terms of the program, the Company may issue unsecured commercial paper notes up to a maximum aggregate amount outstanding of \$500 million. The notes are sold under customary terms in the United States commercial paper note market and rank pari passu with all of the Company's other unsecured senior indebtedness. The notes are fully and unconditionally guaranteed by the Operating Partnership. The Company intends to use the commercial paper program as an alternative funding source for amounts that would have otherwise been outstanding on the revolving credit facility and intends to manage the use of the commercial paper program so that the maximum combined amount outstanding under the commercial paper program and the revolving credit facility will not exceed the maximum borrowings permitted under the credit facility of \$1.1 billion. As of February 17, 2017, the Company had issued \$120.0 million of commercial paper notes, for one month terms, at a weighted average annualized rate of 1.16%.



UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

## 8. INCOME/(LOSS) PER SHARE

The following table sets forth the computation of basic and diluted income/(loss) per share for the periods presented (dollars and shares in thousands, except per share data):

	Year Ended December 31,		
	2016	2015	2014
Numerator for income/(loss) per share:			
Income/(loss) from continuing operations	\$ 109,529	\$ 105,482	\$ 16,260
Gain/(loss) on sale of real estate owned, net of tax	210,851	251,677	143,572
(Income)/loss from continuing operations attributable to redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership	(27,282 )	(16,773 )	(5,511 )
(Income)/loss from continuing operations attributable to noncontrolling interests	(380 )	(3 )	3
Income/(loss) from continuing operations attributable to UDR, Inc.	292,718	340,383	154,324
Distributions to preferred stockholders - Series E (Convertible)	(3,717 )	(3,722 )	(3,724 )
Income/(loss) from continuing operations attributable to common stockholders - basic	289,001	336,661	150,600
Dilutive distributions to preferred stockholders - Series E (Convertible)	—	3,722	—
Income/(loss) from continuing operations attributable to common stockholders - diluted	\$ 289,001	\$ 340,383	\$ 150,600
Income/(loss) from discontinued operations, net of tax	\$—	\$—	\$ 10
(Income)/loss from discontinued operations attributable to redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership	—	—	—
Income/(loss) from discontinued operations attributable to common stockholders	\$—	\$—	\$ 10
Net income/(loss) attributable to common stockholders	\$ 289,001	\$ 336,661	\$ 150,610
Denominator for income/(loss) per share - basic and diluted:			
Weighted average common shares outstanding	266,211	259,873	252,707
Non-vested restricted stock awards	(825 )	(1,204 )	(1,179 )
Denominator for income/(loss) per share - basic	265,386	258,669	251,528
Incremental shares issuable from assumed conversion of dilutive preferred stock, stock options, unvested LTIP Units and unvested restricted stock	1,925	5,083	1,917
Denominator for income/(loss) per share - diluted	267,311	263,752	253,445
Income/(loss) per weighted average common share - basic:			
Income/(loss) from continuing operations attributable to common stockholders	\$ 1.09	\$ 1.30	\$ 0.60
Income/(loss) from discontinued operations attributable to common stockholders	—	—	—
Net income/(loss) attributable to common stockholders	\$ 1.09	\$ 1.30	\$ 0.60
Income/(loss) per weighted average common share - diluted:			
Income/(loss) from continuing operations attributable to common stockholders	\$ 1.08	\$ 1.29	\$ 0.59
Income/(loss) from discontinued operations attributable to common stockholders	—	—	—
Net income/(loss) attributable to common stockholders	\$ 1.08	\$ 1.29	\$ 0.59

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

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Basic income/(loss) per common share is computed based upon the weighted average number of common shares outstanding. Diluted income/(loss) per common share is computed based upon the weighted average number of common shares outstanding plus the common shares issuable from the assumed conversion of the OP Units and DownREIT Units, convertible preferred stock, stock options, unvested long-term incentive plan units ("LTIP Units") and unvested restricted stock. Only those instruments having a dilutive impact on our basic income/(loss) per share are included in diluted income/(loss) per share during the periods.

For the year ended December 31, 2016, the Company's stock options and unvested restricted stock were dilutive. The effect of the conversion of the OP Units, DownREIT Units, LTIP Units and the Company's Series E preferred stock was not dilutive, and therefore not included in the above calculations.

For the year ended December 31, 2015, the Company's Series E preferred stock, stock options and unvested restricted stock were dilutive. The effect of the conversion of the OP Units and DownREIT Units was not dilutive, and therefore not included in the above calculations.

For the year ended December 31, 2014, the Company's stock options and unvested restricted stock were dilutive for purposes of calculating income/(loss) per share. The effect of the conversion of the OP Units and the Company's Series E preferred stock were not dilutive, and therefore not included in the above calculations.

The following table sets forth the additional shares of common stock outstanding by equity instrument if converted to common stock for each of the years ended December 31, 2016, 2015, and 2014 (shares in thousands):

	Year Ended		
	December 31,		
	2016	2015	2014
OP/DownREIT Units	25,130	12,947	9,247
Preferred Stock	3,028	3,032	3,036
Stock options, unvested LTIP Units and unvested restricted stock	1,925	2,051	1,917

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

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## 9. STOCKHOLDERS' EQUITY

UDR has an effective registration statement that allows the Company to sell an undetermined number of debt and equity securities as defined in the prospectus. The Company has the ability to issue 350,000,000 shares of common stock and 50,000,000 shares of preferred shares as of December 31, 2016.

The following table presents the changes in the Company's issued and outstanding shares of common and preferred stock for the years ended December 31, 2016, 2015 and 2014:

	Common Stock	Preferred Stock Series E	Series F
Balance at December 31, 2013	250,749,665	2,803,812	2,464,183
Issuance/(forfeiture) of common and restricted shares, net	801,054	—	—
Issuance of common shares through public offering	3,410,433	—	—
Adjustment for conversion of noncontrolling interest of unitholders in the Operating Partnership	153,451	—	—
Balance at December 31, 2014	255,114,603	2,803,812	2,464,183
Issuance/(forfeiture) of common and restricted shares, net	270,628	—	—
Issuance of common shares through public offering	6,339,636	—	—
Adjustment for conversion of noncontrolling interest of unitholders in the Operating Partnership	112,174	—	—
Conversion of Series E Cumulative Convertible shares	7,480	(6,909 )	—
Issuance of Series F shares	—	—	13,988,313
Balance at December 31, 2015	261,844,521	2,796,903	16,452,496
Issuance/(forfeiture) of common and restricted shares, net	154,656	—	—
Issuance of common shares through public offering	5,000,000	—	—
Adjustment for conversion of noncontrolling interest of unitholders in the Operating Partnership	4,685	—	—
Adjustment for conversion of noncontrolling interest of unitholders in the DownREIT Partnership	255,607	—	—
Forfeiture of Series F shares	—	—	(255,607 )
Balance at December 31, 2016	267,259,469	2,796,903	16,196,889

## Common Stock

The company has an equity distribution agreement which allows it from time to time, through its sales agents, to offer and sell up to 20,000,000 shares of its common stock. Sales of such shares will be made by means of ordinary brokers' transactions on the NYSE at market prices. As of December 31, 2016, 13,078,931 shares were available for sale under the continuous equity program.

During the year ended December 31, 2016, the Company entered into the following equity transactions for our common stock:

• Sold 5,000,000 shares of common stock through a public offering at a weighted average price per share of \$34.73, for aggregate gross proceeds of approximately \$173.7 million.

• Issued 447,744 shares of common stock through the Company's 1999 Long-Term Incentive Plan (the "LTIP");

• Converted 4,685 OP Units into Company common stock; and

• Converted 255,607 DownREIT Units into Company common stock, resulting in the forfeiture of the same number of Series F Preferred Shares.

Distributions are subject to the approval of the Board of Directors and are dependent upon our strategy, financial condition and operating results. UDR's common distributions for the years ended December 31, 2016, 2015, and 2014 totaled \$1.18, \$1.11, and \$1.04 per share, respectively.



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#### Preferred Stock

The Series E Cumulative Convertible Preferred Stock (“Series E”) has no stated par value and a liquidation preference of \$16.61 per share. Subject to certain adjustments and conditions, each share of the Series E is convertible at any time and from time to time at the holder’s option into one share of our common stock prior to a “Special Dividend” declared in 2008 (1.083 shares after the Special Dividend). The holders of the Series E are entitled to vote on an as-converted basis as a single class in combination with the holders of common stock at any meeting of our stockholders for the election of directors or for any other purpose on which the holders of common stock are entitled to vote. The Series E has no stated maturity and is not subject to any sinking fund or any mandatory redemption.

Distributions declared on the Series E for the years ended December 31, 2016, 2015, and 2014 were \$1.33 per share. The Series E is not listed on any exchange. At December 31, 2016 and 2015, a total of 2,796,903 shares of the Series E were outstanding.

UDR is authorized to issue up to 20,000,000 shares of the Series F Preferred Stock (“Series F”). The Series F may be purchased by holders of OP Units and DownREIT Units, at a purchase price of \$0.0001 per share. OP/DownREIT Unitholders are entitled to subscribe for and purchase one share of UDR’s Series F for each OP/DownREIT Unit held. In connection with the acquisition of the six properties from Home OP and the formation of the DownREIT Partnership in October 2015, the Company issued 13,988,313 Series F shares to former limited partners of the Home OP, which had the right to subscribe for one share of Series F for each DownREIT Unit issued in connection with the acquisitions. During the year ended December 31, 2016, 255,607 of the Series F shares were forfeited upon the conversion of DownREIT Units into Company common stock. There were no conversions during the year ended December 31, 2015.

At December 31, 2016 and 2015, a total of 16,196,889 and 16,452,496 shares, respectively, of the Series F were outstanding with an aggregate purchase value of \$1,620 and \$1,645, respectively. Holders of the Series F are entitled to one vote for each share of the Series F they hold, voting together with the holders of our common stock, on each matter submitted to a vote of security holders at a meeting of our stockholders. The Series F does not entitle its holders to dividends or any other rights, privileges or preferences.

#### Distribution Reinvestment and Stock Purchase Plan

UDR’s Distribution Reinvestment and Stock Purchase Plan (the “Stock Purchase Plan”) allows common and preferred stockholders the opportunity to purchase, through the reinvestment of cash dividends, additional shares of UDR’s common stock. From inception through December 31, 2008, shareholders have elected to utilize the Stock Purchase Plan to reinvest their distribution for the equivalent of 9,957,233 shares of Company common stock. Shares in the amount of 10,963,730 were reserved for issuance under the Stock Purchase Plan as of December 31, 2016. During the year ended December 31, 2016, UDR acquired all shares issued through the open market.

#### 10. EMPLOYEE BENEFIT PLANS

In May 2001, the stockholders of UDR approved the long term incentive plan (“LTIP”), which supersedes the 1985 Stock Option Plan. The LTIP authorizes the granting of awards which may take the form of options to purchase shares of common stock, stock appreciation rights, restricted stock, dividend equivalents, other stock-based awards, and any other right or interest relating to common stock or cash incentive awards to Company directors, employees and outside trustees to promote the success of the Company by linking individual’s compensation via grants of share based payment.

During the year ended December 31, 2015, the LTIP was amended to set forth the terms of new classes of partnership interests in the Operating Partnership designated as LTIP Units. LTIP Units are designed to qualify as “profits interests” in the Operating Partnership for federal income tax purposes, meaning that initially they are not economically equivalent in value to a share of our common stock, but over time can increase in value to one-for-one parity with common stock by operation of special tax rules applicable to profits interests. Until and unless such parity is reached, the value that an executive will realize for a given number of vested LTIP units is less than the value of an equal

number of shares of our common stock.

As of December 31, 2016, 19,000,000 shares were reserved on an unadjusted basis for issuance upon the grant or exercise of awards under the LTIP. As of December 31, 2016, there were 9,192,402 common shares available for issuance under the LTIP.

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

The LTIP contains change of control provisions allowing for the immediate vesting of an award upon certain events such as a merger where UDR is not the surviving entity. Upon the death or disability of an award recipient all outstanding instruments will vest and all restrictions will lapse. The LTIP specifies that in the event of a capital transaction, which includes but is not limited to stock dividends, stock splits, extraordinary cash dividends and spin-offs, the number of shares available for grant in totality or to a single individual is to be adjusted proportionately. The LTIP specifies that when a capital transaction occurs that would dilute the holder of the stock award, prior grants are to be adjusted such that the recipient is no worse as a result of the capital transaction.

A summary of UDR's stock option and restricted stock activities during the year ended December 31, 2016 is as follows:

	Option Outstanding		Option Exercisable		Restricted Stock	
	Number of Options	Weighted Average Exercise Price	Number of Options	Weighted Average Exercise Price	Number of shares	Weighted Average Fair Value Per Restricted Stock
Balance, December 31, 2015	2,234,963	\$ 12.65	2,234,963	\$ 12.65	800,376	\$ 30.40
Granted	—	—	—	—	447,744	35.54
Exercised	—	—	—	—	—	—
Vested	—	—	—	—	(492,776)	28.29
Forfeited	—	—	—	—	(109,377)	32.51
Balance, December 31, 2016	2,234,963	\$ 12.65	2,234,963	\$ 12.65	645,967	\$ 35.12

As of December 31, 2016, the Company had issued 5,640,619 shares of restricted stock under the LTIP.

#### Stock Option Plan

UDR has granted stock options to our employees, subject to certain conditions. Each stock option is exercisable into one common share.

There is no remaining compensation cost related to unvested stock options as of December 31, 2016.

During the year ended December 31, 2016, no stock options were exercised.

The weighted average remaining contractual life on all options outstanding as of December 31, 2016 is 1.9 years.

1,830,672 of share options had exercise prices at \$10.06 and 404,291 of share options had exercise prices at \$24.38.

During the years ended December 31, 2016, 2015, and 2014, respectively, we did not recognize any net compensation expense related to outstanding stock options.

#### Restricted Stock Awards

Restricted stock awards are granted to Company employees, officers, and directors. The restricted stock awards are valued based upon the closing sales price of UDR common stock on the date of grant. Compensation expense is recorded under the straight-line method over the vesting period, which is generally three to four years. Restricted stock awards earn dividends payable in cash. Some of the restricted stock grants are based on the Company's performance and are subject to adjustment during the initial one year performance period. For the years ended December 31, 2016, 2015, and 2014, we recognized \$3.4 million, \$3.2 million, and \$4.2 million of compensation expense, net of capitalization, related to the amortization of restricted stock awards, respectively. The total remaining compensation cost on unvested restricted stock awards was \$3.7 million and had a weighted average remaining contractual life of 1.8 years as of December 31, 2016.

#### Long-Term Incentive Compensation

In January 2016, certain officers of the Company were awarded either a restricted stock grant or an LTIP Unit grant, or a combination of both, under the 2016 Long-Term Incentive Program (“2016 LTI”). For both restricted stock grants and LTIP

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

Unit grants, one-third of the 2016 LTI award is based upon FFO as Adjusted over a one-year period and will vest fifty percent on the one-year anniversary and fifty percent on the two-year anniversary of the end of the performance period. The remaining two-thirds of the 2016 LTI award is based on Total Shareholder Return ("TSR") as measured relative to comparable apartment REITs over a three-year period and will vest 100% at the end of the three-year performance period. The portion of the restricted stock grant based upon FFO as Adjusted was valued based upon the closing sales price of UDR common stock on the date of grant or \$36.97 per share. Because LTIP Units are granted at the maximum potential payout and there is uncertainty associated with an LTIP Unit reaching parity with the value of a share of UDR common stock, the portion of the LTIP Unit grant based upon FFO as Adjusted was valued at \$16.64 per unit on the grant date, inclusive of a 10% discount. The portion of the restricted stock grant based upon TSR was valued at \$41.22 per share on the grant date as determined by a lattice-binomial option-pricing model based on a Monte Carlo simulation using a volatility factor of 21.8%. The portion of the LTIP Unit grant based upon TSR was valued at \$19.15 per unit on the grant date as determined by a lattice-binomial option-pricing model based on a Monte Carlo simulation using a volatility factor of 21.8%.

In January 2015, certain officers of the Company were awarded a restricted stock grant under the 2015 Long-Term Incentive Program ("2015 LTI"). One-third of the 2015 LTI award is based upon FFO as Adjusted over a one-year period and will vest fifty percent on the one-year anniversary and fifty percent on the two-year anniversary of the end of the performance period. The remaining two-thirds of the 2015 LTI award is based on Total Shareholder Return ("TSR") as measured relative to comparable apartment REITs over a three-year period and will vest 100% at the end of the three-year performance period. The portion of the restricted stock grant based upon FFO as Adjusted was valued based upon the closing sales price of UDR common stock on the date of grant. The portion of the restricted stock grant based upon TSR was valued at \$34.14 per share on the grant date as determined by a lattice-binomial option-pricing model based on a Monte Carlo simulation using a volatility factor of 16.5%.

In December 2014, when the LTI program was changed from a one-year to a three-year performance period, a one-time transition ("Transition LTI") award opportunity was approved commencing in 2015. One-third of the Transition LTI award is based upon FFO as Adjusted over a one-year period and will vest at the end of the performance period. The remaining two-thirds of the Transition LTI award is based on TSR as measured relative to comparable apartment REITs over a two-year period and will vest 100% at the end of the two-year performance period. The portion of the restricted stock grant based upon FFO as Adjusted was valued based upon the closing sales price of UDR common stock on the date of grant. The portion of the restricted stock grant based upon TSR was valued at \$33.68 per share on the grant date as determined by a lattice-binomial option-pricing model based on a Monte Carlo simulation using a volatility factor of 16.6%. The intent of the transition award is to ensure consistent reward opportunity during the phase-in period of the three-year awards under the 2015 LTI plan.

In February 2014, certain officers of the Company were awarded a restricted stock grant under the 2014 Long-Term Incentive Program ("2014 LTI"). Fifty percent of the 2014 LTI award is based upon FFO as Adjusted and fifty percent is based on TSR as measured relative to comparable apartment REITs. The actual amount that vests was determined in February 2015 based upon the actual achievement of the metrics. Each award vests pro rata over three years commencing with the establishment of the award and continuing for two years following determination of the amount of the award at the end of the annual performance period. The portion of the restricted stock grant based upon FFO as Adjusted was valued based upon the closing sales price of UDR common stock on the date of grant. The portion of the restricted stock grant based upon TSR was valued at \$21.15 per share on the grant date as determined by a lattice-binomial option-pricing model based on a Monte Carlo simulation using a volatility factor of 23.8%. Compensation expense is recorded under the accelerated method over the vesting period for the 2014 LTI.

In February 2013, certain officers of the Company were awarded a restricted stock grant under the 2013 Long-Term Incentive Program ("2013 LTI"). Fifty percent of the 2013 LTI award is based upon FFO and fifty percent is based on TSR as measured relative to comparable apartment REITs. The actual amount that vests was determined in February 2014 based upon the actual achievement of the metrics. Each award vests pro rata over three years commencing with



the establishment of the award and continuing for two years following determination of the amount of the award at the end of the annual performance period. The portion of the restricted stock grant based upon FFO was valued based upon the closing sales price of UDR common stock on the date of grant. The portion of the restricted stock grant based upon TSR was valued at \$21.97 per share on the grant date as determined by a lattice-binomial option-pricing model based on a Monte Carlo simulation using a volatility factor of 15.8%. Compensation expense is recorded under the accelerated method over the vesting period for the 2013 LTI.

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

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For the years ended December 31, 2016, 2015, and 2014, we recognized \$10.0 million, \$14.8 million and \$9.8 million, respectively, of compensation expense, net of capitalization, related to the amortization of the awards. The total remaining compensation cost on unvested LTI awards was \$6.5 million and had a weighted average remaining contractual life of 1.1 years as of December 31, 2016.

#### Profit Sharing Plan

Our profit sharing plan (the "Plan") is a defined contribution plan covering all eligible full-time employees. Under the Plan, UDR makes discretionary profit sharing and matching contributions to the Plan as determined by the Compensation Committee of the Board of Directors. Aggregate provisions for contributions, both matching and discretionary, which are included in UDR's Consolidated Statements of Operations for the years ended December 31, 2016, 2015, and 2014, was \$1.3 million, \$1.1 million, and \$0.9 million, respectively.

#### 11. INCOME TAXES

For 2016, 2015, and 2014, UDR believes that we have complied with the REIT requirements specified in the Code. As such, the REIT would generally not be subject to federal income taxes.

For income tax purposes, distributions paid to common stockholders may consist of ordinary income, qualified dividends, capital gains, unrecaptured section 1250 gains, return of capital, or a combination thereof. Distributions that exceed our current and accumulated earnings and profits constitute a return of capital rather than taxable income and reduce the stockholder's basis in their common shares. To the extent that a distribution exceeds both current and accumulated earnings and profits and the stockholder's basis in the common shares, it generally will be treated as a gain from the sale or exchange of that stockholder's common shares. Taxable distributions paid per common share were taxable as follows for the years ended December 31, 2016, 2015, and 2014:

	Year Ended December 31,		
	2016	2015	2014
Ordinary income	\$0.708	\$0.595	\$0.695
Qualified ordinary income	—	—	0.139
Long-term capital gain	0.309	0.329	0.105
Unrecaptured section 1250 gain	0.145	0.168	0.076
Total	\$1.162	\$1.092	\$1.015

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We have a TRS that is subject to federal and state income taxes. A TRS is a C-corporation which has not elected REIT status and as such is subject to United States federal and state income tax. The components of the provision for income taxes are as follows for the years ended December 31, 2016, 2015, and 2014 (dollars in thousands):

	Year Ended December 31,		
	2016	2015	2014
Income tax (benefit)/provision			
Current			
Federal	\$69	\$29	\$147
State	372	871	550
Total current	441	900	697
Deferred			
Federal	9,814	(4,173 )	20,138
State	1,319	(613 )	5,159
Total deferred	11,133	(4,786 )	25,297
Total income tax (benefit)/provision	\$11,574	\$(3,886)	\$25,994
Classification of income tax (benefit)/provision:			
Continuing operations	\$(3,774 )	\$(3,886)	\$(15,098)
Gain/(loss) on sale of real estate owned	15,348	—	41,087
Discontinued operations	—	—	5

Deferred income taxes are provided for the change in temporary differences between the basis of certain assets and liabilities for financial reporting purposes and income tax reporting purposes. The expected future tax rates are based upon enacted tax laws. The components of our TRS deferred tax assets and liabilities are as follows for the years ended December 31, 2016, 2015, and 2014 (dollars in thousands):

	Year Ended December 31,		
	2016	2015	2014
Deferred tax assets:			
Federal and state tax attributes	\$536	\$2,227	\$—
Book/tax depreciation	—	9,016	6,692
Construction capitalization differences	—	—	75
Other	190	707	401
Total deferred tax assets	726	11,950	7,168
Valuation allowance	(6 )	(81 )	—
Net deferred tax assets	720	11,869	7,168
Deferred tax liabilities:			
Other	(92 )	(107 )	(192 )
Total deferred tax liabilities	(92 )	(107 )	(192 )
Net deferred tax asset	\$628	\$11,762	\$6,976

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

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Income tax benefit/(provision), net differed from the amounts computed by applying the U.S. statutory rate of 35% to pretax income/(loss) for the years ended December 31, 2016, 2015, and 2014 as follows (dollars in thousands):

	Year Ended December 31,		
	2016	2015	2014
Income tax (benefit)/provision			
U.S. federal income tax (benefit)/provision	\$12,577	\$(4,383)	\$28,819
State income tax provision	1,370	442	2,678
Other items	134	(26)	(137)
Conversion of certain TRS entities to REITs	(2,436)	—	(5,770)
Valuation allowance	(71)	81	404
Total income tax (benefit)/provision	\$11,574	\$(3,886)	\$25,994

As of December 31, 2016, the Company had federal net operating loss carryovers (“NOL”) of \$22.2 million expiring in 2032 through 2035 and state NOLs of \$68.6 million expiring in 2020 through 2032. A portion of these attributes are still available to the subsidiary REITs, but are carried at a zero effective tax rate.

For the year ended December 31, 2016, Tax benefit/(provision), net decreased \$0.1 million as compared to 2015. The decrease was primarily attributable to a one-time tax benefit of \$2.4 million in 2016 related to the conversion of certain taxable REIT subsidiary entities into REITs, offset by an increase in the NOI of properties in the TRS. Additionally, Gain/(loss) on sale of real estate owned, net of tax included approximately \$15.3 million of tax provision.

