POST PROPERTIES INC Form SC 13G/A February 13, 2004

> SECURITIES & EXCHANGE COMMISSION Washington, D.C. 20549

> > SCHEDULE 13G (Rule 13d-102)

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

> Post Properties Inc. (Name of Issuer)

Common Stock, \$.01 Par Value (Title of Class of Securities)

737464107 (CUSIP Number)

December 31, 2003 (Date of event which requires filing of this statement)

Check the appropriate box to designate the rule pursuant to which this Schedule 13G is filed:

[] Rule 13d-1(b) [X] Rule 13d-1(c) [] Rule 13d-1(d)

(Page 1 of 18 Pages)

*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 in the remainder of this cover page shall not be deemed to be "filed" for purposes 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).

CUSIP No. 737464107

13G

Page 2 of 18 Pages

(1) NAMES OF REPORTING PERSONS
 I.R.S. IDENTIFICATION NO.
 OF ABOVE PERSONS (ENTITIES ONLY)
 High Rise Partners, L.P.
 13-4064404

| (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** | | Eugai Filing. FUST FROFERTIES INC - FUTILIS | 5 130/A |
|---|-------------|--|----------------|
| (4) CITIZENSHIP OR PLACE OF ORGANIZATION Delaware NUMBER OF (5) SOLE VOTING POWER SHARES -0- SHARES -0- BENEFICIALLY (6) SHARED VOTING POWER BENEFICIALLY (6) SHARED VOTING POWER BENEFICIALLY (6) SHARED DISPOSITIVE POWER REPORTING -0- REPORTING -0- REPORTING -0- (1) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) 487,717 (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) 1.3% (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.3% (12) TYPE OF REPORTING PERSON ** PN (12) TYPE OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. Page 3 of 18 Page (1) NAMES OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) (1) NAMES OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A CROUP ** (a) [X] (3) SEC USE ONLY (b | (2) | CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP | (a) [X] |
| Delaware NUMBER OF (5) SOLE VOTING POWER SHARES BENEFICIALLY (6) SHARED VOTING POWER GNUED BY EACH (7) SOLE DISPOSITIVE POWER -0- REPORTING PERSON WITH (8) SHARED DISPOSITIVE POWER -0- (10) CHECK BOX IF THE AGGREGATE AMOUNT (10) CHECK BOX IF THE AGGREGATE AMOUNT (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.33 (12) TYPE OF REPORTING PERSON ** (11) PERFORTING PERSON ** (12) TYPE OF REPORTING PERSON ** (12) TYPE OF REPORTING PERSONS I.R.S. IDENTIFICATION PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) High Rise Institutional Partners, L.P. 13-4094401 (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** (3) SEC USE ONLY | (3) | SEC USE ONLY | |
| SHARES | (4) | | |
| SHARES | NUMBER OF | | |
| 487,717 EACH (7) SOLE DISPOSITIVE POWER -0- REPORTING | SHARES | -0- | |
| OWNED BY EACH (7) SOLE DISPOSITIVE POWER REPORTING | BENEFICIALL | | |
| -0- REPORTING | OWNED BY | | |
| REPORTING PERSON WITH (8) SHARED DISPOSITIVE POWER 487,717 (9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 487,717 (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES ** [] (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.3% (12) TYPE OF REPORTING PERSON ** PN ** SEE INSTRUCTIONS BEFORE FILLING OUT! (1) NAMES OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) High Rise Institutional Partners, L.P. 13-4094401 (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** (3) SEC USE ONLY | EACH | | |
| 487,717 (9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES ** (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) (12) TYPE OF REPORTING PERSON ** PN ** SEE INSTRUCTIONS BEFORE FILLING OUT! CUSIP No. 737464107 13G Page 3 of 18 Page (1) NAMES OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) High Rise Institutional Partners, L.P. 13-4094401 (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** (a) [X] (3) SEC USE ONLY | REPORTING | | |
| BY EACH REPORTING PERSON 487,717 (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES ** [] (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) (12) TYPE OF REPORTING PERSON ** PN (12) TYPE OF REPORTING PERSON ** ** SEE INSTRUCTIONS BEFORE FILLING OUT! CUSIP No. 737464107 13G (1) NAMES OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) High Rise Institutional Partners, L.P. 13-4094401 (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** (a) [X] (b) [] (3) SEC USE ONLY | PERSON WITH | | |
| 487,717 (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES ** (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) (12) TYPE OF REPORTING PERSON ** (12) TYPE OF REPORTING PERSONS (13) NAMES OF REPORTING PERSONS (14) NAMES OF REPORTING PERSONS (15) I.R.S. IDENTIFICATION NO. (16) MADUATION SON (ENTITIES ONLY) High Rise Institutional Partners, L.P. (17) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** (3) SEC USE ONLY | (9) | AGGREGATE AMOUNT BENEFICIALLY OWNED | |
| IN ROW (9) EXCLUDES CERTAIN SHARES ** [] (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.3% (12) TYPE OF REPORTING PERSON ** PN ** SEE INSTRUCTIONS BEFORE FILLING OUT! CUSIP NO. 737464107 13G Page 3 of 18 Page (1) NAMES OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) High Rise Institutional Partners, L.P. 13-4094401 (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** (a) [X] (b) [] (3) SEC USE ONLY | | | |
| BY AMOUNT IN ROW (9) 1.3% (12) TYPE OF REPORTING PERSON ** Image: state of the state | (10) | | [] |
| *** SEE INSTRUCTIONS BEFORE FILLING OUT! *** SEE INSTRUCTIONS BEFORE FILLING OUT! CUSIP No. 737464107 13G Page 3 of 18 Page (1) NAMES OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) High Rise Institutional Partners, L.P. 13-4094401 (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** (a) [X] (b) [] | (11) | BY AMOUNT IN ROW (9) | |
| CUSIP No. 737464107 13G Page 3 of 18 Page (1) NAMES OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) High Rise Institutional Partners, L.P. 13-4094401 (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** (a) [X] (b) [] (3) SEC USE ONLY | (12) | | |
| <pre>(1) NAMES OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) High Rise Institutional Partners, L.P. 13-4094401 (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** (a) [X] (b) []</pre> (3) SEC USE ONLY | | ** SEE INSTRUCTIONS BEFORE FILLING OUT! | |
| <pre>I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) High Rise Institutional Partners, L.P. 13-4094401 (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** (a) [X] (b) []</pre> | CUSIP No. 7 | '37464107 13G Page | e 3 of 18 Page |
| (a) [X] (b) [] (3) SEC USE ONLY | (1) | I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) High Rise Institutional Partne: | rs, L.P. |
| (3) SEC USE ONLY | (2) | CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP | (a) [X] |
| | (3) | SEC USE ONLY | |
| | | | |

