

Largest Indianapolis-Area Multifamily Property Management Firms

(Ranked by local multifamily units managed)

RANK 2015 rank	FIRM ADDRESS TELEPHONE / WEBSITE	MULTIFAMILY UNITS MANAGED:* LOCAL TOTAL	PERCENT OF LOCAL PROPERTIES OWNED LOCAL COMPLEXES MANAGED FTE LOCAL EMPLOYEES	TYPES OF PROPERTIES MANAGED	LARGEST PROPERTIES MANAGED / UNITS / RENTAL RANGE FOR TWO-BEDROOM UNIT	OTHER TYPES OF REAL ESTATE MANAGED	HEAD(S) OF LOCAL OPERATIONS, TITLE(S)	ESTAB. LOCALLY HQ CITY
1 3	Flaherty & Collins Properties 8900 Keystone Crossing, Suite 1200, 46240 (317) 816-9300 / fco.com	12,155 17,205	27 DND DND	elderly, market rate, sections 8 and 42	Westlake / 1,381 / \$519-\$679 Axis / 336 / \$1,830-\$2,550 The Blvd at Anson / 296 / \$1,110-\$1,410	retail	David M. Flaherty, CEO; Jerry K. Collins, president	1993 Indianapolis
2 1	Kirkpatrick Management Co. Inc. 5702 Kirkpatrick Way, 46220 (317) 570-4358 / ekirkpatrick.com	11,075 14,925	0 102 DND	market rate, sections 8 and 42	Three Fountains / 342 / \$533-\$744 Mayfield Green / 344 / \$483-\$573 Harvard Square / 342 / \$408-\$509	NA	Robert S. Kirkpatrick, president	1973 Indianapolis
3 2	Barrett & Stokely Inc. 3755 E. 82nd St., Suite 300, 46240 (317) 845-4171 / barrettandstokely.com	8,513 12,505	47 33 DND	market rate, sections 8 and 42	Riley Towers / 525 / \$1,359-\$2,274 Astoria Park / 470 / \$785-\$968 Braeburn Village / 348 / \$550-\$674	office, retail	Alex Stokely, VP; John F. Sweeney, DND	1975 Indianapolis
4 6	Buckingham Cos. 941 N. Meridian St., 46204 (317) 974-1234 / buckingham.com	8,500 8,500	60 32 276	elderly, market rate, student, mixed use	Mohawk Hills / 548 / \$825-\$1,260 Providence at Old Meridian / 410 / \$760-\$2,600 Quail Run / 288 / \$929-\$1,365	industrial, office, retail	Scott Sladek, EVP	1984 Indianapolis
5 4	Gene B. Glick Co. Inc. 8425 Woodfield Crossing Blvd., Suite 300W, 46240 (317) 469-0400 / genebglick.com	7,230 19,814	100 38 307	elderly; market rate; sections 8, 42 and 236	Carriage House East I, II, III / 614 / \$499-\$559 Carriage House West II, III, IV / 540 / \$665-\$675 Woods of Eagle Creek I, II / 460 / \$620-\$707	NA	David O. Barrett, president, CEO	1947 Indianapolis
6 7	Pedcor Cos. 770 Third Ave. S.W., Carmel 46032 (317) 218-2687 / pedcorcompanies.com	3,808 16,609	98 27 150	elderly, market rate, sections 8 and 42	Lions Creek / 502 / \$645-\$855 Trotters Pointe I, II, III & IV / 496 / \$452-\$925 GreyStone I & II / 452 / \$646-\$999	office, retail	Bruce A. Cordingley, president, CEO; Phillip J. Stoffregen, COO, EVP	1987 Carmel
7 10	J.C. Hart Co. Inc. 805 City Center Drive, Suite 120, Carmel 46032 (317) 573-4800 / homeisjchart.com	3,734 4,312	96 15 120	market rate	StoneBridge / 322 / \$829-\$1,249 Legacy Towns & Flats / 364 / \$939-\$1,490 Linden Square Village / 298 / \$849-\$1,240	NA	John C. Hart, president	1976 Carmel
8 9	The Sexton Cos. 9001 N. Meridian St., 46260 (317) 846-4444 / sextonproperties.com	3,506 5,122	100 12 110	market rate	Lockefield Gardens / 493 / \$816-\$1,157 Westbury Court / 484 / \$764-\$939 Gardens of Canal Court / 421 / \$1,147-\$1,402	retail	G. Marlyne Sexton, owner	1962 Indianapolis