GAAP defines a recognition threshold and measurement attribute for the financial statement recognition and measurement of a tax position taken or expected to be taken in a tax return. The financial statements reflect expected future tax consequences of income tax positions presuming the taxing authorities’ full knowledge of the tax position and all relevant facts, but without considering time values. GAAP also provides guidance on derecognition, classification, interest and penalties, accounting for interim periods, disclosure and transition.

The Company evaluates our tax position using a two-step process. First, we determine whether a tax position is more likely than not (greater than 50 percent probability) to be sustained upon examination, including resolution of any related appeals or litigation processes, based on the technical merits of the position. The Company will then determine the amount of benefit to recognize and record the amount of the benefit that is more likely than not to be realized upon ultimate settlement. When applicable, UDR recognizes interest and/or penalties related to uncertain tax positions in Tax benefit/(provision), net. As of December 31, 2016 and 2015, UDR has no material unrecognized income tax benefits/(provisions).

The Company files income tax returns in federal and various state and local jurisdictions. With few exceptions, the Company is no longer subject to federal, state and local income tax examination by tax authorities for years prior to 2012. The tax years 2013 through 2015 remain open to examination by the major taxing jurisdictions to which the Company is subject.

## 12. NONCONTROLLING INTERESTS

### Redeemable Noncontrolling Interests in the Operating Partnership and DownREIT Partnership

Interests in the Operating Partnership and the DownREIT Partnership held by limited partners are represented by OP Units and DownREIT Units, respectively. The income is allocated to holders of OP Units/DownREIT Units based upon net income attributable to common stockholders and the weighted average number of OP Units/DownREIT Units outstanding to total common shares plus OP Units/DownREIT Units outstanding during the period. Capital contributions, distributions, and profits and losses are allocated to noncontrolling interests in accordance with the terms of the partnership agreements of the Operating Partnership and the DownREIT Partnership.

Limited partners of the Operating Partnership and the DownREIT Partnership have the right to require such partnership to redeem all or a portion of the OP Units/DownREIT Units held by the limited partner at a redemption

price equal to and in the form of the Cash Amount (as defined in the partnership agreement of the Operating Partnership or the DownREIT Partnership, as applicable), provided that such OP Units/DownREIT Units have been outstanding for at least one year, subject to certain exceptions. UDR, as the general partner of the Operating Partnership and the DownREIT Partnership may, in its sole discretion, purchase the OP Units/DownREIT Units by paying to the limited partner either the Cash Amount or the REIT Share

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Amount (generally one share of Common Stock of the Company for each OP Unit/DownREIT Unit), as defined in the partnership agreement of the Operating Partnership or the DownREIT Partnership, as applicable. Accordingly, the Company records the OP Units/DownREIT Units outside of permanent equity and reports the OP Units/DownREIT Units at their redemption value using the Company's stock price at each balance sheet date.

The following table sets forth redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership for the years ended December 31, 2016 and 2015 (dollars in thousands):

	Year Ended	
	December 31, 2016	2015
Redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership, beginning of year	\$946,436	\$282,480
Mark-to-market adjustment to redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership	(24,735 )	102,703
DownREIT Units issued for real estate, net	—	563,836
Conversion of OP Units/DownREIT Units to Common Stock	(9,526 )	(3,817 )
Net income/(loss) attributable to redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership	27,282	16,773
Distributions to redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership	(30,077 )	(15,231 )
Allocation of other comprehensive income/(loss)	102	(308 )
Redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership, end of year	\$909,482	\$946,436

The following sets forth net income/(loss) attributable to common stockholders and transfers from redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership for the following periods (dollars in thousands):

	Year Ended December 31,		
	2016	2015	2014
Net income/(loss) attributable to common stockholders	\$289,001	\$336,661	\$150,610
Conversion of OP Units/DownREIT Units to UDR Common Stock	9,526	3,817	4,372
Change in equity from net income/(loss) attributable to common stockholders and conversion of OP units and DownREIT Units to UDR Common Stock	\$298,527	\$340,478	\$154,982

#### Noncontrolling Interests

Noncontrolling interests represent interests of unrelated partners and unvested LTIP Units in certain consolidated affiliates, and is presented as part of equity in the Consolidated Balance Sheets since these interests are not redeemable. During the years ended December 31, 2016, 2015, and 2014, Net (income)/loss attributable to noncontrolling interests was \$(0.4) million, less than \$(0.1) million, and less than \$0.1 million, respectively.

The Company grants LTIP Units to certain employees and non-employee directors. The LTIP Units represent an ownership interest in the Operating Partnership and have vesting terms of between one and three years, specific to the individual grants.

Noncontrolling interests related to long-term incentive plan units represent the unvested LTIP Units of these employees and non-employee directors in the Operating Partnership. The net income/(loss) allocated to the LTIP Units is included in Net (income)/loss attributable to noncontrolling interests on the Consolidated Statements of Operations.



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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

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## 13. FAIR VALUE OF DERIVATIVES AND FINANCIAL INSTRUMENTS

Fair value is based on the price that would be received to sell an asset or the exit price that would be paid to transfer a liability in an orderly transaction between market participants at the measurement date. A three-level valuation hierarchy prioritizes observable and unobservable inputs used to measure fair value. The fair value hierarchy consists of three broad levels, which are described below:

Level 1 — Quoted prices in active markets for identical assets or liabilities that the entity has the ability to access.

Level 2 — Observable inputs other than prices included in Level 1, such as quoted prices for similar assets and liabilities in active markets; quoted prices for identical or similar assets and liabilities in markets that are not active; or other inputs that are observable or can be corroborated with observable market data.

Level 3 — Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets and liabilities. This includes certain pricing models, discounted cash flow methodologies and similar techniques that use significant unobservable inputs.

The estimated fair values of the Company's financial instruments either recorded or disclosed on a recurring basis as of December 31, 2016 and 2015 are summarized as follows (dollars in thousands):

Description:	Total Carrying Amount in Statement of Financial Position at December 31, 2016	Fair Value Estimate at December 31, 2016	Fair Value at December 31, 2016, Using	
			Quoted Prices in Active Markets for Identical Assets or Liabilities (Level 1)	Significant Other Observable Inputs (Level 2) Significant Unobservable Inputs (Level 3)
Notes receivable (a)	\$ 19,790	\$ 19,645	\$ —	\$ 19,645
Derivatives - Interest rate contracts (b)	4,360	4,360	—	—
Total assets	\$ 24,150	\$ 24,005	\$ —	\$ 19,645
Derivatives - Interest rate contracts (b)	\$ 413	\$ 413	\$ —	\$ —
Secured debt instruments - fixed rate: (c)				
Mortgage notes payable	402,996	396,045	—	396,045
Fannie Mae credit facilities	355,836	365,693	—	365,693
Secured debt instruments- variable rate: (c)				
Tax-exempt secured notes payable	94,700	94,700	—	94,700
Fannie Mae credit facilities	280,946	280,946	—	280,946
Unsecured debt instruments (c):				
Unsecured credit facilities	21,350	21,350	—	21,350
Senior unsecured notes	2,261,838	2,304,492	—	2,304,492
Total liabilities	\$ 3,418,079	\$ 3,463,639	\$ —	\$ 3,463,226
	\$ 909,482	\$ 909,482	\$ —	\$ —



Redeemable noncontrolling interests in the Operating  
Partnership and DownREIT Partnership (d)

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

	Total Carrying Amount in Statement of Financial Position at December 31, 2015	Fair Value Estimate at December 31, 2015	Fair Value at December 31, 2015, Using Quoted Prices in Active Markets for Identical Assets or Liabilities (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Description:					
Notes receivable (a)	\$16,694	\$16,938	\$—	\$—	\$16,938
Derivatives- Interest rate contracts (b)	13	13	—	13	—
Total assets	\$16,707	\$16,951	\$—	\$13	\$16,938
Derivatives- Interest rate contracts (b)	\$2,112	\$2,112	\$—	\$2,112	\$—
Secured debt instruments- fixed rate: (c)					
Mortgage notes payable	442,617	448,019	—	—	448,019
Fannie Mae credit facilities	514,462	539,050	—	—	539,050
Secured debt instruments- variable rate: (c)					
Mortgage notes payable	31,337	31,337	—	—	31,337
Tax-exempt secured notes payable	94,700	94,700	—	—	94,700
Fannie Mae credit facilities	299,378	299,378	—	—	299,378
Unsecured debt instruments: (c)					
Unsecured credit facilities	150,000	150,000	—	—	150,000
Senior unsecured notes	2,056,223	2,108,687	—	—	2,108,687
Total liabilities	\$3,590,829	\$3,673,283	\$—	\$2,112	\$3,671,171
Redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership (d)	\$946,436	\$946,436	\$—	\$946,436	\$—

(a) See Note 2, Significant Accounting Policies.

(b) See Note 14, Derivatives and Hedging Activity.

(c) See Note 7, Secured Debt and Unsecured Debt, Net.

(d) See Note 12, Noncontrolling Interests.

There were no transfers into or out of each of the levels of the fair value hierarchy.

**Financial Instruments Carried at Fair Value**

The fair values of interest rate swaps are determined using the market standard methodology of netting the discounted future fixed cash receipts (or payments) and the discounted expected variable cash payments (or receipts). The variable cash payments (or receipts) are based on an expectation of future interest rates (forward curves) derived from observable market interest rate curves. The fair values of interest rate options are determined using the market

standard methodology of discounting the future expected cash receipts that would occur if variable interest rates rise above the strike rate of the caps. The variable interest rates used in the calculation of projected receipts on the cap are based on an expectation of future interest rates derived from observable market interest rate curves and volatilities. The Company incorporates credit valuation adjustments to appropriately reflect both its own nonperformance risk and the respective counterparty's nonperformance risk in the fair value measurements. In adjusting the fair value of its derivative contracts for the effect of nonperformance risk, the Company has considered the impact of netting and any applicable credit enhancements, such as collateral postings, thresholds, mutual puts, and guarantees.

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

Although the Company has determined that the majority of the inputs used to value its derivatives fall within Level 2 of the fair value hierarchy, the credit valuation adjustments associated with its derivatives utilize Level 3 inputs, such as estimates of current credit spreads to evaluate the likelihood of default by itself and its counterparties. However, as of December 31, 2016 and 2015, the Company has assessed the significance of the impact of the credit valuation adjustments on the overall valuation of its derivative positions and has determined that the credit valuation adjustments are not significant to the overall valuation of its derivatives. As a result, the Company has determined that its derivative valuations in their entirety are classified in Level 2 of the fair value hierarchy. In conjunction with the FASB's fair value measurement guidance, the Company made an accounting policy election to measure the credit risk of its derivative financial instruments that are subject to master netting agreements on a net basis by counterparty portfolio.

Redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership have a redemption feature and are marked to their redemption value. The redemption value is based on the fair value of the Company's common stock at the redemption date, and therefore, is calculated based on the fair value of the Company's common stock at the balance sheet date. Since the valuation is based on observable inputs such as quoted prices for similar instruments in active markets, redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership are classified as Level 2.

#### Financial Instruments Not Carried at Fair Value

At December 31, 2016, the fair values of cash and cash equivalents, restricted cash, accounts receivable, prepaids, real estate taxes payable, accrued interest payable, security deposits and prepaid rent, distributions payable and accounts payable approximated their carrying values because of the short term nature of these instruments. The estimated fair values of other financial instruments were determined by the Company using available market information and appropriate valuation methodologies. Considerable judgment is necessary to interpret market data and develop estimated fair values. Accordingly, the estimates presented herein are not necessarily indicative of the amounts the Company would realize on the disposition of the financial instruments. The use of different market assumptions or estimation methodologies may have a material effect on the estimated fair value amounts.

We estimate the fair value of our notes receivable and debt instruments by discounting the remaining cash flows of the debt instrument at a discount rate equal to the replacement market credit spread plus the corresponding treasury yields. Factors considered in determining a replacement market credit spread include general market conditions, borrower specific credit spreads, time remaining to maturity, loan-to-value ratios and collateral quality, where applicable (Level 3).

We record impairment losses on long-lived assets used in operations when events and circumstances indicate that the assets might be impaired and the undiscounted cash flows estimated to be generated by the future operation and disposition of those assets are less than the net book value of those assets. Our cash flow estimates are based upon historical results adjusted to reflect our best estimate of future market and operating conditions and our estimated holding periods. The net book value of impaired assets is reduced to fair value. Our estimates of fair value represent our best estimate based upon Level 3 inputs such as industry trends and reference to market rates and transactions. We consider various factors to determine if a decrease in the value of our investment in and advances to unconsolidated joint ventures, net is other-than-temporary. These factors include, but are not limited to, age of the venture, our intent and ability to retain our investment in the entity, the financial condition and long-term prospects of the entity, and the relationships with the other joint venture partners and its lenders. Based on the significance of the unobservable inputs, we classify these fair value measurements within Level 3 of the valuation hierarchy. The Company did not incur any other-than-temporary decrease in the value of its investments in unconsolidated joint ventures during the years ended December 31, 2016, 2015, and 2014.

After determining an other-than-temporary decrease in the value of an equity method investment has occurred, we estimate the fair value of our investment by estimating the proceeds we would receive upon a hypothetical liquidation of the investment at the date of measurement. Inputs reflect management's best estimate of what market participants

would use in pricing the investment giving consideration to the terms of the joint venture agreement and the estimated discounted future cash flows to be generated from the underlying joint venture assets. The inputs and assumptions utilized to estimate the future cash flows of the underlying assets are based upon the Company's evaluation of the economy, market trends, operating results, and other factors, including judgments regarding costs to complete any construction activities, lease up and occupancy rates, rental rates, inflation rates, capitalization rates utilized to estimate the projected cash flows at the disposition, and discount rates.

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

## 14. DERIVATIVES AND HEDGING ACTIVITY

## Risk Management Objective of Using Derivatives

The Company is exposed to certain risks arising from both its business operations and economic conditions. The Company principally manages its exposures to a wide variety of business and operational risks through management of its core business activities. The Company manages economic risks, including interest rate, liquidity, and credit risk primarily by managing the amount, sources, and duration of its debt funding and through the use of derivative financial instruments. Specifically, the Company may enter into derivative financial instruments to manage exposures that arise from business activities that result in the receipt or payment of future known and uncertain cash amounts, the value of which are determined by interest rates. The Company's derivative financial instruments are used to manage differences in the amount, timing, and duration of the Company's known or expected cash receipts and its known or expected cash payments principally related to the Company's investments and borrowings.

## Cash Flow Hedges of Interest Rate Risk

The Company's objectives in using interest rate derivatives are to add stability to interest expense and to manage its exposure to interest rate movements. To accomplish this objective, the Company primarily uses interest rate swaps and caps as part of its interest rate risk management strategy. Interest rate swaps designated as cash flow hedges involve the receipt of variable-rate amounts from a counterparty in exchange for the Company making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount. Interest rate caps designated as cash flow hedges involve the receipt of variable-rate amounts from a counterparty if interest rates rise above the strike rate on the contract in exchange for an up front premium.

The effective portion of changes in the fair value of derivatives designated and that qualify as cash flow hedges is recorded in Accumulated other comprehensive income/(loss), net in the Consolidated Balance Sheets and is subsequently reclassified into earnings in the period that the hedged forecasted transaction affects earnings. During the years ended December 31, 2016, 2015, and 2014, such derivatives were used to hedge the variable cash flows associated with existing variable-rate debt and forecasted issuances of fixed-rate debt. The ineffective portion of the change in fair value of the derivatives is recognized directly in earnings. During the year ended December 31, 2016, the Company recorded no ineffectiveness to earnings. During the year ended December 31, 2015, the Company recognized a loss of less than \$0.1 million reclassified from Accumulated OCI to Interest expense due to the de-designation of a cash flow hedge and recorded no other ineffectiveness to earnings. During the year ended December 31, 2014, the Company recorded a gain of less than \$0.1 million of ineffectiveness in earnings attributable to a timing difference between the derivative and the hedged item.

Amounts reported in Accumulated other comprehensive income/(loss), net in the Consolidated Balance Sheets related to derivatives that will be reclassified to interest expense as interest payments are made on the Company's variable-rate debt. Through December 31, 2017, the Company estimates that an additional \$1.7 million will be reclassified as an increase to interest expense.

As of December 31, 2016, the Company had the following outstanding interest rate derivatives that were designated as cash flow hedges of interest rate risk (dollars in thousands):

Product	Number of Instruments	Notional
Interest rate swaps (a)	3	\$315,000
Interest rate caps	2	\$203,166

(a) The three interest rate swaps noted in the table above mature in January and April 2017. During 2016, the Company entered into four forward starting interest rate swaps, with an aggregate notional amount of \$315.0 million, which mature in January 2020 and are effective in January and April 2017 upon the expiration of the three swaps that existed as of December 31, 2016.

Derivatives not designated as hedges are not speculative and are used to manage the Company's exposure to interest rate movements and other identified risks but do not meet the strict hedge accounting requirements of GAAP. Changes in the fair value of derivatives not designated in hedging relationships are recorded directly in earnings and resulted in a loss of less than \$0.1 million for the years ended December 31, 2016, 2015, and 2014.

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

As of December 31, 2016, the Company had the following outstanding derivatives that were not designated as hedges in qualifying hedging relationships (dollars in thousands):

Product	Number of Instruments	Notional
Interest rate caps	3	\$133,107

Tabular Disclosure of Fair Values of Derivative Instruments on the Consolidated Balance Sheets

The table below presents the fair value of the Company's derivative financial instruments as well as their classification on the Consolidated Balance Sheets as of December 31, 2016 and 2015 (dollars in thousands):

	Asset Derivatives (included in Other assets) Fair Value at:		Liability Derivatives (included in Other liabilities) Fair Value at:	
	December 31, 2016	December 31, 2015	December 31, 2016	December 31, 2015
Derivatives designated as hedging instruments:				
Interest rate products	\$ 4,359	\$ 9	\$ 413	\$ 2,112

Derivatives not designated as hedging instruments:

Interest rate products	\$ 1	\$ 4	\$ —	\$ —
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Tabular Disclosure of the Effect of Derivative Instruments on the Consolidated Statements of Operations

The tables below present the effect of the Company's derivative financial instruments on the Consolidated Statements of Operations for the years ended December 31, 2016, 2015, and 2014 (dollars in thousands):

Derivatives in Cash Flow Hedging Relationships	Unrealized holding gain/(loss) Recognized in OCI (Effective Portion)			Gain/(Loss) Reclassified from Accumulated OCI into Interest expense (Effective Portion)			Gain/(Loss) Recognized in Interest expense (Ineffective Portion and Amount Excluded from Effectiveness Testing) Year ended December 31,
	2016	2015	2014	2016	2015	2014	
Interest rate products	\$3,514	\$(6,393)	\$(8,695)	\$(3,657)	\$(2,251)	\$(4,834)	\$— \$(11) \$ 3

Derivatives Not Designated as Hedging Instruments	Gain/(Loss) Recognized in Interest income and other income/(expense), net Year ended December 31,		
	2016	2015	2014
Interest rate products	\$(3)	\$(23)	(4)



Credit-risk-related Contingent Features

The Company has agreements with some of its derivative counterparties that contain a provision where (1) if the Company defaults on any of its indebtedness, including default where repayment of the indebtedness has not been accelerated by the lender, then the Company could also be declared in default on its derivative obligations; or (2) the Company could be declared in default on its derivative obligations if repayment of the underlying indebtedness is accelerated by the lender due to the Company's default on the indebtedness.

Certain of the Company's agreements with its derivative counterparties contain provisions where, if there is a change in the Company's financial condition that materially changes the Company's creditworthiness in an adverse manner, the

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

Company may be required to fully collateralize its obligations under the derivative instrument. At December 31, 2016 and 2015, no cash collateral was posted or required to be posted by the Company or by a counterparty.

The Company also has an agreement with a derivative counterparty that incorporates the loan and financial covenant provisions of the Company's indebtedness with a lender affiliate of the derivative counterparty. Failure to comply with these covenant provisions would result in the Company being in default on any derivative instrument obligations covered by the agreement.

The Company has certain agreements with some of its derivative counterparties that contain a provision where, in the event of default by the Company or the counterparty, the right of setoff may be exercised. Any amount payable to one party by the other party may be reduced by its setoff against any amounts payable by the other party. Events that give rise to default by either party may include, but are not limited to, the failure to pay or deliver payment under the derivative agreement, the failure to comply with or perform under the derivative agreement, bankruptcy, a merger without assumption of the derivative agreement, or in a merger, a surviving entity's creditworthiness is materially weaker than the original party to the derivative agreement.

As of December 31, 2016, the fair value of derivatives in a net liability position, which includes accrued interest but excludes any adjustment for nonperformance risk, related to these agreements was \$3.8 million. If the Company had breached any of these provisions at December 31, 2016, it may have been required to settle its obligations under the agreements at their termination value of \$3.8 million.

#### Tabular Disclosure of Offsetting Derivatives

The Company has elected not to offset derivative positions in the consolidated financial statements. The tables below present the effect on its financial position had the Company made the election to offset its derivative positions as of December 31, 2016 and December 31, 2015 (dollars in thousands):

#### Offsetting of Derivative Assets

	Gross Amounts of Recognized Assets	Gross Amounts Offset in the Consolidated Balance Sheets	Net Amounts of Assets Presented in the Consolidated Balance Sheets (a)	Gross Amounts Not Offset in the Consolidated Balance Sheets Financial Instruments	Cash Collateral Received	Net Amount
December 31, 2016	\$ 4,360	\$	—\$ 4,360	\$ (221 )	\$	—\$ 4,139
December 31, 2015	\$ 13	\$	—\$ 13	\$ —	\$	—\$ 13

(a) Amounts reconcile to the aggregate fair value of derivative assets in the "Tabular Disclosure of Fair Values of Derivative Instruments on the Consolidated Balance Sheets" located in this footnote.

#### Offsetting of Derivative Liabilities

	Gross Amounts of Recognized Liabilities	Gross Amounts Offset in the Consolidated Balance Sheets	Net Amounts of Liabilities Presented in the Consolidated Balance Sheets (a)	Gross Amounts Not Offset in the Consolidated Balance Sheets Financial Instruments	Cash Collateral Posted	Net Amount
December 31, 2016	\$ 413	\$	—\$ 413	\$ (221 )	\$	—\$ 192

December 31, 2015 \$ 2,112      \$                      —\$ 2,112      \$ —      \$                      —\$ 2,112

(a) Amounts reconcile to the aggregate fair value of derivative liabilities in the “Tabular Disclosure of Fair Values of Derivative Instruments on the Consolidated Balance Sheets” located in this footnote.

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

## 15. COMMITMENTS AND CONTINGENCIES

## Commitments

## Real Estate Under Development

The following summarizes the Company's real estate commitments at December 31, 2016 (dollars in thousands):

	Number of Properties	Costs Incurred to Date (a)	Expected Costs to Complete (unaudited)	Average Ownership Stake	
Wholly-owned — under development		\$342,282	(b)\$ 366,218	100	%
Wholly-owned — redevelopment	3	14,659	(b)10,341	100	%
Joint ventures:					
Unconsolidated joint ventures	6	697,484	78,395	(c)50	%
Participating loan investments	1	94,003	(d)—	0	%
Preferred equity investments	1	26,529	(e)—	48	%
Total		\$1,174,957	\$ 454,954		

(a) Represents 100% of project costs incurred as of December 31, 2016.

(b) Costs incurred as of December 31, 2016 include \$23.3 million and \$1.5 million of accrued fixed assets for development and redevelopment, respectively.

(c) Represents UDR's proportionate share of expected remaining costs to complete the developments.

(d) Represents the participating loan balance funded as of December 31, 2016.

(e) Represents UDR's investment in the West Coast Development Joint Venture for the properties under development as of December 31, 2016.

## Ground and Other Leases

UDR owns five communities which are subject to ground leases expiring between 2044 and 2103, including extension options. In addition, UDR is a lessee to various operating leases related to office space rented by the Company with expiration dates through 2021. Future minimum lease payments as of December 31, 2016 are as follows (dollars in thousands):

	Ground Leases (a)	Office Space
2017	\$5,548	\$ 179
2018	5,548	76
2019	5,548	76
2020	5,548	76
2021	5,548	32
Thereafter	334,604	—
Total	\$362,344	\$ 439

For purposes of our ground lease contracts, the Company uses the minimum lease payment, if stated in the agreement. For ground lease agreements where there is a reset provision based on the communities appraised value or consumer price index but does not include a specified minimum lease payment, the Company uses the current rent over the remainder of the lease term.