| | | | De | laware | | |
|--------------|---------|------------------------------------|--------------|--------------|-------------|----------|
| NUMBER OF | (5) | SOLE VOTING PC | WER | -0- | | |
| SHARES | | | | | | |
| BENEFICIALLY | (6) | SHARED VOTING | POWER | 793,546 | | |
| OWNED BY | | | | | | |
| EACH | (7) | SOLE DISPOSITI | VE POWER | -0- | | |
| REPORTING | | | | | | |
| PERSON WITH | (8) | SHARED DISPOSI | | 793,546 | | |
| (9) | | ATE AMOUNT BENE H REPORTING PER | | D 793,546 | | |
| (10) | CHECK | BOX IF THE AGGR | FCATE AMOUNT | | | |
| (10) | | (9) EXCLUDES C | | ** | [] | |
| | | T OF CLASS REPR UNT IN ROW (9) | ESENTED | | | |
| | | | | 2.1% | | |
| (12) | TYPE O | F REPORTING PER | SON ** | PN | | |
| | | ** SEE INSTRUC | TIONS BEFORE | FILLING OUT | Γ! | |
| | | | | | | |
| | | | | | | |
| CUSIP No. 73 | 7464107 | | 13G | Ε | Page 4 of 2 | 18 Pages |
| | I.R.S. | | NO. | ty Fund, L. | .P. | |
| (2) | CHECK T | HE APPROPRIATE | | ER OF A GRO |)UP ** | |
| | | | | | (a) (b) | |
| (3) | SEC USE | | | | | |
| (4) | CITIZEN | SHIP OR PLACE C | | N laware | | |
| NUMBER OF | (5) | SOLE VOTING PC | WER | | | |
| SHARES | | | | -0- | | |
| BENEFICIALLY | (6) | SHARED VOTING | POWER | 198,300 | | |

