

AFFORDABLE RESIDENTIAL COMMUNITIES INC  
Form SC 13G  
February 13, 2006

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

SCHEDULE 13G

UNDER THE SECURITIES EXCHANGE ACT OF 1934  
(AMENDMENT NO. )\*

AFFORDABLE RESIDENTIAL COMMUNITIES INC  
(Name of Issuer)

COMMON STOCK, PAR VALUE \$0.01 PER SHARE  
(Title of Class of Securities)

008273104  
(CUSIP Number)

DECEMBER 31, 2005  
(Date of Event which Requires Filing  
of this Statement)

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

- Rule 13d-1(b)  
 Rule 13d-1(c)  
 Rule 13d-1(d)

\*The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter the disclosures provided in a prior cover page.

The information required on the remainder of this cover page shall not be deemed to be "filed" for the purpose of Section 18 of the Securities Exchange Act of 1934 ("Act") or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act (however, see the Notes).

Continued on following pages  
Page 1 of 9 Pages

1 Names of Reporting Persons  
I.R.S. Identification Nos. of above persons (entities only)

PERRY CORP.

2 Check the Appropriate Box If a Member of a Group (See Instructions)  
a.   
b.

3 SEC Use Only

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4           Citizenship or Place of Organization

NEW YORK

|                                     |   |                                     |
|-------------------------------------|---|-------------------------------------|
| Number of<br>Shares                 | 5 | Sole Voting Power<br>3,961,500      |
| Beneficially<br>Owned By            | 6 | Shared Voting Power<br>0            |
| Each<br>Reporting<br>Person<br>With | 7 | Sole Dispositive Power<br>3,961,500 |
|                                     | 8 | Shared Dispositive Power<br>0       |

9           Aggregate Amount Beneficially Owned by Each Reporting Person

3,961,500

10          Check Box If the Aggregate Amount in Row (9) Excludes Certain  
Shares (See Instructions)

[ ]

11          Percent of Class Represented By Amount in Row (9)

9.66%

12          Type of Reporting Person (See Instructions)

IA, CO

2

1           Names of Reporting Persons  
I.R.S. Identification Nos. of above persons (entities only)

RICHARD C. PERRY

2           Check the Appropriate Box If a Member of a Group (See Instructions)

a.           [ ]

b.           [ ]

3           SEC Use Only

4           Citizenship or Place of Organization

UNITED STATES

|                                     |   |                                     |
|-------------------------------------|---|-------------------------------------|
| Number of<br>Shares                 | 5 | Sole Voting Power<br>3,961,500      |
| Beneficially<br>Owned By            | 6 | Shared Voting Power<br>0            |
| Each<br>Reporting<br>Person<br>With | 7 | Sole Dispositive Power<br>3,961,500 |
|                                     | 8 | Shared Dispositive Power            |

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0

9 Aggregate Amount Beneficially Owned by Each Reporting Person  
3,961,500

10 Check Box If the Aggregate Amount in Row (9) Excludes Certain  
Shares (See Instructions)  
[ ]

11 Percent of Class Represented By Amount in Row (9)  
9.66%

12 Type of Reporting Person (See Instructions)  
IN, HC  
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ITEM 1(A) NAME OF ISSUER:

Affordable Residential Communities Inc. (the "Issuer").

ITEM 1(B) ADDRESS OF THE ISSUER'S PRINCIPAL EXECUTIVE OFFICES:

600 Grant Street, Suite 900  
Denver CO, 80203

ITEM 2(A) NAME OF PERSON FILING:

This statement is filed on behalf of each of the following persons  
(collectively, the "Reporting Persons"):

- i) Perry Corp.; and
- ii) Richard C. Perry, in his capacities as the President and sole  
stockholder of Perry Corp. ("Mr. Perry").

This statement relates to Shares (as defined herein) held for the accounts  
of two or more private investment funds for which Perry Corp. acts as general  
partner and/or managing member of the general partner and/or investment adviser.

ITEM 2(B) ADDRESS OF PRINCIPAL BUSINESS OFFICE OR, IF NONE, RESIDENCE:

The address of the principal business office of each of the Reporting  
Persons is 767 Fifth Avenue, New York, New York 10153.

ITEM 2(C) CITIZENSHIP:

- 1) Perry Corp. is a New York corporation; and
- 2) Mr. Perry is a citizen of the United States.

ITEM 2(D) TITLE OF CLASS OF SECURITIES:

Common Stock, \$0.01 par value per share (the "Shares").