UDR incurred \$5.5 million, \$5.5 million, and \$5.4 million of ground rent expense for the years ended December 31, 2016, 2015, and 2014, respectively. These costs are reported within the line item Other Operating Expenses on the Consolidated Statements of Operations. The Company incurred \$0.3 million, \$0.3 million, and \$1.3 million of rent expense

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

related to office space for the years ended December 31, 2016, 2015, and 2014, respectively. These costs are included in General and Administrative on the Consolidated Statements of Operations. In February 2015, the Company acquired the office building in Highlands Ranch, Colorado, which housed its corporate offices it had previously leased. See Note 4, Real Estate Owned, for additional details.

Contingencies

Litigation and Legal Matters

The Company is subject to various legal proceedings and claims arising in the ordinary course of business. The Company cannot determine the ultimate liability with respect to such legal proceedings and claims at this time. The Company believes that such liability, to the extent not provided for through insurance or otherwise, will not have a material adverse effect on our financial condition, results of operations or cash flow.

#### 16. REPORTABLE SEGMENTS

GAAP guidance requires that segment disclosures present the measure(s) used by the chief operating decision maker to decide how to allocate resources and for purposes of assessing such segments' performance. UDR's chief operating decision maker is comprised of several members of its executive management team who use several generally accepted industry financial measures to assess the performance of the business for our reportable operating segments. UDR owns and operates multifamily apartment communities that generate rental and other property related income through the leasing of apartment homes to a diverse base of tenants. The primary financial measures for UDR's apartment communities are rental income and NOI. Rental income represents gross market rent less adjustments for concessions, vacancy loss and bad debt. NOI is defined as rental income less direct property rental expenses. Rental expenses include real estate taxes, insurance, personnel, utilities, repairs and maintenance, administrative and marketing. Excluded from NOI is property management expense which is calculated as 2.75% of property revenue to cover the regional supervision and accounting costs related to consolidated property operations, and land rent. UDR's chief operating decision maker utilizes NOI as the key measure of segment profit or loss.

UDR's two reportable segments are Same-Store Communities and Non-Mature Communities/Other:

Same-Store Communities represent those communities acquired, developed, and stabilized prior to January 1, 2015 and held as of December 31, 2016. A comparison of operating results from the prior year is meaningful as these communities were owned and had stabilized occupancy and operating expenses as of the beginning of the prior year, there is no plan to conduct substantial redevelopment activities, and the community is not held for disposition within the current year. A community is considered to have stabilized occupancy once it achieves 90% occupancy for at least three consecutive months.

Non-Mature Communities/Other represent those communities that do not meet the criteria to be included in Same-Store Communities, including, but not limited to, recently acquired, developed and redeveloped communities, and the non-apartment components of mixed use properties.

Management evaluates the performance of each of our apartment communities on a Same-Store Community and Non-Mature Community/Other basis, as well as individually and geographically. This is consistent with the aggregation criteria under GAAP as each of our apartment communities generally has similar economic characteristics, facilities, services, and tenants. Therefore, the Company's reportable segments have been aggregated by geography in a manner identical to that which is provided to the chief operating decision maker.

All revenues are from external customers and no single tenant or related group of tenants contributed 10% or more of UDR's total revenues during the years ended December 31, 2016, 2015, and 2014.

UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

The following table details rental income and NOI from continuing and discontinued operations for UDR's reportable segments for the years ended December 31, 2016, 2015, and 2014, and reconciles NOI to Net income/(loss) attributable to UDR, Inc. in the Consolidated Statements of Operations (dollars in thousands):

	Year Ended December 31,		
	2016	2015	2014
Reportable apartment home segment rental income			
Same-Store Communities			
West Region	\$298,469	\$278,602	\$246,764
Mid-Atlantic Region	144,069	140,423	136,786
Northeast Region	130,285	124,478	115,981
Southeast Region	111,318	103,920	98,060
Southwest Region	41,273	39,166	37,139
Non-Mature Communities/Other	223,047	185,339	170,419
Total segment and consolidated rental income	\$948,461	\$871,928	\$805,149
Reportable apartment home segment NOI			
Same-Store Communities			
West Region	\$223,140	\$207,137	\$177,299
Mid-Atlantic Region	99,375	95,713	94,188
Northeast Region	93,083	89,039	82,110
Southeast Region	76,359	69,820	65,053
Southwest Region	25,600	24,407	22,830
Non-Mature Communities/Other	155,528	127,753	114,841
Total segment and consolidated NOI	673,085	613,869	556,321
Reconciling items:			
Joint venture management and other fees	11,400	22,710	13,044
Property management	(26,083 )	(23,978 )	(22,142 )
Other operating expenses	(7,649 )	(9,708 )	(8,271 )
Real estate depreciation and amortization	(419,615 )	(374,598 )	(358,154 )
General and administrative	(49,761 )	(59,690 )	(47,800 )
Casualty-related recoveries/(charges), net	(732 )	(2,335 )	(541 )
Other depreciation and amortization	(6,023 )	(6,679 )	(5,775 )
Income/(loss) from unconsolidated entities	52,234	62,329	(7,006 )
Interest expense	(123,031 )	(121,875 )	(130,454 )
Interest income and other income/(expense), net	1,930	1,551	11,837
Tax benefit/(provision), net	3,774	3,886	15,136
Gain/(loss) on sale of real estate owned, net of tax	210,851	251,677	143,647
Net (income)/loss attributable to redeemable noncontrolling interests in the Operating Partnership and DownREIT Partnership	(27,282 )	(16,773 )	(5,511 )
Net (income)/loss attributable to noncontrolling interests	(380 )	(3 )	3
Net income/(loss) attributable to UDR, Inc.	\$292,718	\$340,383	\$154,334

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UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

The following table details the assets of UDR's reportable segments as of December 31, 2016 and 2015 (dollars in thousands):

	December 31, 2016	December 31, 2015
Reportable apartment home segment assets:		
Same-Store Communities:		
West Region	\$ 2,752,900	\$ 2,721,184
Mid-Atlantic Region	1,402,642	1,381,916
Northeast Region	1,634,988	1,621,555
Southeast Region	746,761	730,060
Southwest Region	283,260	276,306
Non-Mature Communities/Other	2,795,202	2,459,255
Total segment assets	9,615,753	9,190,276
Accumulated depreciation	(2,923,625)	(2,646,874)
Total segment assets — net book value	6,692,128	6,543,402
Reconciling items:		
Cash and cash equivalents	2,112	6,742
Restricted cash	19,994	20,798
Notes receivable, net	19,790	16,694
Investment in and advances to unconsolidated joint ventures, net	827,025	938,906
Other assets	118,535	137,302
Total consolidated assets	\$ 7,679,584	\$ 7,663,844

Capital expenditures related to our Same-Store Communities totaled \$84.8 million, \$67.1 million, and \$47.7 million for the years ended December 31, 2016, 2015, and 2014, respectively. Capital expenditures related to our Non-Mature Communities/Other totaled \$11.5 million, \$18.1 million, and \$15.7 million for the years ended December 31, 2016, 2015, and 2014, respectively.

Markets included in the above geographic segments are as follows:

- i. West Region — Orange County, San Francisco, Seattle, Los Angeles, Monterey Peninsula, Other Southern California and Portland
- ii. Mid-Atlantic Region — Metropolitan D.C., Richmond and Baltimore
- iii. Northeast Region — New York and Boston
- iv. Southeast Region — Orlando, Nashville, Tampa and Other Florida
- v. Southwest Region — Dallas and Austin



UDR, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

## 17. UNAUDITED SUMMARIZED CONSOLIDATED QUARTERLY FINANCIAL DATA

Selected consolidated quarterly financial data for the years ended December 31, 2016 and 2015 is summarized in the table below (dollars in thousands, except per share amounts):

	Three Months Ended			
	March 31,	June 30,	September 30,	December 31,
2016				
Rental income	\$231,957	\$236,168	\$240,255	\$240,081
Income/(loss) from continuing operations	8,534	12,249	29,466	59,280
Net income/(loss) attributable to common stockholders (a)	9,464	17,017	26,027	236,687
Income/(loss) attributable to common stockholders per weighted average common share (a):				
Basic	\$0.04	\$0.06	\$0.10	\$0.89
Diluted	\$0.04	\$0.06	\$0.10	\$0.88
Weighted average number of common shares outstanding:				
Basic	262,456	266,268	266,301	266,498
Diluted	264,285	268,174	268,305	271,551
2015				
Rental income	\$207,047	\$212,764	\$217,765	\$234,352
Income/(loss) from continuing operations	76,417	10,842	13,695	4,528
Net income/(loss) attributable to common stockholders (a)	72,891	85,924	12,361	161,270
Income/(loss) attributable to common stockholders per weighted average common share (a):				
Basic	\$0.28	\$0.33	\$0.05	\$0.62
Diluted	\$0.28	\$0.33	\$0.05	\$0.61
Weighted average number of common shares outstanding:				
Basic	256,834	257,849	259,114	260,830
Diluted	258,662	262,806	261,207	266,108

(a) Due to the quarterly pro-rata calculation of noncontrolling interest and rounding, the sum of the quarterly per share and/or dollar amounts may not equal the annual totals.

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Report of Independent Registered Public Accounting Firm

The Partners

United Dominion Realty, L.P.

We have audited the accompanying consolidated balance sheets of United Dominion Realty, L.P. (the "Partnership") as of December 31, 2016 and 2015, and the related consolidated statements of operations, comprehensive income/(loss), changes in capital, and cash flows for each of the three years in the period ended December 31, 2016. Our audits also included the financial statement schedule listed in the Index at Item 15(a). These financial statements and schedule are the responsibility of the Partnership's management. Our responsibility is to express an opinion on these financial statements and schedule based on our audits.

We conducted our audits in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. We were not engaged to perform an audit of the Partnership's internal control over financial reporting. Our audits included consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Partnership's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the consolidated financial position of United Dominion Realty, L.P. at December 31, 2016 and 2015, and the consolidated results of its operations and its cash flows for each of the three years in the period ended December 31, 2016, in conformity with U.S. generally accepted accounting principles. Also, in our opinion, the related financial statement schedule, when considered in relation to the basic financial statements taken as a whole, presents fairly, in all material respects the information set forth therein.

/s/ Ernst & Young LLP

Denver, Colorado  
February 21, 2017

UNITED DOMINION REALTY, L.P.  
CONSOLIDATED BALANCE SHEETS  
(In thousands, except for unit data)

	December 31, 2016	December 31, 2015
<b>ASSETS</b>		
Real estate owned:		
Real estate held for investment	\$ 3,674,704	\$ 3,630,905
Less: accumulated depreciation	(1,408,815 )	(1,281,258 )
Total real estate owned, net of accumulated depreciation	2,265,889	2,349,647
Cash and cash equivalents	756	3,103
Restricted cash	11,694	11,344
Investment in unconsolidated entities	112,867	166,186
Other assets	24,329	24,528
Total assets	\$ 2,415,535	\$ 2,554,808
<b>LIABILITIES AND CAPITAL</b>		
Liabilities:		
Secured debt, net	\$ 433,974	\$ 475,964
Notes payable due to the General Partner	273,334	273,334
Real estate taxes payable	2,104	2,775
Accrued interest payable	1,410	1,550
Security deposits and prepaid rent	14,593	15,929
Distributions payable	54,192	50,962
Accounts payable, accrued expenses, and other liabilities	17,429	12,964
Total liabilities	797,036	833,478
Commitments and contingencies (Note 10)		
Capital:		
Partners' capital:		
General partner:		
110,883 OP Units outstanding at December 31, 2016 and December 31, 2015	1,026	1,110
Limited partners:		
183,167,815 OP Units outstanding at December 31, 2016 and December 31, 2015	1,577,289	1,712,415
Accumulated other comprehensive income/(loss), net	(113 )	(113 )
Total partners' capital	1,578,202	1,713,412
Advances (to)/from the General Partner	19,659	(11,270 )
Noncontrolling interests	20,638	19,188
Total capital	1,618,499	1,721,330
Total liabilities and capital	\$ 2,415,535	\$ 2,554,808
See accompanying notes to the consolidated financial statements.		

UNITED DOMINION REALTY, L.P.  
CONSOLIDATED STATEMENTS OF OPERATIONS  
(In thousands, except per unit data)

	Year Ended December 31,		
	2016	2015	2014
REVENUES:			
Rental income	\$404,415	\$440,408	\$422,634
OPERATING EXPENSES:			
Property operating and maintenance	65,562	75,373	75,211
Real estate taxes and insurance	41,732	47,438	47,110
Property management	11,122	12,111	11,622
Other operating expenses	6,059	5,923	5,172
Real estate depreciation and amortization	147,074	169,784	179,176
General and administrative	18,808	27,016	28,541
Casualty-related charges/(recoveries), net	484	843	541
Total operating expenses	290,841	338,488	347,373
Operating income	113,574	101,920	75,261
Income/(loss) from unconsolidated entities	(37,425 )	(4,659 )	—
Interest expense	(17,855 )	(35,274 )	(37,114 )
Interest expense on note payable due to the General Partner	(12,212 )	(5,047 )	(4,603 )
Income/(loss) from continuing operations	46,082	56,940	33,544
Gain/(loss) on sale of real estate owned	33,180	158,123	63,635
Net income/(loss)	79,262	215,063	97,179
Net (income)/loss attributable to noncontrolling interests	(1,444 )	(1,762 )	(952 )
Net income/(loss) attributable to OP unitholders	\$77,818	\$213,301	\$96,227
Net income/(loss) per weighted average OP Unit - basic and diluted:	\$0.42	\$1.16	\$0.53
Weighted average OP Units outstanding - basic and diluted	183,279	183,279	183,279
See accompanying notes to the consolidated financial statements.			

UNITED DOMINION REALTY, L.P.  
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME/(LOSS)  
(In thousands)

	Year Ended December 31,		
	2016	2015	2014
Net income/(loss)	\$79,262	\$215,063	\$97,179
Other comprehensive income/(loss), including portion attributable to noncontrolling interests:			
Other comprehensive income/(loss) - derivative instruments:			
Unrealized holding gain/(loss)	(4 )	(82 )	(285 )
(Gain)/loss reclassified into earnings from other comprehensive income/(loss)	12	1,044	2,275
Other comprehensive income/(loss), including portion attributable to noncontrolling interests	8	962	1,990
Comprehensive income/(loss)	79,270	216,025	99,169
Comprehensive (income)/loss attributable to noncontrolling interests	(1,444 )	(1,762 )	(952 )
Comprehensive income/(loss) attributable to OP unitholders	\$77,826	\$214,263	\$98,217
See accompanying notes to consolidated financial statements.			

UNITED DOMINION REALTY, L.P.  
CONSOLIDATED STATEMENTS OF CHANGES IN CAPITAL  
(In thousands)

	Class A Limited Partner	Limited Partners and LTIP Units	UDR, Inc. Limited Partner	General Partner	Accumulated Other Comprehensive Income/(Loss) net	Total Partners' Capital	Advances (to)/from the General Partner	Noncontrolling Interests	Total
Balance at December 31, 2013	\$40,902	\$176,695	\$1,580,239	\$1,163	\$(3,065)	\$1,795,934	\$(9,916)	\$17,079	\$1,803,097
Net income/(loss)	920	3,938	91,311	58	—	96,227	—	952	97,179
Distributions OP Unit	(2,328)	(7,789)	(180,917)	(116)	—	(191,150)	—	—	(191,150)
redemptions for common shares of UDR	—	(4,371)	4,371	—	—	—	—	—	—
Adjustment to reflect limited partners' capital at redemption value	14,493	60,020	(74,513)	—	—	—	—	—	—
Other comprehensive income/(loss)	—	—	—	—	1,990	1,990	—	—	1,990
Net change in advances (to)/from the General Partner	—	—	—	—	—	—	23,540	(605)	22,935
Balance at December 31, 2014	53,987	228,493	1,420,491	1,105	(1,075)	1,703,001	13,624	17,426	1,734,051
Net income/(loss)	2,201	8,515	202,456	129	—	213,301	—	1,762	215,063
Distributions OP Unit	(2,328)	(8,138)	(193,262)	(124)	—	(203,852)	—	—	(203,852)
redemptions for common shares of UDR	—	(3,816)	3,816	—	—	—	—	—	—
Adjustment to reflect limited partners' capital at redemption value	10,549	43,427	(53,976)	—	—	—	—	—	—
Unrealized gain on derivative financial investments	—	—	—	—	962	962	—	—	962
	—	—	—	—	—	—	(24,894)	—	(24,894)

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Net change in advances (to)/from the General Partner									
Balance at December 31, 2015	64,409	268,481	1,379,525	1,110	(113 )	1,713,412	(11,270 )	19,188	1,721,330
Net income/(loss)	743	3,099	73,928	48	—	77,818	—	1,444	79,262
Distributions	(2,328 )	(8,831 )	(205,472 )	(132 )	—	(216,763 )	—	—	(216,763 )
OP Unit redemptions for common shares of UDR	—	(175 )	175	—	—	—	—	—	—
Adjustment to reflect limited partners' capital at redemption value	1,077	3,619	(4,696 )	—	—	—	—	—	—
Long-Term Incentive Plan Unit grants	—	3,735	—	—	—	3,735	—	—	3,735
Unrealized gain on derivative financial investments	—	—	—	—	—	—	—	6	6
Net change in advances (to)/from the General Partner	—	—	—	—	—	—	30,929	—	30,929
Balance at December 31, 2016	\$63,901	\$269,928	\$1,243,460	\$1,026	\$(113 )	\$1,578,202	\$19,659	\$20,638	\$1,618,499

See accompanying notes to the consolidated financial statements.



UNITED DOMINION REALTY, L.P.  
CONSOLIDATED STATEMENTS OF CASH FLOWS  
(In thousands)

	Year Ended December 31,		
	2016	2015	2014
<b>Operating Activities</b>			
Net income/(loss)	\$79,262	\$215,063	\$97,179
Adjustments to reconcile net income/(loss) to net cash provided by/(used in) operating activities:			
Depreciation and amortization	147,074	169,784	179,176
(Gain)/loss on sale of real estate owned	(33,180 )	(158,123 )	(63,635 )
(Income)/loss from unconsolidated entities	37,425	4,659	—
Other	1,769	606	2,497
Changes in operating assets and liabilities:			
(Increase)/decrease in operating assets	(3,510 )	385	(1,756 )
Increase/(decrease) in operating liabilities	(158 )	(5,609 )	(5,429 )
Net cash provided by/(used in) operating activities	228,682	226,765	208,032
<b>Investing Activities</b>			
Acquisition of real estate assets	—	(141,424 )	—
Proceeds from sales of real estate investments, net	44,553	232,728	47,922
Development of real estate assets	—	(6,280 )	(47,220 )
Capital expenditures and other major improvements — real estate assets, net of escrow reimbursement	(69,993 )	(61,441 )	(47,352 )
Distributions received from unconsolidated entities	15,894	—	—
Net cash provided by/(used in) investing activities	(9,546 )	23,583	(46,650 )
<b>Financing Activities</b>			
Advances (to)/from the General Partner, net	(180,391)	(232,764 )	(153,751)
Proceeds from the issuance of secured debt	—	184,638	5,909
Payments on secured debt	(30,322 )	(189,244 )	(4,995 )
Distributions paid to partnership unitholders	(10,770 )	(10,367 )	(9,929 )
Payments of financing costs	—	(10 )	(11 )
Net cash provided by/(used in) financing activities	(221,483)	(247,747 )	(162,777)
Net increase/(decrease) in cash and cash equivalents	(2,347 )	2,601	(1,395 )
Cash and cash equivalents, beginning of year	3,103	502	1,897
Cash and cash equivalents, end of year	\$756	\$3,103	\$502
<b>Supplemental Information:</b>			
Interest paid during the period, net of amounts capitalized	\$22,922	\$44,881	\$44,629
<b>Non-cash transactions:</b>			
<b>Non-cash transactions associated with contribution to DownREIT Partnership:</b>			
Real estate owned, net of accumulated depreciation	—	405,116	—
Investment in DownREIT Partnership	—	174,822	—
Secured debt, net	—	228,390	—
Reallocation of credit facilities debt from the General Partner	12,292	17,557	—
Development costs and capital expenditures incurred but not yet paid	5,098	3,118	7,254
LTIP Unit grants	3,735	—	—
Dividends declared but not yet paid	54,192	50,962	47,788
See accompanying notes to the consolidated financial statements.			



UNITED DOMINION REALTY, L.P.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
DECEMBER 31, 2016

## 1. CONSOLIDATION AND BASIS OF PRESENTATION

United Dominion Realty, L.P. ("UDR, L.P.," the "Operating Partnership," "we" or "our") is a Delaware limited partnership that owns, acquires, renovates, redevelops, manages, and disposes of multifamily apartment communities generally located in high barrier to entry markets located in the United States. The high barrier to entry markets are characterized by limited land for new construction, difficult and lengthy entitlement process, expensive single-family home prices and significant employment growth potential. UDR, L.P. is a subsidiary of UDR, Inc. ("UDR" or the "General Partner"), a self-administered real estate investment trust, or REIT, through which UDR conducts a significant portion of its business. During the years ended December 31, 2016, 2015, and 2014, rental revenues of the Operating Partnership represented 43%, 51%, and 52%, respectively, of the General Partner's consolidated rental revenues. At December 31, 2016, the Operating Partnership's apartment portfolio consisted of 54 communities located in 14 markets consisting of 16,698 apartment homes.

Interests in UDR, L.P. are represented by operating partnership units ("OP Units"). The Operating Partnership's net income is allocated to the partners, which is initially based on their respective distributions made during the year and secondly, their percentage interests. Distributions are made in accordance with the terms of the Amended and Restated Agreement of Limited Partnership of United Dominion Realty, L.P. (the "Operating Partnership Agreement"), on a per unit basis that is generally equal to the dividend per share on UDR's common stock, which is publicly traded on the New York Stock Exchange ("NYSE") under the ticker symbol "UDR."

As of December 31, 2016, there were 183,278,698 OP Units outstanding, of which 174,230,084 or 95.1% were owned by UDR and affiliated entities and 9,048,614 or 4.9% were owned by non-affiliated limited partners. There were 183,278,698 OP Units outstanding as of December 31, 2015, of which 174,225,399 or 95.1% were owned by UDR and affiliated entities and 9,053,299 or 4.9% were owned by non-affiliated limited partners.

As sole general partner of the Operating Partnership, UDR owned all 110,883 general partner OP units or 0.1% of the total OP Units outstanding as of December 31, 2016 and 2015. At December 31, 2016 and 2015, there were 183,167,815 limited partner OP Units outstanding, of which 1,873,332 were Class A Limited Partnership Units. Of the limited partner OP Units outstanding, UDR owned 174,119,201 or 95.1% and 174,114,516 or 95.1% at December 31, 2016 and 2015, respectively. The remaining 9,048,614 or 4.9% and 9,053,299 or 4.9% of the limited partner OP Units outstanding were held by non-affiliated partners at December 31, 2016 and 2015, respectively, of which 1,751,671 were Class A Limited Partnership units. See Note 9, Capital Structure.

The Operating Partnership evaluated subsequent events through the date its financial statements were issued. No recognized or non-recognized subsequent events were noted.

## 2. SIGNIFICANT ACCOUNTING POLICIES

### Recent Accounting Pronouncements

In January 2017, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2017-01, Business Combinations (Topic 805), Clarifying the Definition of a Business. The ASU changes the definition of a business to assist entities with evaluating whether a set of transferred assets is a business. As a result, the accounting for acquisitions of real estate could be impacted. The updated standard will be effective for the Operating Partnership on January 1, 2018; early adoption is permitted. The ASU will be applied prospectively to any transactions occurring within the period of adoption. The Operating Partnership expects that the updated standard will result in fewer acquisitions of real estate meeting the definition of a business and fewer acquisition-related costs being expensed in the period incurred.

In November 2016, the FASB issued ASU 2016-18, Statement of Cash Flows (Topic 230), Restricted Cash. The ASU addresses the presentation of restricted cash and restricted cash equivalents in the statement of cash flows. The updated standard will be effective for the Operating Partnership on January 1, 2018 and must be applied

retrospectively to all periods presented; early adoption is permitted. The Operating Partnership does not expect the updated standard to have a material impact on the consolidated financial statements and related disclosures.