| OWNED BY | | |
|-------------|---|--------------|
| EACH | (7) SOLE DISPOSITIVE POWER | -0- |
| REPORTING | | |
| PERSON WITH | (8) SHARED DISPOSITIVE POWER | 198,300 |
| (9) | AGGREGATE AMOUNT BENEFICIALLY OWNE | D |
| | BY EACH REPORTING PERSON | 198,300 |
| (10) | CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES | ** [] |
| (11) | PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) | |
| | | 0.5% |
| (12) | TYPE OF REPORTING PERSON ** | PN |
| | ** SEE INSTRUCTIONS BEFORE | FILLING OUT! |

13G Page 5 of 18 Pages CUSIP No. 737464107 _____ (1) NAMES OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) Cedar Bridge Institutional Fund, L.P. 77-0597412 _____ (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** (a) [X] (b) [] _____ (3) SEC USE ONLY _____ (4) CITIZENSHIP OR PLACE OF ORGANIZATION Delaware _____ _____ NUMBER OF (5) SOLE VOTING POWER -0-SHARES _____ -----BENEFICIALLY (6) SHARED VOTING POWER 55**,**200 OWNED BY _____ EACH (7) SOLE DISPOSITIVE POWER -0-REPORTING ------PERSON WITH (8) SHARED DISPOSITIVE POWER

| | | 55,200 |
|------|---|--------------|
| (9) | AGGREGATE AMOUNT BENEFICIALLY OWNE BY EACH REPORTING PERSON | 55,200 |
| (10) | CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES | ** [] |
| (11) | PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) | 0.1% |
| (12) | TYPE OF REPORTING PERSON ** | PN |
| | ** SEE INSTRUCTIONS BEFORE 1 | FILLING OUT! |

CUSIP No. 737464107 13G Page 6 of 18 Pages _____ (1) NAMES OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) High Rise Capital Advisors, L.L.C. 13-4094399 _____ (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** (a) [X] (b) [] _____ (3) SEC USE ONLY _____ (4) CITIZENSHIP OR PLACE OF ORGANIZATION Delaware _____ NUMBER OF (5) SOLE VOTING POWER -0-SHARES _____ _____ BENEFICIALLY (6) SHARED VOTING POWER 1,534,763 OWNED BY _____ EACH (7) SOLE DISPOSITIVE POWER -0-REPORTING _____ PERSON WITH (8) SHARED DISPOSITIVE POWER 1,534,763 _____ (9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 1,534,763 -------_____ (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES ** []

| (11) | PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) |
|--------------|---|
| | 4.0% |
| (12) | TYPE OF REPORTING PERSON ** OO |
| | ** SEE INSTRUCTIONS BEFORE FILLING OUT! |
| CUSIP No. 73 | 37464107 13G Page 7 of 18 Pa |
| (1) | NAMES OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) Bridge Realty Advisors, L.L.C. 36-4448205 |
| (2) | CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ** (a) [X] (b) [] |
| (3) | SEC USE ONLY |
| (4) | CITIZENSHIP OR PLACE OF ORGANIZATION Delaware |
| NUMBER OF | (5) SOLE VOTING POWER |
| SHARES | -0- |
| BENEFICIALLY | Y (6) SHARED VOTING POWER 253,500 |
| EACH | (7) SOLE DISPOSITIVE POWER -0- |
| | (8) SHARED DISPOSITIVE POWER 253,500 |
| (9) | AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 253,500 |
| (10) | CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES ** [] |
| (11) | PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 0.7% |
| | |