ITEM 2(E) CUSIP NUMBER:

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008273104

ITEM 3. IF THIS STATEMENT IS FILED PURSUANT TO RULE 13D-1(B), OR 13D-2(B) OR (C), CHECK WHETHER THE PERSON FILING IS A:

- i) Perry Corp. is an investment adviser registered under Section 203 of the Investment Advisers Act of 1940.
- ii) Mr. Perry is a control person of Perry Corp.

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ITEM 4. OWNERSHIP:

ITEM 4(A) AMOUNT BENEFICIALLY OWNED:

As of the Date of Event, each of the Reporting Persons may be deemed to be the beneficial owner of 3,961,500 Shares.

ITEM 4(B) PERCENT OF CLASS:

As of the Date of Event, the number of Shares outstanding was 41,027,689 according to the Issuer's Quarterly Report on Form 10-Q for the quarter ended September 30, 2005 filed on November 14, 2005. As of the Date of Event, each of the Reporting Persons may be deemed to be the beneficial owner of approximately 9.66% of the total number of Shares outstanding.

ITEM 4(C) NUMBER OF SHARES AS TO WHICH SUCH PERSON HAS:

PERRY CORP.

- (i) Sole power to vote or direct the vote
- (ii) Shared power to vote or to direct the vote
- (iii) Sole power to dispose or to direct the disposition of
- (iv) Shared power to dispose or to direct the disposition of

MR. PERRY

- (i) Sole power to vote or direct the vote
- (ii) Shared power to vote or to direct the vote
- (iii) Sole power to dispose or to direct the disposition of
- (iv) Shared power to dispose or to direct the disposition of

ITEM 5. OWNERSHIP OF FIVE PERCENT OR LESS OF A CLASS:

This Item 5 is not applicable.

ITEM 6. OWNERSHIP OF MORE THAN FIVE PERCENT ON BEHALF OF ANOTHER PERSON:

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The limited partners of (or investors in) each of the private investment funds for which Perry Corp. acts as general partner and/or managing member of the general partner and/or investment adviser have the right to participate in the receipt of dividends from, or proceeds from the sale of, the securities held for the accounts of their respective funds in accordance with their respective limited partnership interest (or investment percentages) in their respective funds.

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ITEM 7. IDENTIFICATION AND CLASSIFICATION OF THE SUBSIDIARY WHICH ACQUIRED THE SECURITY BEING REPORTED ON BY THE PARENT HOLDING COMPANY:

Perry Corp. is the relevant entity for which Mr. Perry may be considered a control person.

Perry Corp. is an investment adviser registered under the Investment Advisers Act of 1940.

ITEM 8. IDENTIFICATION AND CLASSIFICATION OF MEMBERS OF THE GROUP:

This Item 8 is not applicable.

ITEM 9. NOTICE OF DISSOLUTION OF GROUP:

This Item 9 is not applicable.

ITEM 10. CERTIFICATION:

By signing below each of the Reporting Persons certifies that, to the best of such person's knowledge and belief, the securities referred to above were acquired and are held in the ordinary course of business and were not acquired and are not held for the purpose of or with the effect of changing or influencing the control of the Issuer of such securities and were not acquired and are not held in connection with or as a participant in any transaction having such purpose or effect.

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SIGNATURES

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

Date: February 10, 2006

PERRY CORP.

By: Richard C. Perry  
Title: President

By: /s/ Michael C. Neus

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Michael C. Neus  
Attorney-in-Fact

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Date: February 10, 2006

RICHARD C. PERRY

By: /s/ Michael C. Neus

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Michael C. Neus  
Attorney-in-Fact

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EXHIBIT INDEX

PAGE

A. Joint Filing Agreement, dated as of February 10, 2006, by and among the Reporting  
Persons.....

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EXHIBIT A

JOINT FILING AGREEMENT

The undersigned hereby agree that the statement on Schedule 13G with respect to the Common Stock, \$0.01 par value, of Affordable Residential Communities Inc., dated as of February 10, 2006, is, and any amendments thereto (including amendments on Schedule 13D) signed by each of the undersigned shall be, filed on behalf of each of us pursuant to and in accordance with the provisions of Rule 13d-1(k) under the Securities Exchange Act of 1934.

Date: February 10, 2006

PERRY CORP.

By: Richard C. Perry

Title: President

By: /s/ Michael C. Neus

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Michael C. Neus  
Attorney-in-Fact

Date: February 10, 2006

RICHARD C. PERRY

By: /s/ Michael C. Neus

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Michael C. Neus  
Attorney-in-Fact

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