In August 2016, the FASB issued ASU 2016-15, Statement of Cash Flows (Topic 230), Classification of Certain Cash Receipts and Cash Payments. The ASU addresses specific cash flow items with the objective of reducing existing diversity in practice, including the treatment of distributions received from equity method investees. The updated standard will be effective

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UNITED DOMINION REALTY, L.P.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)  
DECEMBER 31, 2016

for the Operating Partnership on January 1, 2018 and must be applied retrospectively to all periods presented; early adoption is permitted. The Operating Partnership elected to early adopt ASU 2016-15 in 2016. The adoption did not have an impact on the Operating Partnership's consolidated financial statements and related disclosures.

In June 2016, the FASB issued ASU 2016-13, Financial Instruments-Credit Losses (Topic 326), Measurement of Credit Losses on Financial Instruments. The standard requires entities to estimate a lifetime expected credit loss for most financial assets, including trade and other receivables, held-to-maturity debt securities, loans and other financial instruments, and to present the net amount of the financial instrument expected to be collected. The updated standard will be effective for the Operating Partnership on January 1, 2020; early adoption is permitted on January 1, 2019. The Operating Partnership is currently evaluating the effect that the updated standard will have on the consolidated financial statements and related disclosures.

In March 2016, the FASB issued ASU 2016-09, Compensation-Stock Compensation (Topic 718), Improvements to Employee Share-Based Payment Accounting. The ASU aims to simplify the accounting for share-based payments by amending the accounting for forfeitures, statutory tax withholding requirements, classification in the statements of cash flow and income taxes. The updated standard will be effective for the Operating Partnership on January 1, 2017, with early adoption permitted. The update requires a prospective, retrospective or modified retrospective approach, depending on the type of amendment. The Operating Partnership does not expect the updated standard to have a material impact on the consolidated financial statements and related disclosures.

In February 2016, the FASB issued ASU No. 2016-02, Leases. The standard amends the existing lease accounting guidance and requires lessees to recognize a lease liability and a right-of-use asset for all leases (except for short-term leases that have a duration of one year or less) on their balance sheets. Lessees will continue to recognize lease expense in a manner similar to current accounting. For lessors, accounting for leases under the new guidance is substantially the same as in prior periods, but eliminates current real estate-specific provisions and changes the treatment of initial direct costs. Entities are required to use a modified retrospective approach for leases that exist or are entered into after the beginning of the earliest comparable period presented, with an option to elect certain transition relief. Full retrospective application is prohibited. The standard will be effective for the Operating Partnership on January 1, 2019, with early adoption permitted. While the Operating Partnership is currently evaluating the effect that the updated standard will have on our consolidated financial statements and related disclosures, we expect to recognize right-of-use assets and related lease liabilities on our consolidated balance sheets related to ground leases on any communities where we are the lessee.

In February 2015, the FASB issued ASU 2015-02, Amendments to the Consolidation Analysis, which makes changes to both the variable interest model and the voting model of consolidation. Under ASU 2015-02, companies will need to re-evaluate whether an entity meets the criteria to be considered a variable interest entity ("VIE") or whether the consolidation of an entity should be assessed under the voting model. The new standard specifically eliminates the presumption in the current voting model that a general partner controls a limited partnership or similar entity unless that presumption can be overcome. The new standard was effective for the Operating Partnership beginning on January 1, 2016. The adoption of the new standard did not result in the consolidation of entities not previously consolidated or the deconsolidation of any entities previously consolidated. Upon adopting the new standard, UDR Lighthouse DownREIT L.P. (the "DownREIT Partnership") became a VIE as the limited partners lack substantive kick-out rights and substantive participating rights. The Operating Partnership is not the primary beneficiary of the DownREIT Partnership and will continue to account for its interest as an equity method investment.

In May 2014, the FASB issued ASU No. 2014-09, Revenue from Contracts with Customers. The standard provides companies with a single model for use in accounting for revenue arising from contracts with customers and will replace most existing revenue recognition guidance in U.S. GAAP when it becomes effective, including industry-specific revenue guidance. The standard specifically excludes lease contracts. The ASU allows for the use of either the full or modified retrospective transition method and will be effective for the Operating Partnership on

January 1, 2018, at which time the Operating Partnership expects to adopt the updated standard using the modified retrospective approach. However, as the majority of the Operating Partnership's revenue is from rental income related to leases, the Operating Partnership does not expect the ASU to have a material impact on the consolidated financial statements and related disclosures.

Real Estate

Real estate assets held for investment are carried at historical cost and consist of land, buildings and improvements, furniture, fixtures and equipment and other costs incurred during their development, acquisition and redevelopment.

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UNITED DOMINION REALTY, L.P.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)  
DECEMBER 31, 2016

Expenditures for ordinary repair and maintenance costs are charged to expense as incurred. Expenditures for improvements, renovations, and replacements related to the acquisition and/or improvement of real estate assets are capitalized and depreciated over their estimated useful lives if the expenditures qualify as a betterment or the life of the related asset will be substantially extended beyond the original life expectancy.

The Operating Partnership purchases real estate investment properties and records the tangible and identifiable intangible assets and liabilities acquired based on their estimated fair value. The primary, although not only, identifiable intangible asset associated with our portfolio is the value of existing lease agreements. When recording the acquisition of a community, we first assign fair value to the estimated intangible value of the existing lease agreements and then to the estimated value of the land, building and fixtures assuming the community is vacant. The Operating Partnership estimates the intangible value of the lease agreements by determining the lost revenue associated with a hypothetical lease-up. Depreciation on the building is based on the expected useful life of the asset and the in-place leases are amortized over their remaining average contractual life. Property acquisition costs are expensed as incurred.

Quarterly or when changes in circumstances warrant, the Operating Partnership will assess our real estate properties for indicators of impairment. In determining whether the Operating Partnership has indicators of impairment in our real estate assets, we assess whether the long-lived asset's carrying value exceeds the community's undiscounted future cash flows, which is representative of projected net operating income ("NOI") plus the residual value of the community. Our future cash flow estimates are based upon historical results adjusted to reflect our best estimate of future market and operating conditions and our estimated holding periods. If such indicators of impairment are present and the carrying value exceeds the undiscounted cash flows of the community, an impairment loss is recognized equal to the excess of the carrying amount of the asset over its estimated fair value. Our estimates of fair market value represent our best estimate based primarily upon unobservable inputs related to rental rates, operating costs, growth rates, discount rates and capitalization rates, industry trends and reference to market rates and transactions.

For long-lived assets to be disposed of, impairment losses are recognized when the fair value of the asset less estimated cost to sell is less than the carrying value of the asset. Properties classified as real estate held for disposition generally represent properties that are actively marketed or contracted for sale with the closing expected to occur within the next twelve months. Real estate held for disposition is carried at the lower of cost, net of accumulated depreciation, or fair value, less the cost to sell, determined on an asset-by-asset basis. Expenditures for ordinary repair and maintenance costs on held for disposition properties are charged to expense as incurred. Expenditures for improvements, renovations, and replacements related to held for disposition properties are capitalized at cost. Depreciation is not recorded on real estate held for disposition.

Depreciation is computed on a straight-line basis over the estimated useful lives of the related assets which are 35 to 55 years for buildings, 10 to 35 years for major improvements, and 3 to 10 years for furniture, fixtures, equipment, and other assets.

Predevelopment, development, and redevelopment projects and related costs are capitalized and reported on the Consolidated Balance Sheets as Total real estate owned, net of accumulated depreciation. The Operating Partnership capitalizes costs directly related to the predevelopment, development, and redevelopment of a capital project, which include, but are not limited to, interest, real estate taxes, insurance, and allocated development and redevelopment overhead related to support costs for personnel working on the capital projects. We use our professional judgment in determining whether such costs meet the criteria for capitalization or must be expensed as incurred. These costs are capitalized only during the period in which activities necessary to ready an asset for its intended use are in progress and such costs are incremental and identifiable to a specific activity to get the asset ready for its intended use. These costs, excluding the direct costs of development and redevelopment and capitalized interest, for the years ended December 31, 2016, 2015, and 2014 were \$0.6 million, \$0.7 million, and \$2.0 million, respectively. During the years ended December 31, 2016, 2015, and 2014, total interest capitalized was \$0.2 million, \$0.2 million, and \$2.9 million, respectively. As each home in a capital project is completed and becomes available for lease-up, the Operating Partnership ceases capitalization on the related portion and depreciation commences over the estimated useful life.

Cash and Cash Equivalents

Cash and cash equivalents consist of cash on hand, demand deposits with financial institutions and short-term, highly liquid investments. We consider all highly liquid investments with maturities of three months or less when purchased to be cash equivalents. The majority of the Operating Partnership's cash and cash equivalents are held at major commercial banks.

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UNITED DOMINION REALTY, L.P.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

#### Restricted Cash

Restricted cash consists of escrow deposits held by lenders for real estate taxes, insurance and replacement reserves, and security deposits.

#### Revenue and Real Estate Sales Gain Recognition

Rental income related to leases is recognized on an accrual basis when due from residents and tenants in accordance with GAAP. Rental payments are generally due on a monthly basis and recognized when earned. The Operating Partnership recognizes interest income, fees and incentives when earned, fixed and determinable.

For sale transactions meeting the requirements for full accrual profit recognition, we remove the related assets and liabilities from our Consolidated Balance Sheets and record the gain or loss in the period the transaction closes. For sale transactions that do not meet the full accrual sale criteria due to our continuing involvement, we evaluate the nature of the continuing involvement and account for the transaction under an alternate method of accounting. Unless certain limited criteria are met, non-monetary transactions, including property exchanges, are accounted for at fair value.

Sales to entities in which we or our General Partner retain or otherwise own an interest are accounted for as partial sales. If all other requirements for recognizing profit under the full accrual method have been satisfied and no other forms of continuing involvement are present, we recognize profit proportionate to the outside interest in the buyer and defer the gain on the interest we or our General Partner retain. The Operating Partnership recognizes any deferred gain when the property is sold to a third party. In transactions accounted for by us as partial sales, we determine if the buyer of the majority equity interest in the venture was provided a preference as to cash flows in either an operating or a capital waterfall. If a cash flow preference has been provided, we recognize profit only to the extent that proceeds from the sale of the majority equity interest exceed costs related to the entire property.

#### Derivative Financial Instruments

The General Partner utilizes derivative financial instruments to manage interest rate risk and generally designates these financial instruments as cash flow hedges. Derivative financial instruments associated with the Operating Partnership's allocation of the General Partner's debt are recorded on our Consolidated Balance Sheets as either an asset or liability and measured quarterly at their fair value. The changes in fair value for the General Partner's cash flow hedges allocated to the Operating Partnership that are deemed effective are reflected in other comprehensive income/(loss) and for non-designated derivative financial instruments in earnings. The ineffective component of cash flow hedges, if any, is recorded in earnings.

#### Noncontrolling Interests

The noncontrolling interests represent the General Partner's interests in certain consolidated subsidiaries and are presented in the capital section of the Consolidated Balance Sheets since these interests are not convertible or redeemable into any other ownership interests of the Operating Partnership.

#### Income Taxes

The taxable income or loss of the Operating Partnership is reported on the tax returns of the partners. Accordingly, no provision has been made in the accompanying financial statements for federal or state income taxes on income that is passed through to the partners. However, any state or local revenue, excise or franchise taxes that result from the operating activities of the Operating Partnership are recorded at the entity level. The Operating Partnership's tax returns are subject to examination by federal and state taxing authorities. Net income for financial reporting purposes differs from the net income for income tax reporting purposes primarily due to temporary differences, principally real estate depreciation and the tax deferral of certain gains on property sales. The differences in depreciation result from differences in the book and tax basis of certain real estate assets and the differences in the methods of depreciation and lives of the real estate assets.

The Operating Partnership evaluates the accounting and disclosure of tax positions taken or expected to be taken in the course of preparing the Operating Partnership's tax returns to determine whether the tax positions are "more-likely-than-not" of being sustained by the applicable tax authority. Tax positions not deemed to meet the more-likely-than-not threshold would be recorded as a tax benefit or expense in the current year. Management of the

Operating Partnership is required to analyze all open tax years, as defined by the statute of limitations, for all major jurisdictions, which include federal and certain states. The Operating Partnership has no examinations in progress and none are expected at this time.

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Management of the Operating Partnership has reviewed all open tax years (2013 through 2015) of tax jurisdictions and concluded there is no tax liability resulting from unrecognized tax benefits relating to uncertain income tax positions taken or expected to be taken in future tax returns.

#### Discontinued Operations

In accordance with GAAP, a discontinued operation represents (1) a component of an entity or group of components that has been disposed of or is classified as held for sale in a single transaction and represents a strategic shift that has or will have a major effect on an entity's financial results, or (2) an acquired business that is classified as held for sale on the date of acquisition. A strategic shift could include a disposal of (1) a separate major line of business, (2) a separate major geographic area of operations, (3) a major equity method investment, or (4) other major parts of an entity.

We record sales of real estate that do not meet the definition of a discontinued operation in Gain/(loss) on sale of real estate owned on the Consolidated Statements of Operations.

#### Allocation of General and Administrative Expenses

The Operating Partnership is charged directly for general and administrative expenses it incurs. The Operating Partnership is also charged with other general and administrative expenses that have been allocated by the General Partner to each of its subsidiaries, including the Operating Partnership, based on reasonably anticipated benefits to the parties. (See Note 6, Related Party Transactions.)

#### Advertising Costs

All advertising costs are expensed as incurred and reported on the Consolidated Statements of Operations within the line item Property operating and maintenance. During the years ended December 31, 2016, 2015, and 2014, total advertising expense from continuing and discontinued operations was \$2.2 million, \$2.4 million, and \$2.5 million, respectively.

#### Comprehensive Income/(Loss)

Comprehensive income/(loss), which is defined as the change in capital during each period from transactions and other events and circumstances from nonowner sources, including all changes in capital during a period except for those resulting from investments by or distributions to unitholders, is displayed in the accompanying Consolidated Statements of Comprehensive Income/(Loss). For the years ended December 31, 2016, 2015, and 2014, the Operating Partnership's other comprehensive income/(loss) consisted of the gain/(loss) (effective portion) on derivative instruments that are designated as and qualify as cash flow hedges and (gain)/loss reclassified from other comprehensive income/(loss) into earnings. The (gain)/loss reclassified from other comprehensive income/(loss) is included in Interest expense on the Consolidated Statements of Operations. See Note 8, Derivatives and Hedging Activity, for further discussion.

#### Use of Estimates

The preparation of these financial statements in accordance with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities at the dates of the financial statements and the amounts of revenues and expenses during the reporting periods. Actual amounts realized or paid could differ from those estimates.

#### Market Concentration Risk

The Operating Partnership is subject to increased exposure from economic and other competitive factors specific to those markets where it holds a significant percentage of the carrying value of its real estate portfolio at December 31, 2016, the Operating Partnership held greater than 10% of the carrying value of its real estate portfolio in the Orange County, California; San Francisco, California; Metropolitan D.C. and New York, New York markets.

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**3. REAL ESTATE OWNED**

Real estate assets owned by the Operating Partnership consists of income producing operating properties, properties under development, land held for future development, and sold or held for disposition properties. At December 31, 2016, the Operating Partnership owned and consolidated 54 communities in eight states plus the District of Columbia totaling 16,698 apartment homes. The following table summarizes the carrying amounts for our real estate owned (at cost) as of December 31, 2016 and 2015 (dollars in thousands):

	December 31, 2016	December 31, 2015
Land	\$ 836,644	\$ 833,300
Depreciable property — held and used:		
Buildings, improvements, and furniture, fixtures and equipment	2,838,060	2,797,605
Real estate owned	3,674,704	3,630,905
Accumulated depreciation	(1,408,815 )	(1,281,258 )
Real estate owned, net	\$ 2,265,889	\$ 2,349,647

**Acquisitions**

The Operating Partnership did not have any acquisitions during the year ended December 31, 2016.

In October 2015, the Operating Partnership acquired one community in Alexandria, Virginia with 421 apartment homes for a purchase price of \$142.0 million, which was funded with reverse tax-deferred like-kind exchanges under Section 1031 of the Internal Revenue Code of 1986 (“Section 1031 exchanges”). The Operating Partnership performed a valuation analysis of the fair market value of the assets and liabilities of the acquired community as of the acquisition date.

**Dispositions**

During the year ended December 31, 2016, the Operating Partnership sold two operating communities in Baltimore, Maryland with a total of 276 apartment homes for gross proceeds of \$45.3 million, resulting in net proceeds of \$44.6 million and a gain, net of tax, of \$33.2 million.

In connection with the formation of the DownREIT Partnership in October 2015, the Operating Partnership contributed seven operating communities to the DownREIT Partnership. The Operating Partnership recorded its contribution to the DownREIT Partnership at book value and consequently deferred a gain of \$296.4 million. As a result of the contribution, the Operating Partnership gave up its controlling interest and deconsolidated the seven operating communities. The Operating Partnership accounts for its investment in the DownREIT Partnership under the equity method of accounting as described in Note 4, Unconsolidated Entities.

During the year ended December 31, 2015, the Operating Partnership sold five operating communities with a total of 1,149 apartment homes for gross proceeds of \$250.9 million, resulting in net proceeds of \$232.4 million and a gain of \$133.5 million. A portion of the sale proceeds was designated for tax-deferred Section 1031 exchanges for the October 2015 acquisition described above. Additionally, the Operating Partnership recognized a gain of \$24.6 million, which was previously deferred, in connection with the sale of the communities held by the Texas joint venture in January 2015.

**4. UNCONSOLIDATED ENTITIES**

In October 2015, in connection with the acquisition of four properties from Home Properties, L.P., UDR, Inc., as the sole general partner and a limited partner, and the Operating Partnership, as limited partner, entered into the Agreement of Limited Partnership (the “Partnership Agreement”) of the DownREIT Partnership. As of December 31, 2016, UDR, Inc. and the Operating Partnership owned approximately 9.3% and 41.6%, respectively, of the DownREIT Units, which they received in exchange for their contribution of properties to the DownREIT Partnership

and cash of \$25.5 million.

As the sole general partner of the DownREIT Partnership, UDR, Inc. has full, complete and exclusive discretion to manage and control the business of the DownREIT Partnership and to make all decisions affecting the business and assets of the DownREIT Partnership, subject to certain protective limitations set forth in the Partnership Agreement. The limited partners

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have no power to remove UDR, Inc. as the general partner of the DownREIT Partnership. The DownREIT Partnership is structured to make distributions in respect of DownREIT Units that will be equivalent to the distributions made to holders of UDR, Inc.'s common stock. Subject to certain terms and conditions set forth in the Partnership Agreement, limited partners in the DownREIT Partnership (other than UDR, Inc. and its affiliates) have the right, commencing one year after the date of issuance, to tender their DownREIT Units for redemption for cash or, at UDR Inc.'s election, for shares of its common stock on a one-for-one basis (subject to the anti-dilution adjustments provided in the Partnership Agreement).

The DownREIT Partnership is accounted for by the Operating Partnership under the equity method of accounting and is included in Investment in unconsolidated entities on the Consolidated Balance Sheets. The communities that were contributed to the DownREIT Partnership by the Operating Partnership were deconsolidated by the Operating Partnership upon contribution. See Note 3, Real Estate Owned, for the impact of the deconsolidation on the Consolidated Balance Sheets.

The Operating Partnership recognizes earnings or losses from its investments in unconsolidated entities consisting of our proportionate share of the net earnings or losses of the partnership in accordance with the Partnership Agreement. As of December 31, 2016, the DownREIT Partnership owned 13 communities with 6,261 apartment homes. The Operating Partnership's investment in the DownREIT Partnership was \$112.9 million and \$166.2 million as of December 31, 2016 and 2015, respectively.

Financial statements required under Rule 3-09 of Regulation S-X for the DownREIT Partnership are included as Exhibit 99.1 to this report.

#### 5. DEBT, NET

Our secured debt instruments generally feature either monthly interest and principal or monthly interest-only payments with balloon payments due at maturity. For purposes of classification in the following table, variable rate debt with a derivative financial instrument designated as a cash flow hedge is deemed as fixed rate debt due to the Operating Partnership having effectively established the fixed interest rate for the underlying debt instrument. Secured debt consists of the following as of December 31, 2016 and 2015 (dollars in thousands):

	Principal Outstanding		For the Year Ended December 31, 2016		Number of Communities Encumbered
	December 31, 2016	2015	Weighted Average Interest Rate	Weighted Average Years to Maturity	
<b>Fixed Rate Debt</b>					
Mortgage notes payable	\$—	\$30,132	— %	—	—
Fannie Mae credit facilities	244,912	250,828	5.05 %	2.8	7
Deferred financing costs	(1,070 )	(1,627 )			
Total fixed rate secured debt, net	243,842	279,333	5.05 %	2.8	7
<b>Variable Rate Debt</b>					
Tax-exempt secured note payable	27,000	27,000	1.33 %	15.2	1
Fannie Mae credit facilities	163,637	170,203	2.32 %	3.8	3
Deferred financing costs	(505 )	(572 )			
Total variable rate secured debt, net	190,132	196,631	2.18 %	5.4	4
Total secured debt, net	\$433,974	\$475,964	3.94 %	4.0	11

As of December 31, 2016, an aggregate commitment of \$408.5 million of the General Partner's secured credit facilities with Fannie Mae was allocated to the Operating Partnership based on the ownership of the assets securing the debt. The entire commitment was outstanding at December 31, 2016. The portions of the Fannie Mae credit

facilities allocated to the Operating Partnership mature at various dates from December 2018 through July 2023 and bear interest at floating and fixed rates. At December 31, 2016, \$244.9 million of the outstanding balance was fixed and had a weighted average interest rate of 5.05% and the remaining balance of \$163.6 million on these facilities had a weighted average variable interest rate of 2.32%. The

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following information relates to the credit facilities allocated to the Operating Partnership (dollars in thousands):

	December 31, 2016		December 31, 2015	
Borrowings outstanding	\$ 408,549		\$ 421,031	
Weighted average borrowings during the period ended	414,759		425,522	
Maximum daily borrowings during the period ended	421,001		431,462	
Weighted average interest rate during the period ended	3.9	%	3.8	%
Interest rate at the end of the period	4.0	%	3.8	%

The Operating Partnership may from time to time acquire properties subject to fixed rate debt instruments. In those situations, management will record the secured debt at its estimated fair value and amortize any difference between the fair value and par to interest expense over the life of the underlying debt instrument. The Operating Partnership did not have any unamortized fair value adjustments associated with the fixed rate debt instruments on the Operating Partnership's properties.

#### Fixed Rate Debt

At December 31, 2016, the General Partner had borrowings against its fixed rate facilities of \$355.8 million, of which \$244.9 million was allocated to the Operating Partnership based on the ownership of the assets securing the debt. As of December 31, 2016, the fixed rate Fannie Mae credit facilities allocated to the Operating Partnership had a weighted average fixed interest rate of 5.05%.

#### Variable Rate Debt

Tax-exempt secured note payable. The variable rate mortgage note payable that secures tax-exempt housing bond issues matures in March 2032. Interest on this note is payable in monthly installments. The mortgage note payable has an interest rate of 1.33% as of December 31, 2016.

Secured credit facilities. At December 31, 2016, the General Partner had borrowings against its variable rate facilities of \$280.9 million, of which \$163.6 million was allocated to the Operating Partnership based on the ownership of the assets securing the debt. As of December 31, 2016, the variable rate borrowings under the Fannie Mae credit facilities allocated to the Operating Partnership had a weighted average floating interest rate of 2.32%.



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The aggregate maturities of the Operating Partnership's secured debt due during each of the next ten calendar years subsequent to December 31, 2016 are as follows (dollars in thousands):

	Fixed Secured Credit Facilities	Variable Tax-Exempt Secured Notes Payable	Secured Credit Facilities	Total
2017	\$—	\$—	\$—	\$—
2018	48,872	—	96,327	145,199
2019	133,204	—	—	133,204
2020	62,836	—	—	62,836
2021	—	—	—	—
2022	—	—	—	—
2023	—	—	67,310	67,310
2024	—	—	—	—
2025	—	—	—	—
2026	—	—	—	—
Thereafter	—	27,000	—	27,000
Subtotal	244,912	27,000	163,637	435,549
Non-cash (a)	(1,070 )	(86 )	(419 )	(1,575 )
Total	\$243,842	\$26,914	\$163,218	\$433,974

Includes the unamortized balance of fair market value adjustments, premiums/discounts, deferred hedge gains, and (a) deferred financing costs. For the years ended December 31, 2016 and 2015, the Operating Partnership amortized \$0.6 million and \$1.3 million, respectively, of deferred financing costs into Interest expense.