CUSIP No. 737464107

13G Page 8 of 18 Pages

| (1) | NAMES OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) High Rise Capital Management, L. 13-4094397 | .P. | |
|-------------------------|---|------------|----------|
| (2) | CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP ' | (a) (b) | |
| (3) | SEC USE ONLY | | |
| (4) | CITIZENSHIP OR PLACE OF ORGANIZATION Delaware | | |
| NUMBER OF | (5) SOLE VOTING POWER -0- | | |
| SHARES | | | |
| BENEFICIALL OWNED BY | Y (6) SHARED VOTING POWER 386,037 | | |
| EACH | (7) SOLE DISPOSITIVE POWER -0- | | |
| REPORTING | | | |
| PERSON WITH | (8) SHARED DISPOSITIVE POWER 386,037 | | |
| (9) | AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 386,037 | | |
| (10) | CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES ** | [] | |
| (11) | PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.0% | | |
| (12) | TYPE OF REPORTING PERSON ** PN | | |
| | ** SEE INSTRUCTIONS BEFORE FILLING OUT! | | |
| | | | |
| CUSIP No. 7 | 37464107 13G Page | 9 of | 18 Pages |
| (1) | NAMES OF REPORTING PERSONS I.R.S. IDENTIFICATION NO. OF ABOVE PERSONS (ENTITIES ONLY) Zankel Management GP, L.L.C. | | |
| (2) | CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP * | (a) | [X] |

| | | | | | | (b) | гı |
|-----------------|--|---|---------------------------------|-----------|------|---------------|---------|
| (3) | SEC USE ON | | | | | | L] |
| (4) | CITIZENSHI | P OR PLACE OF O | | Jaware | | | |
| IUMBER OF | (5) SO | LE VOTING POWER | | -0- | | | |
| HARES | | | | | | | |
| ENEFICIALL | Y (6) SH | ARED VOTING POW | ER | 206 027 | | | |
| WNED BY | | | | 386,037 | | | |
| CACH | (7) SO | LE DISPOSITIVE | POWER | 0 | | | |
| REPORTING | | | | -0- | | | |
| ERSON WITH | (8) SH | ARED DISPOSITIV | | 386,037 | | | |
| (9) | | AMOUNT BENEFIC | | 386,037 | | | |
| (10) | | IF THE AGGREGA | | ** | | [] | |
| (11) | | DF CLASS REPRESE DF IN ROW (9) | | 1.0% | | | |
| (12) | TYPE OF R | EPORTING PERSON | ** | 00 | | | |
| | * * | SEE INSTRUCTIO | NS BEFORE E | FILLING O | UT! | | |
| | | | | | | | |
| USIP No. 7 | 37464107 | | 13G | | Page | 10 of | 18 1 |
| CUSIP No. 7 | NAMES OF R I.R.S. IDE | EPORTING PERSON NTIFICATION NO. ERSONS (ENTITIE Arthur | S ONLY) | | Page | 10 of | 18 : |
| (1) | NAMES OF R I.R.S. IDE OF ABOVE P | NTIFICATION NO. PERSONS (ENTITIE | S S ONLY) Zankel | | | | [X] |
| (1) | NAMES OF R I.R.S. IDE OF ABOVE P | NTIFICATION NO. ERSONS (ENTITIE Arthur APPROPRIATE BOX | S ONLY) Zankel IF A MEMBH | | | ** (a) | [X] |