9 11	Samaritan Cos. 170 N. Perry Road, Plainfield 46168 (317) 777-6329 / samaritancompanies.com	3,379 4,215	DND DND DND	market rate, sections 8 and 42	Willow Glen South / 592 / \$615-\$775 Waterford / 356 / \$539-\$604 Aberdeen / 354 / \$765-\$855	NA	Tim Shrout, president	1991 Plainfield
10 12	Edward Rose & Sons 11611 N. Meridian St., Suite 800, Carmel 46032 (317) 297-3060 / edwardrose.com	3,344 60,000	100 7 143	market rate	Latitudes / 552 / \$724-\$1,054 Polo Run / 695 / \$529-\$999 Scarborough Lake / 653 / \$489-\$959	office	Michael E. Gorman, president	1970 Bloomfield Hills, Mich.
11 8	Greystone Property Management Corp. 8383 Craig St., Suite 240, 46250 (317) 594-0204 / greystco.com	2,897 6,521	0 9 80	market rate, sections 8 and 42, bond program	Lakeside Pointe at Nora / 588 / \$549-\$819 Estates at Crystal Bay / 432 / \$549-\$859 Fox Club / 336 / \$605-\$705	DND	Kerry Brewer, SVP	2005 Indianapolis
12 13	Justus Rental Properties Inc. 1398 N. Shadeland Ave., 46219 (317) 353-8311 / justus.net	2,704 3,004	100 6 185	elderly, market rate, section 42	Crestwood Village West / 830 / DND Crestwood Village South / 758 / DND Crestwood Village East / 496 / DND	industrial, office	Walter E. Justus, president	1910 Indianapolis
13 14	Sheehan Property Management Inc. 6930 Atrium Boardwalk S., Suite 100, 46250 (317) 579-9270 / sheehancompanies.com	2,619 3,276	80 11 67	elderly, market rate, section 8	River Stone / 424 / \$1,027-\$1,390 The Masters / 400 / \$886 Maple Knoll / 300 / \$976-\$1,198	retail	Chuck Townsend, president	2006 Indianapolis
14 15	Magna Properties Inc. 1712 N. Meridian St., Suite 300, 46202 (317) 921-1170 / magnaproperties.com	2,287 3,995	56 22 120	elderly, market rate, sections 8 and 42	Greentree / 450 / \$535-\$565 Stratford / 458 / \$499-\$599 Grand Oak Community / 301 / \$499-\$599	office	Mike A. Abdalla, president	2005 Indianapolis
15 17	Milhaus Management LLC 460 Virginia Ave., 46203 (317) 226-9500 / milhaus.com	2,281 4,575	30 13 90	market rate, student, mixed use	Addison Creek / 604 / \$599-\$649 Villas of Watermark / 266 / \$1,060-\$1,695 Artistry / 258 / \$1,589-\$1,935	retail	Alexandra S Jackiw, president	2012 Indianapolis
16 18	Towne Properties 1055 St. Paul Place, Cincinnati 45202 (513) 381-8696 / towneprop.com	2,100 131,000	0 9 60	market rate	Kingston Square / 523 / \$699-\$799 Lexington Park / 362 / \$599-\$699 Lawrence Landing / 354 / \$679-\$729	retail	Robert J. Wahlke, president; Benita K. Guadian, area manager	1961 Cincinnati
17 16	Regency Windsor Management Inc. 2935 20th St., Vero Beach, Fla. 32960 (772) 778-8240 / DND	2,054 2,318	100 4 DND	market rate	Sunblest / 608 / \$770-\$1,230 Woods of Britton / 521 / \$800-\$1,250 Sunlake / 485 / \$780-\$1,270	office, retail	Sue Anthony, regional vice president	1996 Vero Beach, Fla.
18 NR	Ardasley Management Corp. 3002 E. 56th St., 46220 (317) 259-0383 / ardsleymgmt.com	1,901 1,901	DND DND 13	market rate, section 8, HOA, condo association	DND	office	Kevin Schwarz, president	1984 Indianapolis