#### Guarantor on Unsecured Debt

The Operating Partnership is a guarantor on the General Partner's unsecured revolving credit facility with an aggregate borrowing capacity of \$1.1 billion, \$300 million of medium-term notes due June 2018, \$300 million of medium-term notes due October 2020, a \$350 million term loan facility due January 2021, \$400 million of medium-term notes due January 2022, \$300 million of medium-term notes due July 2024, \$300 million of medium-term notes due October 2025 and \$300 million of medium-term notes due September 2026. As of December 31, 2016 and 2015, the outstanding balance under the unsecured revolving credit facility was \$0.0 and \$150.0 million, respectively.

On January 23, 2017, the General Partner entered into an unsecured commercial paper note program. Under the terms of the program, the General Partner may issue unsecured commercial paper notes up to a maximum aggregate amount outstanding of \$500 million. The notes are fully and unconditionally guaranteed by the Operating Partnership. As of February 17, 2017, the Company had issued \$120.0 million of commercial paper notes, for one month terms, at a weighted average annualized rate of 1.16%.

#### 6. RELATED PARTY TRANSACTIONS

##### Advances (To)/From the General Partner

The Operating Partnership participates in the General Partner's central cash management program, wherein all the Operating Partnership's cash receipts are remitted to the General Partner and all cash disbursements are funded by the General Partner. In addition, other miscellaneous costs such as administrative expenses are incurred by the General Partner on behalf of the Operating Partnership. As a result of these various transactions between the Operating Partnership and the General Partner, the Operating Partnership had net Advances (to)/from the General Partner of \$19.7 million and \$(11.3) million at December 31, 2016 and 2015, respectively, which is reflected as increases/(decreases) of capital on the Consolidated Balance Sheets.



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**Allocation of General and Administrative Expenses**

The General Partner shares various general and administrative costs, employees and other overhead costs with the Operating Partnership including legal assistance, acquisitions analysis, marketing, human resources, IT, accounting, rent, supplies and advertising, and allocates these costs to the Operating Partnership first on the basis of direct usage when identifiable, with the remainder allocated based on the reasonably anticipated benefits to the parties. During the years ended December 31, 2016, 2015, and 2014, the general and administrative expenses allocated to the Operating Partnership by UDR were \$15.4 million, \$21.0 million, and \$27.4 million, respectively, and are included in General and administrative on the Consolidated Statements of Operations. In the opinion of management, this method of allocation reflects the level of services received by the Operating Partnership from the General Partner.

During the years ended December 31, 2016 and 2015, the Operating Partnership reimbursed the General Partner \$14.5 million and \$17.7 million, respectively, for shared services related to corporate level property management costs incurred by the General Partner. In lieu of these shared cost reimbursements, during 2014, the Operating Partnership incurred \$12.7 million of related party management fees to wholly-owned subsidiaries of UDR's taxable REIT subsidiary ("TRS"). These shared cost reimbursements and related party management fees are initially recorded within the line item General and administrative on the Consolidated Statements of Operations, and a portion related to management costs is reclassified to Property management on the Consolidated Statements of Operations. (See further discussion below.)

**Shared Services/Management Fee**

During the years ended December 31, 2016 and 2015, the Operating Partnership began to self-manage its own properties and entered into an Inter-Company Employee and Cost Sharing Agreement with the General Partner. This agreement provides for reimbursements to the General Partner for the Operating Partnership's allocable share of costs incurred by the General Partner for (a) shared services of corporate level property management employees and related support functions and costs, and (b) general and administrative costs. As discussed above, the reimbursement for shared services is classified in Property management on the Consolidated Statements of Operations. In 2011 through 2014, the Operating Partnership was a party to a management agreement with wholly-owned subsidiaries of UDR's TRS. Under the management agreement, the Operating Partnership was charged a management fee equal to 2.75% of gross rental revenues, which is classified in Property management on the Consolidated Statements of Operations.

**Notes Payable to the General Partner**

As of both December 31, 2016 and 2015, the Operating Partnership had \$273.3 million of unsecured notes payable to the General Partner at annual interest rates between 4.12% and 5.34%. Certain limited partners of the Operating Partnership have provided guarantees or reimbursement agreements related to these notes payable. The guarantees were provided by the limited partners in conjunction with their contribution of properties to the Operating Partnership. The notes mature on August 31, 2021, December 31, 2023 and April 1, 2026, and interest payments are made monthly. The Operating Partnership recognized interest expense on the notes payable of \$12.2 million, \$5.0 million and \$4.6 million for the years ended December 31, 2016, 2015, and 2014, respectively.

**7. FAIR VALUE OF DERIVATIVES AND FINANCIAL INSTRUMENTS**

Fair value is based on the price that would be received to sell an asset or the exit price that would be paid to transfer a liability in an orderly transaction between market participants at the measurement date. A three-level valuation hierarchy prioritizes observable and unobservable inputs used to measure fair value. The fair value hierarchy consists of three broad levels, which are described below:

Level 1 — Quoted prices in active markets for identical assets or liabilities that the entity has the ability to access.

Level 2 — Observable inputs other than prices included in Level 1, such as quoted prices for similar assets and liabilities in active markets; quoted prices for identical or similar assets and liabilities in markets that are not active; or other inputs that are observable or can be corroborated with observable market data.

Level 3 — Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets and liabilities. This includes certain pricing models, discounted cash flow methodologies and similar techniques that use significant unobservable inputs.



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The estimated fair values of the Operating Partnership's financial instruments either recorded or disclosed on a recurring basis as of December 31, 2016 and 2015 are summarized as follows (dollars in thousands):

Description:	Total Carrying Amount in Statement of Financial Position at December 31, 2016	Fair Value Estimate at December 31, 2016	Fair Value at December 31, 2016, Using		
			Quoted Prices in Active Markets for Identical Assets or Liabilities (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Derivatives- Interest rate contracts (a)	\$ 1	\$ 1	\$- \$	1	\$ —
Total assets	\$ 1	\$ 1	\$- \$	1	\$ —
Secured debt instruments - fixed rate: (b)					
Fannie Mae credit facilities	\$ 244,912	\$ 251,664	\$- \$	—	\$ 251,664
Secured debt instruments - variable rate: (b)					
Tax-exempt secured notes payable	27,000	27,000	—	—	27,000
Fannie Mae credit facilities	163,637	163,637	—	—	163,637
Total liabilities	\$ 435,549	\$ 442,301	\$- \$	—	\$ 442,301
Description:	Total Carrying Amount in Statement of Financial Position at December 31, 2015	Fair Value Estimate at December 31, 2015	Fair Value at December 31, 2015, Using		
			Quoted Prices in Active Markets for Identical Assets or Liabilities (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Derivatives - Interest rate contracts (a)	\$ 8	\$ 8	\$- \$	8	\$ —
Total assets	\$ 8	\$ 8	\$- \$	8	\$ —
Secured debt instruments - fixed rate: (b)					
Mortgage notes payable	\$ 30,132	\$ 30,308	\$- \$	—	\$ 30,308
Fannie Mae credit facilities	250,828	263,070	—	—	263,070

Secured debt instruments - variable rate: (b)

Tax-exempt secured notes payable	27,000	27,000	—	27,000
Fannie Mae credit facilities	170,203	170,203	—	170,203
Total liabilities	\$ 478,163	\$ 490,581	\$- \$ —	\$ 490,581

(a) See Note 8, Derivatives and Hedging Activity.

(b) See Note 5, Debt, Net.

There were no transfers into or out of each of the levels of the fair value hierarchy.

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

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#### Financial Instruments Carried at Fair Value

The fair values of interest rate swaps are determined using the market standard methodology of netting the discounted future fixed cash receipts (or payments) and the discounted expected variable cash payments (or receipts). The variable cash payments (or receipts) are based on an expectation of future interest rates (forward curves) derived from observable market interest rate curves. The fair values of interest rate options are determined using the market standard methodology of discounting the future expected cash receipts that would occur if variable interest rates rise above the strike rate of the caps. The variable interest rates used in the calculation of projected receipts on the cap are based on an expectation of future interest rates derived from observable market interest rate curves and volatilities. The General Partner, on behalf of the Operating Partnership, incorporates credit valuation adjustments to appropriately reflect both its own nonperformance risk and the respective counterparty's nonperformance risk in the fair value measurements. In adjusting the fair value of its derivative contracts for the effect of nonperformance risk, the Operating Partnership has considered the impact of netting and any applicable credit enhancements, such as collateral postings, thresholds, mutual puts, and guarantees.

Although the General Partner, on behalf of the Operating Partnership, has determined that the majority of the inputs used to value its derivatives fall within Level 2 of the fair value hierarchy, the credit valuation adjustments associated with its derivatives utilize Level 3 inputs, such as estimates of current credit spreads to evaluate the likelihood of default by itself and its counterparties. However, as of December 31, 2016 and December 31, 2015, the Operating Partnership has assessed the significance of the impact of the credit valuation adjustments on the overall valuation of its derivative positions and has determined that the credit valuation adjustments are not significant to the overall valuation of its derivatives. As a result, the Operating Partnership has determined that its derivative valuations in their entirety are classified in Level 2 of the fair value hierarchy. In conjunction with the FASB's fair value measurement guidance, the Operating Partnership made an accounting policy election to measure the credit risk of its derivative financial instruments that are subject to master netting agreements on a net basis by counterparty portfolio.

#### Financial Instruments Not Carried at Fair Value

At December 31, 2016, the fair values of cash and cash equivalents, restricted cash, accounts receivable, prepaids, real estate taxes payable, accrued interest payable, security deposits and prepaid rent, distributions payable and accounts payable approximated their carrying values because of the short term nature of these instruments. The estimated fair values of other financial instruments were determined by the Operating Partnership using available market information and appropriate valuation methodologies. Considerable judgment is necessary to interpret market data and develop estimated fair values. Accordingly, the estimates presented herein are not necessarily indicative of the amounts the Operating Partnership would realize on the disposition of the financial instruments. The use of different market assumptions or estimation methodologies may have a material effect on the estimated fair value amounts. The General Partner estimates the fair value of our debt instruments by discounting the remaining cash flows of the debt instrument at a discount rate equal to the replacement market credit spread plus the corresponding treasury yields. Factors considered in determining a replacement market credit spread include general market conditions, borrower specific credit spreads, time remaining to maturity, loan-to-value ratios and collateral quality (Level 3).

The Operating Partnership records impairment losses on long-lived assets used in operations when events and circumstances indicate that the assets might be impaired and the undiscounted cash flows estimated to be generated by the future operation and disposition of those assets are less than the net book value of those assets. Cash flow estimates are based upon historical results adjusted to reflect management's best estimate of future market and operating conditions and our estimated holding periods. The net book value of impaired assets is reduced to fair value. The General Partner's estimates of fair value represent management's estimates based upon Level 3 inputs such as industry trends and reference to market rates and transactions.

## 8. DERIVATIVES AND HEDGING ACTIVITY

### Risk Management Objective of Using Derivatives

The Operating Partnership is exposed to certain risks arising from both its business operations and economic conditions. The General Partner principally manages its exposures to a wide variety of business and operational risks through management of its core business activities. The General Partner manages economic risks, including interest rate, liquidity, and

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

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credit risk primarily by managing the amount, sources, and duration of its debt funding and through the use of derivative financial instruments. Specifically, the General Partner enters into derivative financial instruments to manage exposures that arise from business activities that result in the receipt or payment of future known and uncertain cash amounts, the value of which are determined by interest rates. The General Partner's and the Operating Partnership's derivative financial instruments are used to manage differences in the amount, timing, and duration of the General Partner's known or expected cash payments principally related to the General Partner's borrowings.

#### Cash Flow Hedges of Interest Rate Risk

The General Partner's objectives in using interest rate derivatives are to add stability to interest expense and to manage its exposure to interest rate movements. To accomplish this objective, the General Partner primarily uses interest rate swaps and caps as part of its interest rate risk management strategy. Interest rate swaps designated as cash flow hedges involve the receipt of variable-rate amounts from a counterparty in exchange for the General Partner making fixed-rate payments over the life of the agreements without exchange of the underlying notional amount. Interest rate caps designated as cash flow hedges involve the receipt of variable-rate amounts from a counterparty if interest rates rise above the strike rate on the contract in exchange for an up front premium.

A portion of the General Partner's interest rate derivatives has been allocated to the Operating Partnership based on the General Partner's underlying debt instruments allocated to the Operating Partnership. (See Note 5, Debt, Net.)

The effective portion of changes in the fair value of derivatives designated and that qualify as cash flow hedges is recorded in Accumulated other comprehensive income/(loss), net in the Consolidated Balance Sheets, and is subsequently reclassified into earnings in the period that the hedged forecasted transaction affects earnings. During the years ended December 31, 2016, 2015, and 2014, such derivatives were used to hedge the variable cash flows associated with existing variable-rate debt. The ineffective portion of the change in fair value of the derivatives is recognized directly in earnings. During the year ended December 31, 2016, the Operating Partnership recorded no gain or loss from ineffectiveness. During the year ended December 31, 2015, the Operating Partnership recognized a loss of less than \$0.1 million reclassified from Accumulated other comprehensive income/(loss), net to Interest expense due to the de-designation of a cash flow hedge and recorded no other ineffectiveness to earnings. During the year ended December 31, 2014, the Operating Partnership recorded no gain or loss from ineffectiveness.

Amounts reported in Accumulated other comprehensive income/(loss), net related to derivatives will be reclassified to interest expense as interest payments are made on the General Partner's variable-rate debt that is allocated to the Operating Partnership. Through December 31, 2017, we estimate that less than \$0.1 million will be reclassified as an increase to interest expense.

As of December 31, 2016, the Operating Partnership had the following outstanding interest rate derivatives designated as cash flow hedges of interest rate risk (dollars in thousands):

Product	Number of Instruments	Notional
Interest rate caps	1	\$96,327

Derivatives not designated as hedges are not speculative and are used to manage the Operating Partnership's exposure to interest rate movements and other identified risks but do not meet the strict hedge accounting requirements of GAAP. Changes in the fair value of derivatives not designated in hedging relationships are recorded directly in earnings and resulted in an adjustment to earnings of less than \$0.1 million for the years ended December 31, 2016, 2015, and 2014.

As of December 31, 2016, we had the following outstanding derivatives that were not designated as hedges in qualifying hedging relationships (dollars in thousands):

Product	Number of Instruments	Notional
Interest rate caps	3	\$98,932

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Tabular Disclosure of Fair Values of Derivative Instruments on the Consolidated Balance Sheets

The table below presents the fair value of the Operating Partnership's derivative financial instruments as well as their classification on the Consolidated Balance Sheets as of December 31, 2016 and 2015 (dollars in thousands):

	Asset Derivatives (included in Other assets)		Liability Derivatives (Included in Other liabilities)	
	Fair Value at: December 31, 2016	Fair Value at: December 31, 2015	Fair Value at: December 31, 2016	Fair Value at: December 31, 2015
Derivatives designated as hedging instruments:				
Interest rate products	\$ —	\$ 4	\$ —	\$ —
Derivatives not designated as hedging instruments:				
Interest rate products	\$ 1	\$ 4	\$ —	\$ —

Tabular Disclosure of the Effect of Derivative Instruments on the Consolidated Statements of Operations

The tables below present the effect of the derivative financial instruments on the Consolidated Statements of Operations for the years ended December 31, 2016, 2015, and 2014 (dollars in thousands):

	Unrealized holding gain/(loss) Recognized in OCI (Effective Portion)			Gain/(Loss) Reclassified from Accumulated OCI into Interest expense (Effective Portion)			Gain/(Loss) Recognized in Interest expense (Ineffective Portion and Amount Excluded from Effectiveness Testing)
	Year ended December 31, 2016	Year ended December 31, 2015	Year ended December 31, 2014	Year ended December 31, 2016	Year ended December 31, 2015	Year ended December 31, 2014	Year ended December 31, 2016
Derivatives in Cash Flow Hedging Relationships							
Interest rate products	\$(4)	\$(82)	\$(285)	\$(12)	\$(1,044)	\$(2,275)	\$—

	Gain/(Loss) Recognized in Interest income and other income/(expense), net
	Year ended December 31, 2016
Derivatives Not Designated as Hedging Instruments	
Interest rate products	\$(3)
Credit-risk-related Contingent Features	
	Year ended December 31, 2015
	Year ended December 31, 2014
Interest rate products	\$(23)
	Year ended December 31, 2014
	\$(3)

The General Partner has agreements with some of its derivative counterparties that contain a provision where (1) if the General Partner defaults on any of its indebtedness, including default where repayment of the indebtedness has not been accelerated by the lender, then the General Partner could also be declared in default on its derivative obligations; or (2) the General Partner could be declared in default on its derivative obligations if repayment of the underlying indebtedness is accelerated by the lender due to the General Partner's default on the indebtedness.

Certain of the General Partner's agreements with its derivative counterparties contain provisions where if there is a change in the General Partner's financial condition that materially changes the General Partner's creditworthiness in an adverse manner, the General Partner may be required to fully collateralize its obligations under the derivative instrument. At December 31, 2016 and 2015, no cash collateral was posted or required to be posted by the General Partner or by a counterparty.

The General Partner also has an agreement with a derivative counterparty that incorporates the loan and financial covenant provisions of the General Partner's indebtedness with a lender affiliate of the derivative counterparty. Failure to comply with these covenant provisions would result in the General Partner being in default on any derivative instrument obligations covered by the agreement.

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UNITED DOMINION REALTY, L.P.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

The General Partner has certain agreements with some of its derivative counterparties that contain a provision where in the event of default by the General Partner or the counterparty, the right of setoff may be exercised. Any amount payable to one party by the other party may be reduced by its setoff against any amounts payable by the other party. Events that give rise to default by either party may include, but are not limited to, the failure to pay or deliver payment under the derivative agreement, the failure to comply with or perform under the derivative agreement, bankruptcy, a merger without assumption of the derivative agreement, or in a merger, a surviving entity's creditworthiness is materially weaker than the original party to the derivative agreement.

As of December 31, 2016, the fair value of derivatives in a net liability position that were allocated to the Operating Partnership, which includes accrued interest but excludes any adjustment for nonperformance risk, related to these agreements was zero.

The General Partner has elected not to offset derivative positions in the consolidated financial statements. The table below presents the effect on the Operating Partnership's financial position had the General Partner made the election to offset its derivative positions as of December 31, 2016 and December 31, 2015:

## Offsetting of Derivative Assets

	Gross Amounts of Recognized Assets	Gross Amounts Offset in the Consolidated Balance Sheets	Net Amounts of Assets Presented in the Consolidated Balance Sheets (a)	Gross Amounts Not Offset in the Consolidated Balance Sheets Financial Instruments	Cash Collateral Received	Net Amount
December 31, 2016	\$ 1	\$ —	\$ 1	\$ —	\$ —	\$ 1
December 31, 2015	\$ 8	\$ —	\$ 8	\$ —	\$ —	\$ 8

(a) Amounts reconcile to the aggregate fair value of derivative assets in the "Tabular Disclosure of Fair Values of Derivative Instruments on the Consolidated Balance Sheets" located in this footnote.

## Offsetting of Derivative Liabilities

	Gross Amounts of Recognized Liabilities	Gross Amounts Offset in the Consolidated Balance Sheets	Net Amounts of Liabilities Presented in the Consolidated Balance Sheets (a)	Gross Amounts Not Offset in the Consolidated Balance Sheets Financial Instruments	Cash Collateral Posted	Net Amount
December 31, 2016	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
December 31, 2015	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —

(a) Amounts reconcile to the aggregate fair value of derivative liabilities in the "Tabular Disclosure of Fair Values of Derivative Instruments on the Consolidated Balance Sheets" located in this footnote.

## 9. CAPITAL STRUCTURE

## General Partnership Units

The General Partner has complete discretion to manage and control the operations and business of the Operating Partnership, which includes but is not limited to the acquisition and disposition of real property, construction of buildings and making capital improvements, and the borrowing of funds from outside lenders or UDR and its subsidiaries to finance such activities. The General Partner can generally authorize, issue, sell, redeem or purchase any

OP Unit or securities of the Operating Partnership without the approval of the limited partners. The General Partner can also approve, with regard to the issuances of OP Units, the class or one or more series of classes, with designations, preferences, participating, optional or other special rights, powers and duties including rights, powers and duties senior to limited partnership interests without approval of

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UNITED DOMINION REALTY, L.P.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

any limited partners except holders of Class A Limited Partnership Units. There were 110,883 General Partnership units outstanding at December 31, 2016 and 2015, all of which were held by UDR.

#### Limited Partnership Units

At December 31, 2016 and 2015, there were 183,167,815 limited partnership units outstanding, of which 1,873,332 were Class A Limited Partnership Units. UDR owned 174,119,201 or 95.1% and 174,114,516 or 95.1%, of OP Units outstanding at December 31, 2016 and 2015, respectively, of which 121,661 were Class A Limited Partnership Units. The remaining 9,048,614 or 4.9% and 9,053,299 or 4.9% of OP Units units outstanding were held by non-affiliated partners at December 31, 2016 and 2015, respectively, of which 1,751,671 were Class A Limited Partnership Units. Subject to the terms of the Operating Partnership Agreement, the limited partners have the right to require the Operating Partnership to redeem all or a portion of the OP Units held by the limited partner at a redemption price equal to and in the form of the Cash Amount (as defined in the Operating Partnership Agreement), provided that such OP Units have been outstanding for at least one year. UDR, as general partner of the Operating Partnership, may, in its sole discretion, purchase the OP Units by paying to the limited partner either the Cash Amount or the REIT Share Amount (generally one share of common stock of UDR for each OP Unit), as defined in the Operating Partnership Agreement.

The non-affiliated limited partners' capital is adjusted to redemption value at the end of each reporting period with the corresponding offset against UDR's limited partner capital account based on the redemption rights noted above. The aggregate value upon redemption of the then-outstanding OP Units held by limited partners was \$330.1 million and \$340.1 million as of December 31, 2016 and 2015, respectively, based on the value of UDR's common stock at each period end. A limited partner has no right to receive any distributions from the Operating Partnership on or after the date of redemption of its OP Units.

#### Class A Limited Partnership Units

Class A Limited Partnership Units have a cumulative, annual, non-compounded preferred return, which is equal to 8% based on a value of \$16.61 per Class A Limited Partnership Unit.

Holders of the Class A Limited Partnership Units exclusively possess certain voting rights. The Operating Partnership may not do the following without approval of the holders of the Class A Limited Partnership Units: (i) increase the authorized or issued amount of Class A Limited Partnership Units, (ii) reclassify any other partnership interest into Class A Limited Partnership Units, (iii) create, authorize or issue any obligations or security convertible into or the right to purchase Class A Limited Partnership Units, (iv) enter into a merger or acquisition, or (v) amend or modify the Operating Partnership Agreement in a manner that adversely affects the relative rights, preferences or privileges of the Class A Limited Partnership Units.

The following table shows OP Units outstanding and OP Unit activity as of and for the years ended December 31, 2016, 2015, and 2014:

	UDR, Inc.					
	Class A Limited Partners	Limited Partners	Limited Partner	Class A Limited Partner	General Partner	Total
Ending balance at December 31, 2013	1,751,671	7,567,253	173,727,230	121,661	110,883	183,278,698
OP redemptions for UDR stock	—	(153,451 )	153,451	—	—	—
Ending balance at December 31, 2014	1,751,671	7,413,802	173,880,681	121,661	110,883	183,278,698
OP redemptions for UDR stock	—	(112,174 )	112,174	—	—	—
Ending balance at December 31, 2015	1,751,671	7,301,628	173,992,855	121,661	110,883	183,278,698
OP redemptions for UDR stock	—	(4,685 )	4,685	—	—	—
Ending balance at December 31, 2016	1,751,671	7,296,943	173,997,540	121,661	110,883	183,278,698

UNITED DOMINION REALTY, L.P.  
 NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)  
 DECEMBER 31, 2016

#### LTIP Units

UDR grants long-term incentive plan units ("LTIP Units") to certain employees and non-employee directors. The LTIP Units represent an ownership interest in the Operating Partnership and have voting and distribution rights consistent with OP Units. The LTIP Units are subject to the terms of UDR's long-term incentive plan. Two classes of LTIP Units are granted, Class 1 LTIP Units and Class 2 LTIP Units. Class 1 LTIP Units are granted to non-employee directors and vest after one year. Class 2 LTIP Units are granted to certain employees and vest over a period from one to three years subject to certain performance and market conditions being achieved. Vested LTIP Units may be converted into OP Units provided that such LTIP Units have been outstanding for at least two years from the date of grant.