| NUMBER OF | (5) | SOLE VO | TING POWER | | 50,000 | | |
|---|---|---|--|---|--|------------------|---------------------|
| SHARES | | | | | | | |
| BENEFICIALLY | (6) | SHARED V | VOTING POWER | | 1,920,800 | | |
| OWNED BY | | | | | | | |
| EACH | (7) | SOLE DI: | SPOSITIVE PO | WER | 50,000 | | |
| REPORTING | | | | | | | |
| PERSON WITH | (8) | SHARED I | DISPOSITIVE | | 1,920,800 | | |
| | | | NT BENEFICIA ING PERSON | LLY OWNE | 1,970,800 | | |
| (10) | CHECK | | HE AGGREGATE | | | | |
| | IN ROV | V (9) EXC | LUDES CERTAI | N SHARES | ** [|] | |
| | PERCEN | | SS REPRESENT W (9) | | | | |
| | | | - (-) | | 5.1% | | |
| (12) | TYPE (| OF REPORT | ING PERSON * | * | IN | | |
| | | ** SEE 1 | INSTRUCTIONS | BEFORE | FILLING OUT! | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| CUSIP No. 73 | 746410 | 7 | | 13G | Page | 11 of | 18 Pages |
| (1) | NAMES (I.R.S. OF ABOV | DF REPORT IDENTIFIC VE PERSON | ING PERSONS CATION NO. S (ENTITIES David O'C | ONLY) | Page | 11 of | 18 Pages |
| (1) | NAMES (I.R.S. OF ABOV | DF REPORT IDENTIFIC VE PERSON | CATION NO. S (ENTITIES David O'C | ONLY) onnor | Page ER OF A GROUP | | 18 Pages |
| (1) | NAMES (I.R.S. OF ABOV | DF REPORT IDENTIFIC VE PERSON | CATION NO. S (ENTITIES David O'C | ONLY) onnor | | ** (a) | [X] |
| (1) | NAMES (I.R.S. OF ABOV CHECK 7 | DF REPORT IDENTIFIC /E PERSON THE APPROI | CATION NO. S (ENTITIES David O'C | ONLY) onnor F A MEMBI | ER OF A GROUP | ** | [X] |
| (1) | NAMES (I.R.S. OF ABOV CHECK T SEC USE | DF REPORT IDENTIFIC /E PERSON THE APPROI | CATION NO. S (ENTITIES David O'C PRIATE BOX I | ONLY) onnor F A MEMBI | ER OF A GROUP | ** (a) | [X] |
| (1) | NAMES (I.R.S. OF ABOV CHECK T SEC USE | DF REPORT IDENTIFIC /E PERSON THE APPROI | CATION NO. S (ENTITIES David O'C PRIATE BOX I | ONLY) onnor F A MEMBI ANIZATIO | ER OF A GROUP | ** (a) (b) | [X] [] |
| (1) | NAMES (I.R.S. OF ABOV CHECK T SEC USH CITIZEN | DF REPORT IDENTIFIC /E PERSON THE APPROI E ONLY | CATION NO. S (ENTITIES David O'C PRIATE BOX I PRIATE BOX I PLACE OF ORG | ONLY) onnor F A MEMBI ANIZATIO | ER OF A GROUP | ** (a) (b) | [X] [] |
| (1) (2) (3) (4) | NAMES (I.R.S. OF ABOV CHECK T SEC USH CITIZEN | DF REPORT IDENTIFIC /E PERSON THE APPROI E ONLY | CATION NO. S (ENTITIES David O'C PRIATE BOX I PRIATE BOX I PLACE OF ORG | ONLY) onnor F A MEMBI ANIZATIO | ER OF A GROUP | (a) (b) | [X] [] ca |
| (1) (2) (3) (4) NUMBER OF | NAMES (I.R.S. OF ABOV CHECK T SEC USH CITIZEN (5) | DF REPORT IDENTIFIC /E PERSON THE APPROI | CATION NO. S (ENTITIES David O'C PRIATE BOX I PRIATE BOX I PLACE OF ORG TING POWER | ONLY) onnor F A MEMBI ANIZATIOI Un | ER OF A GROUP T N ited States of 1,000 | (a) (b) | [X] [] ca |
| (1) (2) (3) (4) NUMBER OF SHARES | NAMES (I.R.S. OF ABOV CHECK T SEC USH CITIZEN (5) (6) | DF REPORT: IDENTIFIC VE PERSONS THE APPROP CONLY NSHIP OR D SOLE VO SHARED Y | CATION NO. S (ENTITIES David O'C PRIATE BOX I PRIATE BOX I PLACE OF ORG TING POWER | ONLY) onnor F A MEMBI ANIZATIOI Un. | ER OF A GROUP T N ited States of 1,000 1,920,800 | (a) (b) | [X] [] ca |
| (1) (2) (3) (4) NUMBER OF SHARES BENEFICIALLY | NAMES (I.R.S. OF ABOV CHECK T SEC USH CITIZEN (5) (6) | DF REPORT: IDENTIFIC VE PERSONS THE APPROP E ONLY NSHIP OR D SOLE VO SHARED | CATION NO. S (ENTITIES David O'C PRIATE BOX I PRIATE BOX I PLACE OF ORG TING POWER | ONLY) onnor F A MEMBI | ER OF A GROUP T N ited States of 1,000 1,920,800 | (a) (b) | [X] [] ca |

