

Largest Indianapolis-Area Multifamily Property Management Firms

(Ranked by local multifamily units managed)

RANK 2016 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 1	Flaherty & Collins Properties One Indiana Square, Suite 3000, 46204 (317) 816-9300 / fico.com	13,261 17,714	30 65 DND	elderly market rate sections 8 and 42	Westlake / 1,381 / \$559-\$699 Axis / 336 / \$1,996-\$4,000 The Blvd at Anson / 296 / \$990-\$1,440	retail	David M. Flaherty, CEO; Jerry K. Collins, president	1993 Indianapolis
2 2	Kirkpatrick Management Co. Inc. 5702 Kirkpatrick Way, 46220 (317) 570-4358 / ekirkpatrick.com	10,937 15,903	0 105 DND	market rate	Three Fountains / 342 / \$533-\$744 Mayfield Green / 344 / \$483-\$573 Harvard Square / 342 / \$408-\$509	NA	Robert S. Kirkpatrick, president	1973 Indianapolis
3 3	Barrett & Stokely Inc. 3755 E. 82nd St., Suite 300, 46240 (317) 845-4171 / barrettandstokely.com	8,110 12,180	59 29 DND	market rate sections 8 and 42	Riley Towers / 525 / \$1,399-\$2,399 Astoria Park / 470 / \$688-\$845 Braeburn Village / 402 / \$560-\$689	office retail	Alex Stokely, VP	1975 Indianapolis
4 5	Gene B. Glick Co. Inc. 8801 River Crossing Blvd., Suite 200, 46240 (317) 469-0400 / genebglick.com	7,166 19,431	100 36 282	elderly market rate sections 8, 42 and 236	Carriage House East / 614 / \$504-\$564 Carriage House West II, III, IV / 540 / \$675-\$685 Woods of Eagle Creek I, II / 460 / \$735-\$772	NA	David O. Barrett, president, CEO	1947 Indianapolis
5 NR	Herman & Kittle Properties Inc. 500 E. 96th St., Suite 300, 46240 (317) 846-3111 / hermankittle.com	5,752 14,150	100 DND 250	elderly market rate sections 8 and 42	Landings at 56th Street / 378 / \$565-\$900 Copper Chase at Stones Crossing / 296 / \$900-\$1,400 Nora Commons on the Monon / 272 / \$700-\$1,000	NA	Jeffrey L. Kittle, president, CEO	1948 Indianapolis
6	Buckingham Cos. 941 N. Meridian St., 46204 (317) 974-1234 / buckingham.com	4,069 8,247	60 24 92	elderly market rate section 42 student, mixed use	Gramercy / 548 / \$795-\$1,435 Providence at Old Meridian / 410 / \$800-\$1,925 Willowbrook Lake / 392 / \$547-\$1,225	industrial office retail	Scott Sladek, EVP	1984 Indianapolis
6 7	J.C. Hart Co. Inc. 805 City Center Drive, Suite 120, Carmel 46032 (317) 573-4800 / homeisjchart.com	4,069 4,647	90 16 110	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 6	Pedcor Cos. 770 Third Ave. S.W., Carmel 46032 (317) 218-2687 / pedcorcompanies.com	3,697 17,515	98 27 DND	elderly market rate sections 8 and 42	Lions Creek / 502 / \$690-\$900 Trotters Pointe I, II, III & IV / 496 / \$646-\$1,029 GreyStone I & II / 452 / \$668-\$999	office retail	Bruce A. Cordingley, president, CEO; Phillip J. Stoffregen, EVP, COO	1987 Carmel
9	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 10	Edward Rose & Sons 11611 N. Meridian St., Suite 800, Carmel 46032 (317) 297-3060 / edwardrose.com	3,344 61,000	100 7 DND	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 12	Justus Rental Properties Inc. 1398 N. Shadeland Ave., 46219 (317) 353-8311 / justus.net	3,121 3,121	100 9 251	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