#### Allocation of Profits and Losses

Profit of the Operating Partnership is allocated in the following order: (i) to the General Partner and the Limited Partners in proportion to and up to the amount of cash distributions made during the year, and (ii) to the General Partner and Limited Partners in accordance with their percentage interests. Losses and depreciation and amortization expenses, non-recourse liabilities are allocated to the General Partner and Limited Partners in accordance with their percentage interests. Losses allocated to the Limited Partners are capped to the extent that such an allocation would not cause a deficit in the Limited Partners' capital account. Such losses are, therefore, allocated to the General Partner. If any Partner's capital balance were to fall into a deficit, any income and gains are allocated to each Partner sufficient to eliminate its negative capital balance.

### 10. COMMITMENTS AND CONTINGENCIES

#### Commitments

##### Real Estate Under Redevelopment

The following summarizes the Operating Partnership's real estate commitments at December 31, 2016 (dollars in thousands):

	Number of Properties	Costs Incurred to Date (a)	Expected Costs to Complete (unaudited)
Real estate communities — redevelopment		\$ 6,289	\$ 711

(a) Costs incurred to date include \$0.9 million of accrued fixed assets for redevelopment.

#### Ground Leases

The Operating Partnership owns five communities which are subject to ground leases expiring between 2044 and 2103, including extension options. Future minimum lease payments as of December 31, 2016 are \$5.5 million for each of the years ending December 31, 2017 to 2021 and a total of \$334.6 million for years thereafter. For purposes of our ground lease contracts, the Operating Partnership uses the minimum lease payment, if stated in the agreement. For ground lease agreements where there is a reset provision based on the communities appraised value or consumer price index but does not include a specified minimum lease payment, the Operating Partnership uses the current rent over the remainder of the lease term.

The Operating Partnership incurred \$5.5 million, \$5.4 million, and \$5.3 million of ground rent expense for the years ended December 31, 2016, 2015, and 2014, respectively.

#### Contingencies

##### Litigation and Legal Matters

The Operating Partnership is subject to various legal proceedings and claims arising in the ordinary course of business. The Operating Partnership cannot determine the ultimate liability with respect to such legal proceedings and

claims at this time. The General Partner believes that such liability, to the extent not provided for through insurance or otherwise, will not have a material adverse effect on the Operating Partnership's financial condition, results of operations or cash flow.

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UNITED DOMINION REALTY, L.P.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

## 11. REPORTABLE SEGMENTS

GAAP guidance requires that segment disclosures present the measure(s) used by the chief operating decision maker to decide how to allocate resources and for purposes of assessing such segments' performance. The Operating Partnership has the same chief operating decision maker as that of its parent, the General Partner. The chief operating decision maker consists of several members of UDR's executive management team who use several generally accepted industry financial measures to assess the performance of the business for our reportable operating segments.

The Operating Partnership owns and operates multifamily apartment communities throughout the United States that generate rental and other property related income through the leasing of apartment homes to a diverse base of tenants. The primary financial measures of the Operating Partnership's apartment communities are rental income and NOI, and are included in the chief operating decision maker's assessment of the Operating Partnership's performance on a consolidated basis. Rental income represents gross market rent less adjustments for concessions, vacancy loss and bad debt. NOI is defined as total revenues less direct property operating expenses. Rental expenses include real estate taxes, insurance, personnel, utilities, repairs and maintenance, administrative and marketing. Excluded from NOI are property management costs, which are the Operating Partnership's allocable share of costs incurred by the General Partner for shared services of corporate level property management employees and related support functions and costs. The chief operating decision maker of the General Partner utilizes NOI as the key measure of segment profit or loss. The Operating Partnership's two reportable segments are Same-Store Communities and Non-Mature Communities/Other:

Same-Store Communities represent those communities acquired, developed, and stabilized prior to January 1, 2015 and held as of December 31, 2016. A comparison of operating results from the prior year is meaningful as these communities were owned and had stabilized occupancy and operating expenses as of the beginning of the prior year, there is no plan to conduct substantial redevelopment activities, and the communities are not held for disposition within the current year. A community is considered to have stabilized occupancy once it achieves 90% occupancy for at least three consecutive months.

Non-Mature Communities/Other represent those communities that do not meet the criteria to be included in Same-Store Communities, including, but not limited to, recently acquired, developed and redeveloped communities, and the non-apartment components of mixed use properties.

Management of the General Partner evaluates the performance of each of the Operating Partnership's apartment communities on a Same-Store Community and Non-Mature Community/Other basis, as well as individually and geographically. This is consistent with the aggregation criteria under GAAP as each of our apartment communities generally has similar economic characteristics, facilities, services, and tenants. Therefore, the Operating Partnership's reportable segments have been aggregated by geography in a manner identical to that which is provided to the chief operating decision maker.

All revenues are from external customers and no single tenant or related group of tenants contributed 10% or more of the Operating Partnership's total revenues during the years ended December 31, 2016, 2015, and 2014.

UNITED DOMINION REALTY, L.P.  
 NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)  
 DECEMBER 31, 2016

The following table details rental income and NOI for the Operating Partnership's reportable segments for the years ended December 31, 2016, 2015, and 2014, and reconciles NOI to Net income/(loss) attributable to OP unitholders in the Consolidated Statements of Operations (dollars in thousands):

	Year Ended December 31,		
	2016	2015	2014
Reportable apartment home segment rental income			
Same-Store Communities			
West Region	\$183,153	\$169,621	\$153,951
Mid-Atlantic Region	38,987	37,502	37,216
Northeast Region	53,036	51,086	48,493
Southeast Region	47,792	44,981	42,568
Non-Mature Communities/Other	81,447	137,218	140,406
Total segment and consolidated rental income	\$404,415	\$440,408	\$422,634
Reportable apartment home segment NOI			
Same-Store Communities			
West Region	\$137,784	\$126,600	\$111,467
Mid-Atlantic Region	26,525	25,281	25,604
Northeast Region	40,704	39,765	37,788
Southeast Region	32,519	30,106	28,111
Non-Mature Communities/Other	59,589	95,845	97,343
Total segment and consolidated NOI	297,121	317,597	300,313
Reconciling items:			
Property management	(11,122 )	(12,111 )	(11,622 )
Other operating expenses	(6,059 )	(5,923 )	(5,172 )
Real estate depreciation and amortization	(147,074 )	(169,784 )	(179,176 )
General and administrative	(18,808 )	(27,016 )	(28,541 )
Casualty-related recoveries/(charges), net	(484 )	(843 )	(541 )
Income/(loss) from unconsolidated entities	(37,425 )	(4,659 )	—
Interest expense	(30,067 )	(40,321 )	(41,717 )
Gain/(loss) on sale of real estate owned	33,180	158,123	63,635
Net income/(loss) attributable to noncontrolling interests	(1,444 )	(1,762 )	(952 )
Net income/(loss) attributable to OP unitholders	\$77,818	\$213,301	\$96,227

## UNITED DOMINION REALTY, L.P.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

The following table details the assets of the Operating Partnership's reportable segments as of December 31, 2016 and 2015 (dollars in thousands):

	December 31, 2016	December 31, 2015
Reportable apartment home segment assets		
Same-Store Communities		
West Region	\$ 1,521,762	\$ 1,497,867
Mid-Atlantic Region	388,893	383,111
Northeast Region	674,928	669,082
Southeast Region	328,729	321,787
Non-Mature Communities/Other	760,392	759,058
Total segment assets	3,674,704	3,630,905
Accumulated depreciation	(1,408,815 )	(1,281,258 )
Total segment assets - net book value	2,265,889	2,349,647
Reconciling items:		
Cash and cash equivalents	756	3,103
Restricted cash	11,694	11,344
Investment in unconsolidated entities	112,867	166,186
Other assets	24,329	24,528
Total consolidated assets	\$ 2,415,535	\$ 2,554,808

Capital expenditures related to the Operating Partnership's Same-Store Communities totaled \$41.7 million and \$31.6 million for the years ended December 31, 2016 and 2015, respectively. Capital expenditures related to the Operating Partnership's Non-Mature Communities/Other totaled \$2.4 million and \$13.4 million for the years ended December 31, 2016 and 2015, respectively.

Markets included in the above geographic segments are as follows:

- i. West Region — Orange County, San Francisco, Seattle, Los Angeles, Monterey Peninsula, Other Southern California and Portland
- ii. Mid-Atlantic Region — Metropolitan, D.C. and Baltimore
- iii. Northeast Region — New York and Boston
- iv. Southeast Region — Nashville, Tampa and Other Florida

UNITED DOMINION REALTY, L.P.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (Continued)

DECEMBER 31, 2016

## 12. UNAUDITED SUMMARIZED CONSOLIDATED QUARTERLY FINANCIAL DATA

Selected consolidated quarterly financial data for the years ended December 31, 2016 and 2015 is summarized in the table below (dollars in thousands, except per share amounts):

	Three Months Ended			
	March 31,	June 30,	September 30,	December 31,
2016				
Rental income	\$98,786	\$100,892	\$102,595	\$102,142
Income/(loss) from continuing operations	5,131	11,394	11,885	17,672
Income/(loss) attributable to OP unitholders	4,787	11,044	11,517	50,470
Income/(loss) attributable to OP unitholders per weighted average OP Unit basic and diluted (a)	\$0.03	\$0.06	\$0.06	\$0.27
2015				
Rental income	\$110,095	\$113,158	\$115,173	\$101,982
Income/(loss) from continuing operations	12,117	15,355	14,952	14,516
Income/(loss) attributable to OP unitholders	36,346	47,383	14,617	114,955
Income/(loss) attributable to OP unitholders per weighted average OP Unit basic and diluted (a)	\$0.20	\$0.26	\$0.08	\$0.62

(a) Quarterly net income/(loss) per weighted average OP Unit amounts may not total to the annual amounts.

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UDR, INC.  
 SCHEDULE III — REAL ESTATE OWNED  
 DECEMBER 31, 2016  
 (In thousands)

	Initial Costs			Gross Amount at Which Carried at Close of Period				Accumulated Depreciation	Date of Construction	Date Acquired	
	Encumbrances	Land and Land Improvements	Buildings and Improvements	Total Initial Acquisition Costs	Costs of Improvements Capitalized and Subsequent Acquisition Costs	Land and Land Improvements	Buildings & Buildings Improvements				Total Carrying Value
<b>WEST REGION</b>											
Harbor at Mesa Verde	\$61,050	\$20,476	\$28,538	\$49,014	\$17,240	\$21,806	\$44,448	\$66,254	\$29,331	2003	Jun-03
27 Seventy											
Five Mesa Verde	36,423	99,329	110,644	209,973	95,047	112,935	192,085	305,020	101,329	1972/2013	Oct-04
Pacific Shores	42,552	7,345	22,624	29,969	10,836	7,974	32,831	40,805	21,939	2003	Jun-03
Huntington Vista	36,980	8,055	22,486	30,541	12,778	9,047	34,272	43,319	21,224	1970	Jun-03
Missions at Back Bay	—	229	14,129	14,358	3,098	10,951	6,505	17,456	4,506	1969	Dec-03
Eight 80											
Newport Beach — North	—	62,516	46,082	108,598	37,967	68,031	78,534	146,565	47,601	2000/2016	Oct-04
Eight 80											
Newport Beach — South	—	58,785	50,067	108,852	27,603	60,314	76,141	136,455	45,661	2000/2016	Mar-05
Vista Del Rey	—	10,670	7,080	17,750	3,146	11,066	9,830	20,896	6,505	1969	Sep-04
Foxborough	—	12,071	6,187	18,258	3,466	12,430	9,294	21,724	5,753	1969	Sep-04
1818 Platinum Triangle	—	16,663	51,905	68,568	1,952	16,901	53,619	70,520	20,288	2009	Aug-10
Beach & Ocean	—	12,878	—	12,878	38,796	13,017	38,657	51,674	5,327	2014	Aug-11
The Residences at Bella Terra	—	25,000	—	25,000	126,243	25,071	126,172	151,243	27,388	2013	Oct-11
Los Alisos at Mission Viejo	—	17,298	—	17,298	70,366	16,462	71,202	87,664	13,561	2014	Jun-04
<b>ORANGE COUNTY, CA</b>	177,005	351,315	359,742	711,057	448,538	386,005	773,590	1,159,593	350,413		
2000 Post Street	—	9,861	44,578	54,439	33,188	14,313	73,314	87,627	34,677	1987/2016	Dec-98
Birch Creek	—	4,365	16,696	21,061	7,773	5,142	23,692	28,834	14,688	1968	Dec-98

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Highlands Of Marin	—	5,996	24,868	30,864	26,932	7,643	50,153	57,796	31,243	2010	Dec-98
Marina Playa	—	6,224	23,916	30,140	10,927	7,080	33,987	41,067	20,789	1971	Dec-98
River Terrace	38,495	22,161	40,137	62,298	5,036	22,563	44,771	67,334	27,326	2005	Aug-05
CitySouth	—	14,031	30,537	44,568	36,210	16,297	64,481	80,778	40,345	2012	Nov-05
Bay Terrace	—	8,545	14,458	23,003	5,490	11,479	17,014	28,493	10,240	1962	Oct-05
Highlands of Marin Phase II	—	5,353	18,559	23,912	11,136	5,758	29,290	35,048	16,838	2010	Oct-07
Edgewater	—	30,657	83,872	114,529	9,876	30,701	93,704	124,405	44,392	2007	Mar-08
Almaden Lake Village	27,000	594	42,515	43,109	6,923	886	49,146	50,032	24,602	1999	Jul-08
388 Beale	—	14,253	74,104	88,357	7,927	14,319	81,965	96,284	26,324	1999	Apr-11
Channel @ Mission Bay	—	23,625	—	23,625	129,282	23,683	129,224	152,907	24,083	2014	Sep-10
SAN FRANCISCO, CA	65,495	145,665	414,240	559,905	290,700	159,864	690,741	850,605	315,547		
Crowne Pointe Hilltop	—	2,486	6,437	8,923	6,903	3,082	12,744	15,826	8,180	1987	Dec-98
The Hawthorne	—	2,174	7,408	9,582	4,841	2,727	11,696	14,423	7,389	1985	Dec-98
The Kennedy	—	6,474	30,226	36,700	5,620	6,673	35,647	42,320	21,678	2003	Jul-05
Hearthstone at Merrill Creek	—	6,179	22,307	28,486	2,479	6,280	24,685	30,965	14,674	2005	Nov-05
Island Square	—	6,848	30,922	37,770	4,338	7,009	35,099	42,108	17,826	2000	May-08
Borgata	—	21,284	89,389	110,673	5,450	21,538	94,585	116,123	45,522	2007	Jul-08
elements too	—	6,379	24,569	30,948	5,049	6,418	29,579	35,997	14,416	2001/2016	May-07
989elements	—	27,468	72,036	99,504	16,514	30,244	85,774	116,018	45,959	2010	Feb-10
Lightbox	—	8,541	45,990	54,531	2,356	8,583	48,304	56,887	19,372	2006	Dec-09
Waterscape	—	6,449	38,884	45,333	585	6,470	39,448	45,918	5,932	2014	Aug-14
Ashton Bellevue	—	9,693	65,176	74,869	813	9,704	65,978	75,682	8,861	2014	Sep-14
TEN20	50,059	8,287	124,939	133,226	186	8,353	125,059	133,412	1,685	2009	Oct-16
Milehouse	29,518	5,247	76,587	81,834	386	5,291	76,929	82,220	1,039	2009	Oct-16
SEATTLE, WA	—	5,976	63,041	69,017	18	5,976	63,059	69,035	596	2016	Nov-16
Rosebeach	79,577	123,485	697,911	821,396	55,538	128,348	748,586	876,934	213,129		
Tierra Del Rey	—	8,414	17,449	25,863	4,070	8,787	21,146	29,933	13,517	1970	Sep-04
The Westerly	43,078	39,586	36,679	76,265	4,236	39,696	40,805	80,501	21,234	1999	Dec-07
Jefferson at Marina del Rey	67,700	48,182	102,364	150,546	38,235	50,796	137,985	188,781	57,413	2013	Sep-10
LOS ANGELES, CA	—	55,651	—	55,651	91,599	61,549	85,701	147,250	37,031	2008	Sep-07
Boronda Manor	110,778	151,833	156,492	308,325	138,140	160,828	285,637	446,465	129,195		
Garden Court	—	1,946	8,982	10,928	9,967	3,232	17,663	20,895	9,879	1979	Dec-98
	—	888	4,188	5,076	5,655	1,600	9,131	10,731	5,338	1973	Dec-98

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UDR, INC.  
 SCHEDULE III — REAL ESTATE OWNED - (Continued)  
 DECEMBER 31, 2016  
 (In thousands)

	Initial Costs	Costs of		Gross Amount at Which Carried at Close of Period		Costs of		Gross Amount at Which Carried at Close of Period		Date of Construction (a)	Date Acquired	
	Land and Buildings	Land	Buildings	Land	Buildings	Land	Buildings	Land	Buildings			
	Improvements	Improvements	Improvements	Improvements	Improvements	Improvements	Improvements	Improvements	Improvements			
	Encumbrances	Initial Costs	Subsequent Costs	Initial Costs	Subsequent Costs	Initial Costs	Subsequent Costs	Initial Costs	Subsequent Costs	Depreciation	Gain	
Cambridge Court	—	3,039	12,883	15,922	5,744	5,407	26,259	31,664	4,911	1974		Dec-98
Laurel Tree	—	1,304	5,115	6,419	6,293	2,223	10,489	12,712	2,008	1977		Dec-98
The Pointe At Harden Ranch	—	6,388	23,854	30,242	28,743	10,139	48,846	58,983	6,688	1986		Dec-98
The Pointe At Northridge	—	2,044	8,028	10,072	10,487	3,345	17,214	20,559	2,874	1979		Dec-98
The Pointe At Westlake	—	1,329	5,334	6,663	6,794	2,236	11,221	13,457	1,145	1975		Dec-98
MONTEREY PENINSULA, CA	—	16,938	68,384	85,322	33,683	28,182	140,823	169,005	18,843			
Verano at Rancho Cucamonga Town Square	55,263	13,557	3,645	17,202	24,509	23,290	48,421	71,713	36,766	2006		Oct-02
Windemere at Sycamore Highland	—	5,810	23,450	29,260	3,331	6,168	26,423	32,591	8,455	2001		Nov-02
Villas at Carlsbad	—	6,517	10,718	17,235	3,354	6,819	13,770	20,589	4,416	1966		Oct-04
OTHER SOUTHERN CA	55,263	25,884	37,813	63,697	1,194	36,277	88,614	124,893	1,637			
Tualatin Heights	—	3,273	9,134	12,407	7,115	3,881	15,641	19,520	2,794	1989		Dec-98
Hunt Club	—	6,014	14,870	20,884	7,153	6,483	21,554	28,037	5,190	1985		Sep-04
PORTLAND, OR	—	9,287	24,004	33,291	4,268	10,364	37,195	47,559	5,984			
TOTAL WEST REGION	488,118	24,407	7,758	32,165	2,999	20,009	88,765	136,751	17,748			
MID-ATLANTIC REGION												
Dominion Middle Ridge	21,478	3,311	13,283	16,594	7,077	3,891	19,780	23,671	4,646	1990		Jun-96
Dominion Lake Ridge	—	2,366	8,387	10,753	3,978	2,918	15,813	18,731	10,993	1987		Feb-96
Presidential Greens	—	11,238	18,790	30,028	0,556	11,705	28,879	40,584	1,082	1938		May-02
The Whitmore	—	6,418	13,411	19,829	2,313	7,505	33,637	41,142	4,435	2008		Apr-02
Ridgewood	—	5,612	20,086	25,698	4,418	6,087	29,029	35,116	1,871	1988		Aug-02
DelRay Tower	—	297	12,786	13,083	13,740	9,484	117,339	26,823	5,472	2014		Jan-08
Waterside Towers	—	1,139	49,657	50,796	2,175	36,485	36,067	72,552	2,610	1971		Dec-03
Wellington Place at Olde Town	31,373	13,753	36,059	49,812	8,201	14,770	53,243	68,013	6,833	2008		Sep-05
Andover House	—	14,357	51,577	65,934	4,506	14,401	56,039	70,440	1,072	2004		Mar-07
Sullivan Place	—	1,137	103,674	104,811	336	1,510	111,671	113,181	4,122	2007		Dec-07
Circle Towers	—	32,815	107,051	139,866	7,054	33,425	123,493	156,920	1,001	1972		Mar-08
Delancey at Shirlington	—	21,606	666,765	88,373	286	21,636	70,021	91,657	4,684	2006/2007		Mar-08
View 14	—	5,710	97,941	103,651	157	5,721	102,087	107,808	7,532	2009		Jun-11



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Signal Hill	—	13,290	—	13,290	70,271	25,499	58,062	83,562	19,152	2010	Mar-07
Capitol View on 14th	—	31,393	—	31,393	94,799	31,395	94,797	126,192	2,793	2013	Sep-07
Domain College Park	—	7,300	—	7,300	58,381	7,335	58,346	65,681	1,780	2014	Jun-11
1200 East West	—	9,748	68,022	77,770	890	9,750	68,910	78,660	679	2010	Oct-15
Courts at Huntington Station	—	27,749	111,878	39,627	495	27,752	113,370	41,182	287	2011	Oct-15
Eleven55 Ripley	—	15,566	107,539	23,105	156	15,576	108,685	24,274	427	2014	Oct-15
Arbor Park of Alexandria	92,468	50,881	159,722	10,609	273	50,881	161,002	11,882	750	1969/2015	Oct-15
Courts at Dulles	—	14,697	83,834	98,534	666	14,714	88,483	103,197	707	2000	Oct-15
Newport Village	127,606	55,283	177,452	32,737	882	55,376	185,443	240,814	9,724	1968	Oct-15
METROPOLITAN, D.C.	272,919	45,666	6,307	924	53,498	423	407,816	734,127	142,506	3653	
Gayton Pointe Townhomes	—	826	5,148	5,974	30,124	3,509	32,589	36,098	8,530	2007	Sep-95
Waterside At Ironbridge	—	1,844	13,239	15,083	457	2,394	21,146	23,540	4,529	1987	Sep-97
Carriage Homes at Wyndham	—	474	30,997	31,478	455	3,912	36,014	39,925	2,811	1998	Nov-03
Legacy at Mayland	33,850	1,979	11,524	13,503	706	5,027	39,182	44,209	3,519	1969/2007	Dec-91
RICHMOND, VA	33,850	5,123	60,908	66,037	742	14,842	128,931	143,770	31,859		
Calvert's Walk	—	4,408	24,692	29,107	732	4,884	31,948	36,832	1,879	1988	Mar-04
20 Lambourne	—	11,750	45,590	57,348	131	12,224	53,247	65,477	7,526	2003	Mar-08
Domain Brewers Hill	—	4,669	40,630	45,299	647	4,762	42,184	46,946	5,168	2009	Aug-10
BALTIMORE, MD	—	20,827	110,912	131,739	510	21,870	127,379	149,249	249,573		
TOTAL MID-ATLANTIC REGION	306,769	71,616	4,479,744	4,851,560	675	444,528	8,990,527	7,356,035	3,5085		

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UDR, INC.  
 SCHEDULE III — REAL ESTATE OWNED - (Continued)  
 DECEMBER 31, 2016  
 (In thousands)