| PERSON WITH | (8) SHARED DISPOSITIVE POWER | 1,920,800 |
|------------------------------|---|--|
| (9) | AGGREGATE AMOUNT BENEFICIALLY OWN BY EACH REPORTING PERSON | IED |
| | CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARE | |
| | PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) | 5.0% |
| (12) | TYPE OF REPORTING PERSON ** | IN |
| | ** SEE INSTRUCTIONS BEFORE | FILLING OUT! |
| CUSIP No. 73 | 37464107 13G | Page 12 of 18 Pages |
| Item 1(a). | Name of Issuer: | |
| The nar | me of the issuer is Post Properties | , Inc. (the "Company"). |
| Item 1(b). | Address of Issuer's Principal E | Executive Offices: |
| 4401 Norths: Suite 800 | mpany's principal executive office ide Parkway 30327-3057 | is located at |
| Item 2(a). | Name of Person Filing: | |
| This st | tatement is filed by: | |
| ("HRP"), wit directly own | (i) High Rise Partners, L.P., ath respect to shares of Common Stocned by it; | |
| | (ii) High Rise Institutional Part("HRIP" and together with HRP, theto shares of Common Stock (as def | e "High Rise Partnerships"), |
| | i) Cedar Bridge Realty Fund, L.P., th respect to shares of Common Stoc ned by it; | |
| and together | (iv) Cedar Bridge Institutional ("CBI" and together with CBR, the r with HRP, HRIP and CBR, the "Part ommon Stock (as defined in Item 2(d | "Cedar Bridge Partnerships" nerships"), with respect to |
| of the High | (v) High Rise Capital Advisors, ompany (the "General Partner"), whi Rise Partnerships and as sole mana .L.C., with respect to shares of Co | ch serves as the general partner ging member of Bridge Realty |

Advisors, L.L.C., with respect to shares of Common Stock as defined in Item 2(d) below) directly owned by each of the Partnerships;

(vi) Bridge Realty Advisors, L.L.C., a Delaware limited liability company (the "CB General Partner"), which serves as the general partner to the Cedar Bridge Partnerships, with respect to shares of Common Stock (as defined in Item 2(d) below) directly owned by each of the Cedar Bridge Partnerships;

(vii) High Rise Capital Management, L.P., a Delaware limited partnership (the "Investment Manager"), which serves as investment manager to and has investment discretion over the securities held by managed accounts.

CUSIP No. 737464107 13G Page 13 of 18 Pages

(viii) Zankel Management GP L.L.C, a Delaware limited liability company which serves as the general partner to the Investment Manager and has investment discretion over the securities held by managed accounts.

(ix) Mr. Arthur Zankel ("Mr. Zankel") who serves as the managing member of the General Partner the CB General Partner, Zankel Management GP L.L.C. and senior managing partner of the Investment Manager, with respect to shares of Common Stock owned by the Partnerships, certain other managed accounts and individually.

(x) Mr. David O'Connor("Mr. O'Connor") who serves as managing member of the General Partner and the CB General Partner and President of the Investment manager, with respect to shares of Common Stock owned by the Partnerships, certain other managed accounts and individually.

The Partnerships, the General Partner, the CB General Partner, the Investment Manager, Zankel Management GP L.L.C, Mr. Zankel and Mr. O'Connor are hereinafter sometimes collectively referred to as the "Reporting Persons." Any disclosures herein with respect to persons other than the Reporting Persons are made on information and belief after making inquiry to the appropriate party.

Item 2(b). Address of Principal Business Office or, if None, Residence:

The address of the business office of each of the Reporting Persons is 535 Madison Avenue 26th Floor New York, NY 10022.

Item 2(c). Citizenship:

Each of the Partnerships, the General Partner, the CB General Partner and the Investment Manager is organized under the laws of the State of Delaware. Messrs. Zankel and O'Connor are citizens of the United States of America.