19 NR	TWG Management LLC 333 N. Pennsylvania St., Suite 100, 46204 (317) 264-1833 / twgdev.com	1,656 1,656	0 24 45	elderly, market rate, sections 8 and 42	Lockerbie Lofts / 215 / \$990-\$2,736 Pulliam Square / 145 / \$1,145-\$3,205 800 Cap Apartments / 111 / \$625-\$1,700	NA	Dennis Dye, principal	2009 Indianapolis
20 NR	NTS Development Co. 600 N. Hurstbourne Parkway, Suite 300, Louisville 40223 (502) 426-4800 / ntscommunities.com	1,499 5,843	83 6 35	market rate	Carmel Center / 322 / DND Castle Creek / 276 / DND The Park at Eagle Creek / 240 / DND	office	Deborah Ramsey, regional manager	1985 Louisville
21 21	Dominion Realty Inc. 8355 Rockville Road, Suite 210, 46234 (317) 271-8888 / dominionrealty.com	1,447 3,512	90 12 DND	elderly, market rate, section 8	Stafford Pointe / 378 / \$745-\$875 Willow Glen East / 320 / \$674-\$799 Moundford Terrace / 318 / \$530-\$750	industrial	Randy W. Prock, DND	1968 Indianapolis
22 20	Mark III Management Corp. 9615 E. 59th St., 46216 (317) 863-3131 / mark3.com	1,431 1,620	33 18 49	market rate, sections 8 and 42	Waterford Place / 260 / \$665-\$860 Creeside South / 190 / \$635-\$650 9000 Westfield / 98 / \$750-\$775	NA	Charles D. Pechette, president	1993 Indianapolis
23 23	Becovic Management Group of Indiana 12000 Exit 5 Parkway, Fishers 46037 (317) 570-0400 / becovicmgmt.com	1,128 1,410	90 5 35	market rate	Central Park at Metropolis / 304 / \$899-\$1,499 The Springs / 180 / \$969-\$1,369 Autumn Trails / 165 / \$475-\$699	office	Muhamed Becovic, president	2008 Fishers
24 24	Moynahan Williams Inc. 509 E. National Ave., 46227 (317) 784-5899 / moynahanwilliams.com	1,034 1,785	10 17 DND	elderly, market rate, sections 8 and 42, flex, HOA	Stratford Place / 120 / DND Northampton Village / 90 / DND Park Lane / 48 / DND	industrial, office, retail	Michael J. Williams, VP	1923 Indianapolis
25 25	M2 Property Group LLC 7399 N. Shadeland Ave., Suite 168, 46250 (888) 295-1638 / m2regroup.com	788 2,845	0 3 14	market rate, section 8, assisted living	Abney Lake / 460 / \$489-\$850 Woodcrest / 331 / \$658-\$767 Abington / 328 / \$639-\$784	office, retail	Scott Beals, director of operations	2005 Skokie, Ill.

COO=chief operating officer
DND=did not disclose
EVP=executive vice president
FTE=full-time equivalent
HOA=homeowners associations
LLC=limited liability company
NA=not applicable
NR=not ranked
SVP=senior vice president

Some firms may have been omitted due to lack of information or deadline restrictions.

The Indianapolis Business Journal list of largest Indianapolis-area multifamily property management firms is the most comprehensive available. For copies of this list, go to www.IBJ.com and click on the "lists" link.

Research by Terry Sowka
(current as of March 3, 2016)
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Information was provided by the individual firms and has not been independently verified.

Top 25 lists are compiled each December in the Book of Lists.

*includes apartments and condominiums