	Initial Costs		Costs of		Gross Amount at Which Carried at Close of Period		Total	Accumulated	Date of	Date	
	Land and Encumbrances	Buildings and Improvements	Land and Improvements	Buildings and Improvements	Land and Improvements	Buildings and Improvements	Carrying Value	Depreciation	Construction	Acquired	
			Initial Acquisition Costs	Subsequent Improvements	Initial Acquisition Costs	Subsequent Improvements					
<b>NORTHEAST REGION</b>											
10 Hanover Square	—	41,432	218,983	260,415	2,581	41,571	231,425	272,906	557	2005	Apr-11
21 Chelsea	—	36,399	107,154	143,553	3,109	36,416	120,246	156,663	335	2001	Aug-11
View 34	—	114,413	24,920	439,330	9,494	115,037	223,787	538,812	6,818	1985/2013	Jul-11
95 Wall Street	—	57,637	266,255	323,892	2,793	57,972	274,713	332,688	704	2008	Aug-11
NEW YORK, NY	—	249,879	17,312	1,167,190	9,977	250,996	1,050,171	3,301,317	414		
Garrison Square	—	5,591	91,027	96,618	8,718	5,637	99,699	105,336	663	1887/1990	Sep-10
Ridge at Blue Hills	25,000	6,039	34,869	40,908	2,443	6,184	37,167	43,351	3,499	2007	Sep-10
Inwood West	53,350	20,778	88,096	108,874	6,622	19,429	97,067	116,490	2,202	2006	Apr-11
14 North	—	10,961	51,175	62,136	7,672	11,094	58,714	69,808	7,23	2005	Apr-11
100 Pier 4	—	24,584	—	24,584	201,018	24,585	201,017	225,607	2,906	2015	Dec-15
BOSTON, MA	78,350	67,953	265,167	333,122	27,473	366,929	493,664	560,593	3,993		
<b>TOTAL NORTHEAST REGION</b>	<b>78,350</b>	<b>317,831</b>	<b>1,182,479</b>	<b>1,500,360</b>	<b>4,503</b>	<b>17,925</b>	<b>1,543,835</b>	<b>1,761,470</b>	<b>4,407</b>		
<b>SOUTHEAST REGION</b>											
Seabrook	—	1,846	4,155	6,001	9,101	2,895	12,207	15,102	1,007	2004	Feb-96
Altamira Place	—	1,533	11,076	12,609	21,216	3,582	30,243	33,822	6,714	2007	Apr-94
Regatta Shore	—	757	6,608	7,365	16,628	2,136	21,857	23,993	3,267	2007	Jun-94
Alafaya Woods	—	1,653	9,042	10,695	9,937	2,564	18,068	20,632	3,996	2006	Oct-94
Los Altos	—	2,804	12,349	15,153	11,697	4,163	22,687	26,850	6,290	2004	Oct-96
Lotus Landing	—	2,185	8,639	10,824	10,614	2,943	18,495	21,438	2,784	2006	Jul-97
Seville On The Green	—	1,282	6,498	7,780	7,505	1,751	13,534	15,289	5,586	2004	Oct-97
Ashton @ Waterford	—	3,872	17,538	21,410	4,982	4,317	22,075	26,391	4,743	2000	May-98
Arbors at Lee Vista	—	6,692	12,860	19,552	13,579	7,355	25,776	33,132	10,595	2007	Aug-06
ORLANDO, FL	—	22,624	88,765	111,389	5,259	31,706	184,942	216,648	2,982		
Legacy Hill	—	1,148	5,867	7,015	9,351	1,882	14,484	16,366	1,674	1977	Nov-95
Hickory Run	—	1,469	11,584	13,053	11,462	2,216	22,299	24,515	5,071	1989	Dec-95
Carrington Hills	—	2,117	—	2,117	35,400	4,577	32,940	37,512	2,595	1999	Dec-95
Brookridge	—	708	5,461	6,169	5,621	1,283	10,507	11,790	7,439	1986	Mar-96
Breckenridge	—	766	7,714	8,480	5,109	1,383	12,206	13,589	6,613	1986	Mar-97
Colonnade	16,331	1,460	16,015	17,475	6,397	1,997	21,875	23,872	3,150	1998	Jan-99
	25,090	3,182	24,674	27,856	8,287	3,709	32,434	36,142	2,257	1998	Jun-04

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The Preserve at Brentwood																					
Polo Park	23,550	4,583	16,293	20,876	16,798	5,781	31,893	37,674	23,980	2008											May-06
NASHVILLE, TN	64,971	15,433	87,608	103,049	8,425	22,828	178,638	201,466	14,779												
Summit West	—	2,176	4,710	6,886	10,042	3,617	13,311	16,928	1,632	1972											Dec-92
The Breyley	—	1,780	2,458	4,238	17,938	3,642	18,534	22,176	7,716	2007											Sep-93
Lakewood Place	—	1,395	10,647	12,042	10,793	2,794	20,041	22,835	5,279	1986											Mar-94
Cambridge Woods	12,450	1,791	7,166	8,957	9,729	2,760	15,926	18,686	1,947	1985											Jun-97
Inlet Bay	—	7,702	23,150	30,852	16,397	9,505	37,744	47,249	8,569	1988/1989											Jun-03
MacAlpine Place	—	10,869	36,858	47,727	8,897	11,699	44,925	56,623	4,408	2001											Dec-04
The Vintage Lofts at West End	—	6,611	37,663	44,274	16,470	15,111	45,633	60,744	5,145	2009											Jul-09
TAMPA, FL	12,450	32,324	122,652	154,976	10,266	49,128	196,114	245,244	20,696												
The Reserve and Park at Riverbridge	39,787	15,968	56,401	72,369	11,036	16,721	66,684	83,403	3,050	1999/2001											Dec-04
OTHER FLORIDA	39,787	15,968	56,401	72,369	11,036	16,721	66,684	83,403	3,050												
TOTAL SOUTHEAST REGION	117,208	86,349	355,426	441,775	104,986	120,383	626,378	746,765	1,507												
SOUTHWEST REGION																					
Thirty377	25,000	24,036	32,951	56,987	11,831	24,382	44,436	68,818	6,542	2007											Aug-06
Legacy Village	82,734	16,882	100,102	116,984	11,943	18,041	110,886	128,937	7,766	2005/06/07											Mar-08
Garden Oaks	—	2,132	5,367	7,499	2,174	6,988	2,685	9,673	2,155	1979											Mar-07
Glenwood	—	7,903	554	8,457	2,646	8,174	2,929	11,103	3,804	1970											May-07
Talisker of Addison	—	10,440	634	11,074	3,085	10,882	3,277	14,159	2,261	1975											May-07
Springhaven	—	6,688	3,354	10,042	1,889	8,387	3,544	11,932	1,717	1977											Apr-07
Clipper Pointe	—	13,221	2,507	15,728	3,013	15,016	3,725	18,743	1,176	1978											May-07
DALLAS, TX	107,734	81,302	145,469	226,773	16,581	91,870	171,482	263,396	1,421												

UDR, INC.  
SCHEDULE III — REAL ESTATE OWNED - (Continued)  
DECEMBER 31, 2016  
(In thousands)

	Encumbrance	Initial Costs			Gross Amount at Which Carried at Close of Period			Total Carrying Value	Accumulated Depreciation
		Land and Improvements	Buildings and Improvements	Total Initial Acquisition Costs	Costs of Improvements Capitalized Subsequent to Acquisition Costs	Land and Improvements	Buildings & Buildings Improvements		
Barton Creek Landing	—	3,151	14,269	17,420	23,150	5,071	35,499	40,570	24,964
Residences at the Domain	36,299	4,034	55,256	59,290	9,946	4,285	64,951	69,236	29,510
Red Stone Ranch	—	5,084	17,646	22,730	2,602	5,409	19,923	25,332	6,870
Lakeline Villas	—	4,148	16,869	21,017	1,854	4,378	18,493	22,871	6,168
AUSTIN, TX	36,299	16,417	104,040	120,457	37,552	19,143	138,866	158,009	67,518
TOTAL SOUTHWEST REGION	144,033	97,719	249,509	347,228	74,133	111,013	310,348	421,361	163,932
TOTAL OPERATING COMMUNITIES REAL ESTATE UNDER DEVELOPMENT	1,134,478	1,697,922	5,025,744	6,723,666	2,416,305	1,903,717	7,236,254	9,139,971	2,902,100
The Residences at Pacific City	—	78,085	—	78,085	156,190	78,085	156,190	234,275	—
345 Harrison Street	—	32,938	—	32,938	75,069	32,943	75,064	108,007	—
TOTAL REAL ESTATE UNDER DEVELOPMENT LAND	—	111,023	—	111,023	231,259	111,028	231,254	342,282	—
Waterside	—	11,862	—	11,862	222	12,084	—	12,084	309
7 Harcourt	—	884	—	884	5,530	804	5,610	6,414	—
Vitruvian Park®	—	4,325	—	4,325	9,208	11,326	2,207	13,533	2,175
Wilshire at LaJolla	—	31,105	—	31,105	112	31,217	—	31,217	—
Dublin Land	—	8,922	—	8,922	259	8,922	259	9,181	—
TOTAL LAND HELD FOR DISPOSITION	—	57,098	—	57,098	15,331	64,353	8,076	72,429	2,484
Hanover Village	—	1,624	—	1,624	—	1,104	520	1,624	553
TOTAL HELD FOR DISPOSITION COMMERCIAL	—	1,624	—	1,624	—	1,104	520	1,624	553

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Circle Towers Office Bldg	—	1,407	—	1,407	6,110	1,380	6,137	7,517	3,138
Brookhaven Shopping Center	—	4,943	—	4,943	17,363	7,793	14,513	22,306	13,321
TOTAL COMMERCIAL	—	6,350	—	6,350	23,473	9,173	20,650	29,823	16,459
Other (b)	—	—	—	—	5,011	—	5,011	5,011	74
1745 Shea Center I	—	3,034	20,534	23,568	1,045	3,034	21,579	24,613	1,369
TOTAL CORPORATE	—	3,034	20,534	23,568	6,056	3,034	26,590	29,624	1,443
TOTAL COMMERCIAL & CORPORATE	—	9,384	20,534	29,918	29,529	12,207	47,240	59,447	17,902
Deferred Financing Costs	\$ (3,620 )								
TOTAL REAL ESTATE OWNED	\$1,130,858	\$1,877,051	\$5,046,278	\$6,923,329	\$2,692,424	\$2,092,409	\$7,523,344	\$9,615,753	\$2,921,111

(a) Date of construction or date of last major renovation.

(b) Includes unallocated accruals and capital expenditures.

The aggregate cost for federal income tax purposes was approximately \$8.7 billion at December 31, 2016 (unaudited).

The estimated depreciable lives for all buildings in the latest Consolidated Statements of Operations are 35 to 55 years.

UDR, INC.  
 SCHEDULE III — REAL ESTATE OWNED - (Continued)  
 DECEMBER 31, 2016  
 (In thousands)

3-YEAR ROLLFORWARD OF REAL ESTATE OWNED AND ACCUMULATED DEPRECIATION

The following is a reconciliation of the carrying amount of total real estate owned at December 31, (in thousands):

	2016	2015	2014
Balance at beginning of the year	\$9,190,276	\$8,383,259	\$8,207,977
Real estate acquired	324,104	906,446	231,225
Capital expenditures and development	339,813	203,183	326,461
Real estate sold	(238,440 )	(301,920 )	(269,681 )
Real estate contributed to joint ventures	—	—	(112,344 )
Impairment of assets, including casualty-related impairments	—	(692 )	(379 )
Balance at end of the year	\$9,615,753	\$9,190,276	\$8,383,259

The following is a reconciliation of total accumulated depreciation for real estate owned at December 31, (in thousands):

	2016	2015	2014
Balance at beginning of the year	\$2,646,874	\$2,434,772	\$2,208,794
Depreciation expense for the year	398,904	364,622	356,673
Accumulated depreciation on sales	(122,153 )	(152,520 )	(126,151 )
Accumulated depreciation on real estate contributed to joint ventures	—	—	(4,228 )
Write off of accumulated depreciation on casualty-related impaired assets	—	—	(316 )
Balance at end of year	\$2,923,625	\$2,646,874	\$2,434,772

UNITED DOMINION REALTY, L.P.  
SCHEDULE III — REAL ESTATE OWNED  
DECEMBER 31, 2016  
(In thousands)

	Initial Costs			Gross Amount at Which Carried at Close of Period			Total Carrying Value	Accumulated Depreciation	Date of Construction (a)	Date Acquired	
	Encumbrances and Land Improvements	Building and Improvements	Total Initial Acquisition Costs	Cost of Improvements Capitalized to Acquisition Costs	Land and Land Improvements	Buildings & Buildings Improvements					
<b>WEST REGION</b>											
Harbor at Mesa Verde	\$61,050	\$20,476	\$28,538	\$49,014	\$17,240	\$21,806	\$44,448	\$66,254	\$29,331	2003	Jun-03
27 Seventy Five Mesa Verde	36,423	99,329	110,644	209,973	95,047	112,935	192,085	305,020	101,329	1972/2013	Oct-04
Pacific Shores	42,552	7,345	22,624	29,969	10,836	7,974	32,831	40,805	21,939	2003	Jun-03
Huntington Vista	36,980	8,055	22,486	30,541	12,778	9,047	34,272	43,319	21,224	1970	Jun-03
Missions at Back Bay	—	229	14,129	14,358	3,098	10,951	6,505	17,456	4,506	1969	Dec-03
Coronado at Newport — North	—	62,516	46,082	108,598	37,967	68,031	78,534	146,565	47,601	2000/2016	Oct-04
Vista Del Rey	—	10,670	7,080	17,750	3,146	11,066	9,830	20,896	6,505	1969	Sep-04
Coronado South	—	58,785	50,067	108,852	27,603	60,314	76,141	136,455	45,661	2000/2016	Mar-05
<b>ORANGE COUNTY, CA</b>											
2000 Post Street	177,005	267,405	301,650	569,055	207,715	302,124	474,646	776,770	278,096		
Birch Creek	—	9,861	44,578	54,439	20,657	11,021	64,075	75,096	28,006	1987/2016	Dec-98
Highlands Of Marin	—	4,365	16,696	21,061	7,773	5,142	23,692	28,834	14,688	1968	Dec-98
Marina Playa	—	5,996	24,868	30,864	26,932	7,643	50,153	57,796	31,243	2010	Dec-98
River Terrace	—	6,224	23,916	30,140	10,927	7,080	33,987	41,067	20,789	1971	Dec-98
CitySouth	38,493	22,161	40,137	62,298	5,036	22,563	44,771	67,334	27,326	2005	Aug-05
Bay Terrace	—	14,031	30,537	44,568	36,210	16,297	64,481	80,778	40,345	2012	Nov-05
Highlands of Marin Phase II	—	8,545	14,458	23,003	5,490	11,479	17,014	28,493	10,240	1962	Oct-05
Edgewater	—	5,353	18,559	23,912	11,136	5,758	29,290	35,048	16,838	2010	Oct-07
Almaden Lake Village	—	30,657	83,872	114,529	9,876	30,701	93,704	124,405	44,392	2007	Mar-08
<b>SAN FRANCISCO, CA</b>											
Crowne Pointe	27,000	594	42,515	43,109	6,923	886	49,146	50,032	24,602	1999	Jul-08
Hilltop	65,493	107,787	340,136	447,923	140,960	118,570	470,313	588,883	258,469		
The Kennedy	—	2,486	6,437	8,923	6,903	3,082	12,744	15,826	8,180	1987	Dec-98
	—	2,174	7,408	9,582	4,841	2,727	11,696	14,423	7,389	1985	Dec-98
	—	6,179	22,307	28,486	2,479	6,280	24,685	30,965	14,674	2005	Nov-05
	—	6,848	30,922	37,770	4,338	7,009	35,099	42,108	17,826	2000	May-08

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Hearthstone at Merrill Creek											
Island Square	—	21,284	89,389	110,673	5,450	21,538	94,585	116,123	45,522	2007	Jul-08
SEATTLE, WA	—	38,971	156,463	195,434	24,011	40,636	178,809	219,445	93,591		
Rosebeach	—	8,414	17,449	25,863	4,070	8,787	21,146	29,933	13,517	1970	Sep-04
Tierra Del Rey	43,078	39,586	36,679	76,265	4,236	39,696	40,805	80,501	21,234	1999	Dec-07
LOS ANGELES, CA											
	43,078	48,000	54,128	102,128	8,306	48,483	61,951	110,434	34,751		
Boronda Manor	—	1,946	8,982	10,928	9,967	3,232	17,663	20,895	9,879	1979	Dec-98
Garden Court	—	888	4,188	5,076	5,655	1,600	9,131	10,731	5,338	1973	Dec-98
Cambridge Court	—	3,039	12,883	15,922	15,744	5,407	26,259	31,666	14,911	1974	Dec-98
Laurel Tree	—	1,304	5,115	6,419	6,293	2,223	10,489	12,712	6,008	1977	Dec-98
The Pointe At Harden Ranch	—	6,388	23,854	30,242	28,743	10,139	48,846	58,985	26,688	1986	Dec-98
The Pointe At Northridge	—	2,044	8,028	10,072	10,487	3,345	17,214	20,559	9,874	1979	Dec-98
The Pointe At Westlake	—	1,329	5,334	6,663	6,794	2,236	11,221	13,457	6,145	1975	Dec-98
MONTEREY PENINSULA, CA											
	—	16,938	68,384	85,322	83,683	28,182	140,823	169,005	78,843		
Verano at Rancho Cucamonga											
	55,263	13,557	3,645	17,202	54,509	23,290	48,421	71,711	36,766	2006	Oct-02
Town Square											
Villas at Carlsbad	—	6,517	10,718	17,235	3,354	6,819	13,770	20,589	8,416	1966	Oct-04
OTHER SOUTHERN CA											
	55,263	20,074	14,363	34,437	57,863	30,109	62,191	92,300	45,182		
Tualatin Heights	—	3,273	9,134	12,407	7,115	3,881	15,641	19,522	10,794	1989	Dec-98
Hunt Club	—	6,014	14,870	20,884	7,153	6,483	21,554	28,037	15,190	1985	Sep-04
PORTLAND, OR	—	9,287	24,004	33,291	14,268	10,364	37,195	47,559	25,984		
TOTAL WEST REGION											
	340,839	508,462	959,128	1,467,590	636,806	578,468	1,425,928	2,004,398	814,916		
MID-ATLANTIC REGION											
Ridgewood	—	5,612	20,086	25,698	9,418	6,087	29,029	35,116	21,187	1988	Aug-02
DelRey Tower	—	297	12,786	13,083	113,740	9,484	117,339	126,823	17,547	2014	Jan-08



UNITED DOMINION REALTY, L.P.  
SCHEDULE III — REAL ESTATE OWNED - (Continued)  
DECEMBER 31, 2016  
(In thousands)

	Encumbrance	Initial Costs			Total Initial Acquisition Costs	Gross Amount at Which Carried at Close of Period			Accumulated Depreciation	Fair Value
		Land and Improvements	Building and Improvements	Land and Buildings Improvements		Cost of Improvements Capitalized Subsequent to Acquisition Costs	Land and Buildings Improvements	Total Carrying Value		
Wellington Place at Olde Town	31,373	13,753	36,059	49,812	18,201	14,770	53,243	68,013	36,833	2
Andover House	—	14,357	51,577	65,934	4,506	14,401	56,039	70,440	31,072	2
Sullivan Place	—	1,137	103,676	104,813	8,303	1,510	111,606	113,116	58,347	2
Courts at Huntington Station	—	27,749	111,878	139,627	1,495	27,752	113,370	141,122	8,987	2
METROPOLITAN D.C.	31,373	62,905	336,062	398,967	155,663	74,004	480,626	554,630	173,973	
Calvert's Walk	—	4,408	24,692	29,100	7,732	4,884	31,948	36,832	21,879	1
20 Lambourne	—	11,750	45,590	57,340	8,131	12,224	53,247	65,471	27,526	2
BALTIMORE, MD	—	16,158	70,282	86,440	15,863	17,108	85,195	102,303	49,405	
TOTAL MID-ATLANTIC REGION NORTHEAST REGION	31,373	79,063	406,344	485,407	171,526	91,112	565,821	656,933	223,378	
10 Hanover Square	—	41,432	218,983	260,415	12,581	41,571	231,425	272,996	66,557	2
95 Wall Street	—	57,637	266,255	323,892	8,793	57,972	274,713	332,685	88,704	2
NEW YORK, NY	—	99,069	485,238	584,307	21,374	99,543	506,138	605,681	155,261	
14 North	—	10,961	51,175	62,136	7,672	11,094	58,714	69,808	20,723	2
BOSTON, MA	—	10,961	51,175	62,136	7,672	11,094	58,714	69,808	20,723	
TOTAL NORTHEAST REGION SOUTHEAST REGION	—	110,030	536,413	646,443	29,046	110,637	564,852	675,489	175,984	
Legacy Hill	—	1,148	5,867	7,015	9,351	1,882	14,484	16,366	11,674	1
Hickory Run	—	1,469	11,584	13,053	11,462	2,216	22,299	24,515	15,071	1
Carrington Hills	—	2,117	—	2,117	35,400	4,577	32,940	37,517	22,595	1
Brookridge	—	708	5,461	6,169	5,621	1,283	10,507	11,790	7,439	1
Breckenridge	—	766	7,714	8,480	5,109	1,383	12,206	13,589	8,613	1
Polo Park	23,550	4,583	16,293	20,876	16,798	5,781	31,893	37,674	23,980	2
NASHVILLE, TN	23,550	10,791	46,919	57,710	83,741	17,122	124,329	141,451	89,372	
Inlet Bay	—	7,702	23,150	30,852	16,397	9,505	37,744	47,249	28,569	1
MacAlpine Place	—	10,869	36,858	47,727	8,897	11,699	44,925	56,624	30,408	2

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TAMPA, FL	—	18,571	60,008	78,579	25,294	21,204	82,669	103,873	58,977
The Reserve and Park at Riverbridge	39,787	15,968	56,401	72,369	11,036	16,721	66,684	83,405	43,050
OTHER FLORIDA	39,787	15,968	56,401	72,369	11,036	16,721	66,684	83,405	43,050
TOTAL SOUTHEAST REGION	63,337	45,330	163,328	208,658	120,071	55,047	273,682	328,729	191,399
TOTAL OPERATING COMMUNITIES COMMERCIAL	435,549	742,885	2,065,213	2,808,098	857,449	835,264	2,830,283	3,665,547	1,405,677
Circle Towers Office Bldg	—	1,407	—	1,407	6,110	1,380	6,137	7,517	3,138
TOTAL COMMERCIAL	—	1,407	—	1,407	6,110	1,380	6,137	7,517	3,138
Other (b)	—	—	—	—	1,640	—	1,640	1,640	—
TOTAL CORPORATE	—	—	—	—	1,640	—	1,640	1,640	—
TOTAL COMMERCIAL & CORPORATE	—	1,407	—	1,407	7,750	1,380	7,777	9,157	3,138
Deferred Financing Costs	\$(1,575 )								
TOTAL REAL ESTATE OWNED	\$433,974	\$744,292	\$2,065,213	\$2,809,505	\$865,199	\$836,644	\$2,838,060	\$3,674,704	\$1,408,815

(a) Date of construction or date of last major renovation.

(b) Includes unallocated accruals and capital expenditures.

The aggregate cost for federal income tax purpose was approximately \$3.1 billion at December 31, 2016 (unaudited).

The estimated depreciable lives for all buildings in the latest Consolidated Statements of Operations are 35 to 55 years.

UNITED DOMINION REALTY, L.P.  
 SCHEDULE III — REAL ESTATE OWNED - (Continued)  
 DECEMBER 31, 2016  
 (In thousands)

3-YEAR ROLLFORWARD OF REAL ESTATE OWNED AND ACCUMULATED DEPRECIATION

The following is a reconciliation of the carrying amount of total real estate owned at December 31, (in thousands):

	2016	2015	2014
Balance at beginning of the year	\$3,630,905	\$4,238,770	\$4,188,480
Real estate acquired	—	139,627	—
Capital expenditures and development	71,720	61,196	91,682
Real estate sold	(27,921 )	(180,069 )	(41,013 )
Real estate deconsolidated	—	(628,479 )	—
Casualty-related impairment of assets	—	(140 )	(379 )
Balance at end of year	\$3,674,704	\$3,630,905	\$4,238,770

The following is a reconciliation of total accumulated depreciation for real estate owned at December 31, (in thousands):

	2016	2015	2014
Balance at beginning of the year	\$1,281,258	\$1,403,303	\$1,241,574
Depreciation expense for the year	144,942	168,495	178,719
Accumulated depreciation on sales	(17,385 )	(67,177 )	(16,674 )
Accumulated depreciation on property deconsolidated	—	(223,363 )	—
Write off of accumulated depreciation on casualty-related impaired assets	—	—	(316 )
Balance at end of year	\$1,408,815	\$1,281,258	\$1,403,303

## EXHIBIT INDEX

The exhibits listed below are filed as part of this Report. References under the caption "Location" to exhibits or other filings indicate that the exhibit or other filing has been filed, that the indexed exhibit and the exhibit referred to are the same and that the exhibit referred to is incorporated by reference. Management contracts and compensatory plans or arrangements filed as exhibits to this Report are identified by an asterisk. The Commission file number for UDR, Inc.'s Exchange Act filings referenced below is 1-10524. The Commission file number for United Dominion Realty, L.P.'s Exchange Act filings is 333-156002-01.