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

Common Stock, \$.01 Par Value (the "Common Stock")

Item 2(e). CUSIP Number:

737464107

Page 14 of 18 Pages

Item 3. If this statement is filed pursuant to Rules 13d-1(b) or 13d-2(b) or(c), check whether the person filing is a:

- (a) [] Broker or dealer registered under Section 15 of the Act,
- (b) [] Bank as defined in Section 3(a)(6) of the Act,
- (c) [] Insurance Company as defined in Section 3(a)(19) of the Act,
- (d) [] Investment Company registered under Section 8 of the Investment Company Act of 1940,
- (e) [] Investment Adviser in accordance with Rule 13d-1(b)(1)(ii)(E),
- (f) [] Employee Benefit Plan or Endowment Fund in accordance with Rule 13d-1(b)(1)(ii)(F),
- (g) [] Parent Holding Company or control person in accordance with Rule 13d-1(b)(1)(ii)(G),
- (h) [] Savings Association as defined in Section 3(b) of the Federal Deposit Insurance Act,
- (i) [] Church Plan that is excluded from the definition of an investment company under Section 3(c)(14) of the Investment Company Act of 1940,
- (j) [] Group, in accordance with Rule 13d-1(b)(1)(ii)(J).

If this statement is filed pursuant to 13d-1(c), check this box: [X]

Item 4. Ownership.

A. High Rise Partners, L.P.

- (a) Amount beneficially owned: 487,717
- (b) Percent of class: 1.3% The percentages used herein and in the rest of this Schedule 13G are calculated based upon the 38,002,848 shares of Common Stock issued and outstanding on November 7, 2003, as reflected in the Company's Form 10- Q for the quarterly period ended September 30, 2003.
- (c) Number of shares as to which such person has:
 (i) Sole power to vote or direct the vote: (ii) Shared power to vote or direct the vote: 487,717
 (iii) Sole power to dispose or direct the disposition:(iv) Shared power to dispose or direct the disposition: 487,717

B. High Rise Institutional Partners, L.P.

- (a) Amount beneficially owned: 793,546
- (b) Percent of class: 2.1%
- (c) Number of shares as to which such person has:
 (i) Sole power to vote or direct the vote: (ii) Shared power to vote or direct the vote: 793,546
 (iii) Sole power to dispose or direct the disposition: (iv) Shared power to dispose or direct the disposition: 793,546

13G

Page 15 of 18 Pages

C. Cedar Bridge Realty Fund, L.P.

- (a) Amount beneficially owned: 198,300
- (b) Percent of class: 0.5%

| (c) | <pre>Number of shares as to which such person has: (i) Sole power to vote or direct the vote: - (ii) Shared power to vote or direct the vote: 198,300 (iii) Sole power to dispose or direct the disposition:- (iv) Shared power to dispose or direct the disposition: 198,300</pre> |
|---------------|---|
| (a) (b) | <pre>Bridge Institutional Fund, L.P. Amount beneficially owned: 55,200 Percent of class: 0.1% Number of shares as to which such person has: (i) Sole power to vote or direct the vote: - (ii) Shared power to vote or direct the vote: 55,200 (iii) Sole power to dispose or direct the disposition: - (iv) Shared power to dispose or direct the disposition: 55,200</pre> |
| (a) (b) | Rise Capital Advisors, L.L.C. Amount beneficially owned: 1,534,763 Percent of class: 4.0% Number of shares as to which such person has: (i) Sole power to vote or direct the vote: - (ii) Shared power to vote or direct the vote: 1,534,763 (iii) Sole power to dispose or direct the disposition: - (iv) Shared power to dispose or direct the disposition: 1,534,763 |
| (a) (b) | Realty Advisors, L.L.C. Amount beneficially owned: 253,500 Percent of class: 0.7% Number of shares as to which such person has: (i) Sole power to vote or direct the vote: - (ii) Shared power to vote or direct the vote: 253,500 (iii) Sole power to dispose or direct the disposition: - (iv) Shared power to dispose or direct the disposition: 253,500 |
| (a) (b) | Rise Capital Management, L.P. Amount beneficially owned: 386,037 Percent of class: 1% Number of shares as to which such person has: (i) Sole power to vote or direct the vote: 386,037 (ii) Shared power to vote or direct the vote:- (iii) Sole power to dispose or direct the disposition: 386,037 (iv) Shared power to dispose or direct the disposition: - |
| CUSIP No. 737 | 464107 13G Page 16 of 18 Pages |
| (a) (b) | <pre>Management GP L.L.C. Amount beneficially owned: 386,037 Percent of class: 1% Number of shares as to which such person has: (i) Sole power to vote or direct the vote: 386,037 (ii) Shared power to vote or direct the vote:- (iii) Sole power to dispose or direct the disposition:</pre> |