Exhibit	Description	Location
2.01	Partnership Interest Purchase and Exchange Agreement dated as of September 10, 1998, by and between UDR, Inc., United Dominion Realty, L.P., American Apartment Communities Operating Partnership, L.P., AAC Management LLC, Schnitzer Investment Corp., Fox Point Ltd. and James D. Klingbeil including as an exhibit thereto the proposed form of the Third Amended and Restated Limited Partnership Agreement of United Dominion Realty, L.P.	Exhibit 2(d) to UDR, Inc.'s Form S-3 Registration Statement (Registration No. 333-64281) filed with the Commission on September 25, 1998.
2.02	Agreement of Purchase and Sale dated as of August 13, 2004, by and between United Dominion Realty, L.P., a Delaware limited partnership, as Buyer, and Essex The Crest, L.P., a California limited partnership, Essex El Encanto Apartments, L.P., a California limited partnership, Essex Hunt Club Apartments, L.P., a California limited partnership, and the other signatories named as Sellers therein.	Exhibit 2.1 to UDR, Inc.'s Current Report on Form 8-K dated September 28, 2004 and filed with the Commission on September 29, 2004.
2.03	First Amendment to Agreement of Purchase and Sale dated as of September 29, 2004, by and between United Dominion Realty, L.P., a Delaware limited partnership, as Buyer, and Essex The Crest, L.P., a California limited partnership, Essex El Encanto Apartments, L.P., a California limited partnership, Essex Hunt Club Apartments, L.P., a California limited partnership, and the other signatories named as Sellers therein.	Exhibit 2.2 to UDR, Inc.'s Current Report on Form 8-K dated September 29, 2004 and filed with the Commission on October 5, 2004.
2.04	Second Amendment to Agreement of Purchase and Sale dated as of October 26, 2004, by and between United Dominion Realty, L.P., a Delaware limited partnership, as Buyer, and Essex The Crest, L.P., a California limited partnership, Essex El Encanto Apartments, L.P., a California limited partnership, Essex Hunt Club Apartments, L.P., a California limited partnership, and the other signatories named as Sellers therein.	Exhibit 2.3 to UDR, Inc.'s Current Report on Form 8-K/A dated September 29, 2004 and filed with the Commission on November 1, 2004.
2.05	Agreement of Purchase and Sale dated as of January 23, 2008, by and between UDR, Inc., United Dominion Realty, L.P., UDR Texas Properties LLC, UDR Western Residential, Inc., UDR South Carolina Trust, UDR Ohio Properties, LLC, UDR of Tennessee, L.P., UDR of NC, Limited Partnership, Heritage Communities L.P., Governour's Square of Columbus Co., Fountainhead Apartments Limited Partnership, AAC Vancouver I, L.P., AAC Funding Partnership III, AAC Funding Partnership II and DRA Fund VI LLC.	Exhibit 2.1 to UDR, Inc.'s Current Report on Form 8-K dated January 23, 2008 and filed with the Commission on January 29, 2008.

Exhibit	Description	Location
2.06	First Amendment to Agreement of Purchase and Sale dated as of February 14, 2008, by and between UDR, Inc., United Dominion Realty, L.P., UDR Texas Properties LLC, UDR Western Residential, Inc., UDR South Carolina Trust, UDR Ohio Properties, LLC, UDR of Tennessee, L.P., UDR of NC, Limited Partnership, Heritage Communities L.P., Governour's Square of Columbus Co., Fountainhead Apartments Limited Partnership, AAC Vancouver I, L.P., AAC Funding Partnership III, AAC Funding Partnership II and DRA Fund VI LLC.	Exhibit 2.2 to UDR, Inc.'s Current Report on Form 8-K/A dated March 3, 2008 and filed with the Commission on May 2, 2008.
2.07	Contribution Agreement by and among Home Properties, L.P., UDR, Inc., United Dominion Realty, L.P. and LSREF 4 Lighthouse Acquisitions, LLC, dated June 22, 2015 (UDR, Inc. and United Dominion Realty, L.P. have omitted certain schedules and exhibits pursuant to Item 601(b)(2) of Regulation S-K and shall furnish supplementally to the Commission copies of any of the omitted schedules and exhibits upon request by the Commission.)	Exhibit 2.1 to UDR, Inc.'s Current Report on Form 8-K dated and filed with the Commission on June 22, 2015.
2.08	Amendment Agreement, dated as of August 27, 2015, by and among UDR, Inc., United Dominion Realty, L.P., Home Properties, Inc., Home Properties, L.P., LSREF4 Lighthouse Acquisitions, LLC LSREF4 Lighthouse Corporate Acquisitions, LLC and LSREF4 Lighthouse Operating Acquisitions, LLC.	Exhibit 2.1 to UDR, Inc.'s Quarterly Report on Form 10-Q for the quarter ended September 30, 2015.
3.01	Articles of Restatement of UDR, Inc.	Exhibit 3.09 to UDR, Inc.'s Current Report on Form 8-K dated July 27, 2005 and filed with the Commission on August 1, 2005.
3.02	Articles of Amendment to the Articles of Restatement of UDR, Inc. dated and filed with the State Department of Assessments and Taxation of the State of Maryland on March 14, 2007.	Exhibit 3.2 to UDR, Inc.'s Current Report on Form 8-K dated March 14, 2007 and filed with the Commission on March 15, 2007.
3.03	Articles of Amendment to the Articles of Restatement of UDR, Inc. dated August 30, 2011 and filed with the State Department of Assessments and Taxation of the State of Maryland on August 31, 2011.	Exhibit 3.1 to UDR, Inc.'s Current Report on Form 8-K dated August 29, 2011 and filed with the Commission on September 1, 2011.
3.04	Articles Supplementary relating to UDR, Inc.'s 6.75% Series G Cumulative Redeemable Preferred Stock dated and filed with the State Department of Assessments and Taxation of the State of Maryland on May 30, 2007.	Exhibit 3.4 to UDR, Inc.'s Form 8-A Registration Statement dated and filed with the Commission on May 30, 2007.
3.05	Amended and Restated Bylaws of UDR, Inc. (as amended through May 12, 2016).	Exhibit 3.1 to UDR, Inc.'s Current Report on Form 8-K dated May 12, 2016 and filed with the

Commission on May 18, 2016.

- 3.06 Certificate of Limited Partnership of United Dominion Realty, L.P. dated as of February 19, 2004.
- 3.07 Amended and Restated Agreement of Limited Partnership of United Dominion Realty, L.P. dated as of February 23, 2004.
- Exhibit 3.4 to United Dominion Realty, L.P.'s Post-Effective Amendment No. 1 to Registration Statement on Form S-3 dated and filed with the Commission on October 15, 2010.
- Exhibit 10.23 to UDR, Inc.'s Annual Report on Form 10-K for the year ended December 31, 2003.
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Exhibit	Description	Location
3.08	First Amendment to the Amended and Restated Agreement of Limited Partnership of United Dominion Realty, L.P. dated as of June 24, 2005.	Exhibit 10.06 to UDR, Inc.'s Quarterly Report on Form 10-Q for the quarter ended June 30, 2005.
3.09	Second Amendment to the Amended and Restated Agreement of Limited Partnership of United Dominion Realty, L.P. dated as of February 23, 2006.	Exhibit 10.6 to UDR, Inc.'s Quarterly Report on Form 10-Q for the quarter ended March 31, 2006.
3.10	Third Amendment to the Amended and Restated Agreement of Limited Partnership of United Dominion Realty, L.P. dated as of February 2, 2007.	Exhibit 99.1 to UDR, Inc.'s Quarterly Report on Form 10-Q for the quarter ended September 30, 2009.
3.11	Fourth Amendment to the Amended and Restated Agreement of Limited Partnership of United Dominion Realty, L.P. dated as of December 27, 2007.	Exhibit 10.25 to UDR, Inc.'s Annual Report on Form 10-K for the year ended December 31, 2007.
3.12	Fifth Amendment to the Amended and Restated Agreement of Limited Partnership of United Dominion Realty, L.P. dated as of March 7, 2008.	Exhibit 10.53 to UDR, Inc.'s Annual Report on Form 10-K for the year ended December 31, 2008.
3.13	Sixth Amendment to the Amended and Restated Agreement of Limited Partnership of United Dominion Realty, L.P. dated as of December 9, 2008.	Exhibit 10.1 to UDR, Inc.'s Current Report on Form 8-K dated December 9, 2008 and filed with the Commission on December 10, 2008.
3.14	Seventh Amendment to the Amended and Restated Agreement of Limited Partnership of United Dominion Realty, L.P., dated as of March 13, 2009.	Exhibit 10.1 to UDR, Inc.'s Current Report on Form 8-K dated March 18, 2009 and filed with the Commission on March 19, 2009.
3.15	Eighth Amendment to the Amended and Restated Agreement of Limited Partnership of United Dominion Realty, L.P., dated as of November 17, 2010.	Exhibit 10.1 to UDR, Inc.'s Current Report on Form 8-K dated and filed with the Commission on November 18, 2010.
3.16	Ninth Amendment to the Amended and Restated Agreement of Limited Partnership of United Dominion Realty, L.P., dated as of December 4, 2015.	Exhibit 10.1 to UDR, Inc.'s Current Report on Form 8-K dated December 4, 2015 and filed with the Commission on December 10, 2015.
4.01	Form of UDR, Inc. Common Stock Certificate.	Exhibit 4.1 to UDR, Inc.'s Current Report on Form 8-K dated March 14, 2007 and filed with the Commission on March 15, 2007.
4.02	Senior Indenture dated as of November 1, 1995, by and between UDR, Inc. and First Union National Bank of Virginia, N.A., as trustee.	Exhibit 4(ii)(h)(1) to UDR, Inc.'s Quarterly Report on Form 10-Q for the quarter ended June 30, 1996.
4.03	Supplemental Indenture dated as of June 11, 2003, by and between UDR, Inc. and Wachovia Bank, National Association, as trustee.	Exhibit 4.03 to UDR, Inc.'s Current Report on Form 8-K dated June 17, 2004 and filed with the Commission on June 18, 2004.

4.04 Subordinated Indenture dated as of August 1, 1994 by and between UDR, Inc. and Crestar Bank, as trustee.

Exhibit 4(i)(m) to UDR, Inc.'s Form S-3 Registration Statement (Registration No. 33-64725) filed with the Commission on November 15, 1995.

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Exhibit	Description	Location
4.05	Form of UDR, Inc. Senior Debt Security.	Exhibit 4(i)(n) to UDR, Inc.'s Form S-3 Registration Statement (Registration No. 33-64725) filed with the Commission on November 15, 1995.
4.06	Form of UDR, Inc. Subordinated Debt Security.	Exhibit 4(i)(p) to UDR, Inc.'s Form S-3 Registration Statement (Registration No. 33-55159) filed with the Commission on August 19, 1994.
4.07	Form of UDR, Inc. Fixed Rate Medium-Term Note, Series A.	Exhibit 4.01 to UDR, Inc.'s Current Report on Form 8-K dated March 20, 2007 and filed with the Commission on March 22, 2007.
4.08	Form of UDR, Inc. Floating Rate Medium-Term Note, Series A.	Exhibit 4.02 to UDR, Inc.'s Current Report on Form 8-K dated March 20, 2007 and filed with the Commission on March 22, 2007.
4.09	UDR, Inc. 4.25% Medium-Term Note, Series A due June 2018, issued May 23, 2011.	Exhibit 4.16 to UDR, Inc.'s Annual Report on Form 10-K for the year ended December 31, 2013.
4.10	UDR, Inc. 4.625% Medium-Term Note, Series A due January 2022, issued January 10, 2012.	Exhibit 4.17 to UDR, Inc.'s Annual Report on Form 10-K for the year ended December 31, 2013.
4.11	UDR, Inc. 3.70% Medium-Term Note, Series A due October 2020, issued September 26, 2013.	Exhibit 4.18 to UDR, Inc.'s Annual Report on Form 10-K for the year ended December 31, 2013.
4.12	Indenture dated as of April 1, 1994, by and between UDR, Inc. and Nationsbank of Virginia, N.A., as trustee.	Exhibit 4(ii)(f)(1) to UDR, Inc.'s Quarterly Report on Form 10-Q for the quarter ended March 31, 1994.
4.13	Supplemental Indenture dated as of August 20, 2009, by and between UDR, Inc. and U.S. Bank National Association, as trustee, to UDR, Inc.'s Indenture dated as of April 1, 1994.	Exhibit 4.1 to UDR, Inc.'s Current Report on Form 8-K dated August 20, 2009 and filed with the Commission on August 21, 2009.
4.14	Guaranty of United Dominion Realty, L.P. with respect to UDR, Inc.'s Indenture dated as of November 1, 1995.	Exhibit 99.1 to UDR, Inc.'s Current Report on Form 8-K dated and filed with the Commission on September 30, 2010.
4.15	Guaranty of United Dominion Realty, L.P. with respect to UDR, Inc.'s Indenture dated as of October 12, 2006.	Exhibit 99.2 to UDR, Inc.'s Current Report on Form 8-K dated and filed with the

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Commission on September 30, 2010.

4.16 First Supplemental Indenture among UDR, Inc., United Dominion Realty, L.P. and U.S. Bank National Association, as Trustee, dated as of May 3, 2011, relating to UDR, Inc.'s Medium-Term Notes, Series A, due Nine Months or More from Date of Issue.

Exhibit 4.1 to UDR, Inc.'s Current Report on Form 8-K filed with the Commission on May 4, 2011.

4.17 UDR, Inc. 3.75% Medium-Term Note, Series A due October 2024, issued June 26, 2014.

Exhibit 4.1 to UDR, Inc.'s Quarterly Report on Form 10-Q for the quarter ended June 30, 2014.

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Exhibit	Description	Location
4.18	UDR, Inc.'s 4.00% Medium-Term Note, Series A due October 2025, issued September 22, 2015.	Exhibit 4.23 to UDR, Inc.'s Annual Report on Form 10-K for the year ended December 31, 2015.
4.19	UDR, Inc. 2.950% Medium-Term Note, Series A due September 2026, issued August 23, 2016.	Exhibit 4.1 to UDR, Inc.'s Quarterly Report on Form 10-Q for the quarter ended September 30, 2016.
10.01*	UDR, Inc. 1999 Long-Term Incentive Plan (as amended and restated February 2, 2017).	Filed herewith.
10.02*	Form of UDR, Inc. Restricted Stock Award Agreement under the 1999 Long-Term Incentive Plan.	Filed herewith.
10.03*	Form of UDR, Inc. Restricted Stock Award Agreement for awards outside of the 1999 Long-Term Incentive Plan.	Exhibit 99.3 to UDR, Inc.'s Current Report on Form 8-K dated March 19, 2007 and filed with the Commission on March 19, 2007.
10.04*	Form of UDR, Inc. Notice of Performance Contingent Restricted Stock Award.	Exhibit 10.2 to UDR, Inc.'s Current Report on Form 8-K dated May 2, 2006 and filed with the Commission on May 8, 2006.
10.05*	Description of UDR, Inc. Shareholder Value Plan.	Exhibit 10(x) to UDR, Inc.'s Annual Report on Form 10-K for the year ended December 31, 1999.
10.06*	Description of UDR, Inc. Executive Deferral Plan.	Exhibit 10(xi) to UDR, Inc.'s Annual Report on Form 10-K for the year ended December 31, 1999.
10.07*	Indemnification Agreement by and between UDR, Inc. and each of its directors and officers listed on Schedule A thereto.	Filed herewith.
10.08	Amended and Restated Master Credit Facility Agreement dated as of June 24, 2002 by and between UDR, Inc. and Green Park Financial Limited Partnership, as amended through February 14, 2007.	Exhibit 10.41 to UDR, Inc.'s Annual Report on Form 10-K for the year ended December 31, 2006.
10.09	Limited Liability Company Agreement of UDR Texas Ventures LLC, a Delaware limited liability company, dated as of November 5, 2007.	Exhibit 10.1 to UDR, Inc.'s Current Report on Form 8-K dated November 5, 2007 and filed with the Commission on November 9, 2007.
10.10*	Letter Agreement between UDR, Inc. and Thomas M. Herzog, dated May 12, 2016.	Exhibit 10.1 to UDR, Inc.'s Current Report on Form 8-K dated May 12, 2016 and filed with the Commission on May 18, 2016.
10.11		

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Subordination Agreement dated as of April 16, 1998, by and  
between UDR, Inc. and United Dominion Realty, L.P.

Exhibit 10(vi)(a) to UDR, Inc.'s Quarterly  
Report on Form 10-Q for the quarter ended  
March 31, 1998.

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Exhibit	Description	Location
10.12	ATM Equity Offering <sup>SM</sup> Sales Agreement among UDR, Inc., Merrill Lynch, Pierce, Fenner & Smith Incorporated, Citigroup Global Markets Inc., Credit Suisse Securities (USA) LLC, J.P. Morgan Securities LLC and Morgan Stanley & Co. LLC, dated April 4, 2012.	Exhibit 1.1 to UDR, Inc.'s Current Report on Form 8-K dated April 4, 2012 and filed with the Commission on April 5, 2012.
10.13	Third Amended and Restated Distribution Agreement among UDR, Inc., United Dominion Realty, L.P., as Guarantor, Citigroup Global Markets Inc., Deutsche Bank Securities Inc., J.P. Morgan Securities LLC, Merrill Lynch, Pierce, Fenner & Smith Incorporated, Morgan Stanley & Co. Incorporated and Wells Fargo Securities, LLC, as Agents, dated September 1, 2011, with respect to the issue and sale by UDR, Inc. of its Medium-Term Notes, Series A Due Nine Months or More From Date of Issue.	Exhibit 1.2 to UDR, Inc.'s Current Report on Form 8-K dated and filed with the Commission on September 1, 2011.
10.14	Credit Agreement, dated as of October 20, 2015, by and among UDR, Inc., as borrower, and the lenders and agents party thereto.	Exhibit 10.1 to UDR, Inc.'s Current Report on Form 8-K dated October 20, 2015 and filed with the Commission on October 26, 2015.
10.15	Guaranty of United Dominion Realty, L.P., dated as of October 20, 2015, with respect to the Credit Agreement, dated as of October 20, 2015.	Exhibit 10.2 to UDR, Inc.'s Current Report on Form 8-K dated October 20, 2015 and filed with the Commission on October 26, 2015.
10.16	Aircraft Time Sharing Agreement dated as of November 11, 2016, by and between UDR, Inc. and Thomas W. Toomey.	Filed herewith.
10.17	Aircraft Time Sharing Agreement dated as of November 11, 2016, by and between UDR, Inc. and Warren L. Troupe.	Filed herewith.
10.18	Amendment No.1, dated July 29, 2014, to the ATM Equity Offering <sup>SM</sup> Sales Agreement among UDR, Inc., Merrill Lynch, Pierce, Fenner & Smith Incorporated, Citigroup Global Markets Inc., Credit Suisse Securities (USA) LLC, J.P. Morgan Securities LLC and Morgan Stanley & Co. LLC, dated April 4, 2012.	Exhibit 1.1 to UDR, Inc.'s Current Report on Form 8-K dated July 29, 2014 and filed with the Commission on July 31, 2014.
10.19	Amendment No. 1, dated July 29, 2014, to the Third Amended and Restated Distribution Agreement among UDR, Inc., United Dominion Realty, L.P., as Guarantor, Citigroup Global Markets Inc., Deutsche Bank Securities Inc., J.P. Morgan Securities LLC, Merrill Lynch, Pierce, Fenner & Smith Incorporated, Morgan Stanley & Co. Incorporated and Wells Fargo Securities, LLC, as Agents, dated September 1, 2011, with respect to the issue and sale by UDR, Inc. of its Medium-Term Notes, Series A Due Nine Months or More From Date of Issue.	Exhibit 1.2 to UDR, Inc.'s Current Report on Form 8-K dated July 29, 2014 and filed with the Commission on July 31, 2014.
10.20		

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Underwriting Agreement between UDR, Inc. and Credit Suisse Securities (USA) LLC dated August 19, 2015.

Exhibit 1.1 to UDR, Inc.'s Current Report on Form 8-K dated August 19, 2015 and filed with the Commission on August 24, 2015.

10.21 Agreement of Limited Partnership of UDR Lighthouse DownREIT L.P., dated as of October 5, 2015, as amended.

Exhibit 10.21 to UDR, Inc.'s Annual Report on Form 10-K for the year ended December 31, 2015.

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Exhibit	Description	Location
10.22*	Class 1 LTIP Unit Award Agreement	Exhibit 10.22 to UDR, Inc.'s Annual Report on Form 10-K for the year ended December 31, 2015.
10.23*	Notice of Class 2 LTIP Unit Award	Exhibit 10.23 to UDR, Inc.'s Annual Report on Form 10-K for the year ended December 31, 2015.
10.24	First Amendment, dated January 20, 2017, to the Credit Agreement, dated as of October 20, 2015, by and among UDR, Inc., as borrower, and the lenders and agents party thereto.	Filed herewith.
12.1	Computation of Ratio of Earnings to Combined Fixed Charges and Preferred Stock Dividends of UDR, Inc.	Filed herewith.
12.2	Computation of Ratio of Earnings to Fixed Charges of United Dominion Realty, L.P.	Filed herewith.
21	Subsidiaries of UDR, Inc. and United Dominion Realty, L.P.	Filed herewith.
23.1	Consent of Independent Registered Public Accounting Firm for UDR, Inc.	Filed herewith.
23.2	Consent of Independent Registered Public Accounting Firm for United Dominion Realty, L.P.	Filed herewith.
23.3	Consent of Independent Registered Public Accounting Firm for UDR Lighthouse DownREIT L.P.	Filed herewith.
31.1	Rule 13a-14(a) Certification of the Chief Executive Officer of UDR, Inc.	Filed herewith.
31.2	Rule 13a-14(a) Certification of the Chief Financial Officer of UDR, Inc.	Filed herewith.
31.3	Rule 13a-14(a) Certification of the Chief Executive Officer of United Dominion Realty, L.P.	Filed herewith.
31.4	Rule 13a-14(a) Certification of the Chief Financial Officer of United Dominion Realty, L.P.	Filed herewith.
32.1	Section 1350 Certification of the Chief Executive Officer of UDR, Inc.	Filed herewith.
32.2	Section 1350 Certification of the Chief Financial Officer of UDR, Inc.	Filed herewith.

32.3 Section 1350 Certification of the Chief Executive Officer of United Dominion Realty, L.P. Filed herewith.

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Exhibit	Description	Location
32.4	Section 1350 Certification of the Chief Financial Officer of United Dominion Realty, L.P.	Filed herewith.
99.1	UDR Lighthouse DownREIT L.P. financial statements as required under Rule 3-09 of Regulation S-X.	Filed herewith.
101	<p>XBRL (Extensible Business Reporting Language). The following materials from this Annual Report on Form 10-K for the period ended December 31, 2016, formatted in XBRL: (i) consolidated balance sheets of UDR, Inc., (ii) consolidated statements of operations of UDR, Inc., (iii) consolidated statements of comprehensive income/(loss) of UDR, Inc., (iv) consolidated statements of changes in equity of UDR, Inc., (v) consolidated statements of cash flows of UDR, Inc., (vi) notes to consolidated financial statements of UDR, Inc., (vii) consolidated balance sheets of United Dominion Realty, L.P., (viii) consolidated statements of operations of United Dominion Realty, L.P., (ix) consolidated statements of comprehensive income/(loss) of United Dominion Realty, L.P.; (x) consolidated statements of changes in capital of United Dominion Realty, L.P., (xi) consolidated statements of cash flows of United Dominion Realty, L.P. and (xii) notes to consolidated financial statements of United Dominion Realty, L.P.</p>	
*	Management Contract or Compensatory Plan or Arrangement	