386,037

(iv) Shared power to dispose or direct the disposition: -

I. Arthur Zankel

- (a) Amount beneficially owned: 1,970,800
- (b) Percent of class: 5.1%
- (c) Number of shares as to which such person has:
 - (i) Sole power to vote or direct the vote: 50,000
 - (ii) Shared power to vote or direct the vote: 1,920,800(iii) Sole power to dispose or direct the disposition:
 - 50,000 (iv) Shared power to dispose or direct the disposition: 1,920,800
- J. David O'Connor
 - (a) Amount beneficially owned: 1,921,800
 - (b) Percent of class: 5.0%
 - (c) Number of shares as to which such person has:
 (i) Sole power to vote or direct the vote: 1,000
 (ii) Shared power to vote or direct the vote: 1,920,800
 (iii) Sole power to dispose or direct the disposition:
 1,000
 - (iv) Shared power to dispose or direct the disposition: 1,920,800

Item 5. Ownership of Five Percent or Less of a Class.

Not applicable.

CUSIP No. 737464107

13G

Page 17 of 18 Pages

Item 6. Ownership of More than Five Percent on Behalf of Another Person. Each of the High Rise Partnerships are private investment partnerships, the sole general partner of which is the General Partner. As the sole general partner of each of the High Rise Partnerships, the General Partner has the power to vote and dispose of the Securities owned by each of the High Rise Partnerships and, accordingly, may be deemed the "beneficial owner" of such Securities. The managing members of the General Partner are Arthur Zankel and David O'Connor.

Each of the Cedar Bridge Partnerships are private investment partnerships, the sole general partner of which is the CB General Partner. As the sole general partner of each of the Cedar Bridge Partnerships, the CB General Partner has the power to vote and dispose of the Securities owned by each of the Cedar Bridge Partnerships and, accordingly, may be deemed the "beneficial owner" of such Securities. The managing member of the CB General Partner is the General Partner. The managing members of the General Partner are Arthur Zankel and David O'Connor.

Pursuant to an investment advisory contract, High Rise Capital Management, L.P. currently has the power to vote and dispose of the Securities held for the account of certain managed accounts and, accordingly, may be deemed the "beneficial owner" of such Securities. The general partner of High Rise Capital Management, L.P. is Zankel Management GP L.L.C. Arthur Zankel is managing member of Zankel Management GP L.L.C. David O'Connor is the President of High Rise Capital Management, L.P. and shares investment management duties with Mr. Zankel.

Item 7. Identification and Classification of the Subsidiary Which Acquired

the Security Being Reported on by the Parent Holding Company.

Not applicable.

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

See Item 2.

Item 9. Notice of Dissolution of Group.

Not applicable.

CUSIP No. 737464107 13G Page 18 of 18 Pages

Item 10. Certification.

Each of the Reporting Persons hereby makes the following certification:

By signing below I certify that, to the best of my knowledge and belief, the securities referred to above were not acquired and are not held for the purpose of or with the effect of changing or influencing the control of the issuer of the securities and were not acquired and are not held in connection with or as a participant in any transaction having that purpose or effect.

SIGNATURE

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

Management GP L.L.C.

DATED: February 13, 2004

/s/ David O'Connor _____ David O'Connor Individually; And as managing member of: (a) High Rise Capital Advisors, LLC;, for itself and as (i) the general partner of High Rise Partners, L.P. (ii) the general partner of High Rise Institutional Partners, L.P. (iii) the managing member of Bridge Realty Advisors, L.L.C, as general partnerof: (A) Cedar Bridge Realty Fund, L.P.; and (B) Cedar Bridge Institutional Fund, L.P. and (b) High Rise Capital Management, L.P. for itself and as the investment manager of the Partnerships and separate accounts /s/ Arthur Zankel _____ Arthur Zankel Individually; And as the managing member of Zankel