12 13	Sheehan Property Management Inc. 6930 Atrium Boardwalk S., Suite 100, 46250 (317) 579-9270 / sheehancompanies.com	2,474 3,418	72 11 56	elderly market rate section 8	River Stone / 424 / \$989-\$1,350 The Masters / 400 / \$905 Millstone of Noblesville / 230 / \$1,175-\$1,355	retail	Chuck Townsend, president	2006 Indianapolis
13 15	Milhaus Management LLC 460 Virginia Ave., 46203 (317) 226-9500 / milhaus.com	2,346 8,131	56 16 145	market rate section 8 student, mixed use	Addison Creek / 604 / \$610-\$700 Villas of Watermark / 266 / \$1,100-\$1,800 Artistry / 258 / \$1,600 - \$2,000	retail	Alexandra S. Jackiw, president	2013 Indianapolis
14 14	Magna Properties Inc. 1712 N. Meridian St., Suite 300, 46202 (317) 921-1170 / magnaproperties.com	2,307 4,075	56 23 122	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	Regency Windsor Management Inc. 2935 20th St., Vero Beach, Fla. 32960 (772) 778-8240 / DND	2,054 2,318	100 4 59	market rate	Sunblest / 608 / \$940-\$1,080 Woods of Britton / 521 / \$930-\$1,170 Sunlake / 485 / \$940-\$1,040	office	Sue Anthony, regional VP	1996 Vero Beach, Fla.
16 18	Ardasley Management Corp. 3002 E. 56th St., 46220 (317) 259-0383 / ardsleygmt.com	1,901 1,901	DND DND DND	market rate section 8 HOA, condominium association	DND	office	Kevin Schwarz, president	1984 Indianapolis
17 16	Towne Properties 1055 St. Paul Place, Cincinnati 45202 (513) 381-8696 / towneprop.com	1,671 14,600	0 5 DND	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
18 23	Becovic Management Group of Indiana 12000 Exit 5 Parkway, Fishers 46037 (317) 570-0400 / becovicgmt.com	1,565 2,003	90 8 DND	market rate	Central Park at Metropolis / 304 / \$899-\$1,499 The Springs / 180 / \$969-\$1,369 Garden Pointe / 304 / \$475-\$699	office	Muhammed Becovic, president	2008 Fishers
19 22	Mark III Management Corp. 9615 E. 59th St., 46216 (317) 863-3131 / mark3.com	1,527 1,716	33 18 51	market rate sections 8 and 42	Waterford Place / 260 / \$675-\$760 Creekside South / 190 / \$655-\$660 9000 Westfield / 98 / \$760-\$785	NA	Charles D. Pechette, president	1993 Indianapolis
20 NR	Revel & Underwood Inc. 7050 E. 116th St., Suite 100, Fishers 46038 (317) 578-9400 / revelunderwood.com	1,350 1,350	20 5 DND	market rate HOA	DND / DND / DND	office retail	Rory Underwood, president	1973 Fishers
21 19	TWG Management LLC 333 N. Pennsylvania St., Suite 100, 46204 (317) 264-1833 / twgdev.com	1,322 2,278	89 19 56	elderly market rate sections 8 and 42	Lockerbie Lofts / 215 / \$2,010-\$2,500 R&T Lofts / 164 / \$1,800-\$2,000 800 Cap Apartments / 111 / \$1,200-\$1,650	NA	Dennis Dye, principal	2009 Indianapolis
22 NR	Barratt Asset Management LLC 602 N. Capitol Ave., Suite 200, 46204 (317) 550-0214 / barrattassetmanagement.com	1,312 1,512	56 14 26	market rate residential	Lexington Green/Villa Capri / 237 / \$700-\$800 Oakdale Square / 200 / \$750-\$850 Woods Edge / 112 / \$770-\$825	DND	Ivan Barratt, founder, CEO; Adam Ehret, principal, VP	2010 Indianapolis
23 20	NTS Development Co. 500 N. Hurstbourne Parkway, Suite 400, Louisville 40222 (502) 426-4800 / ntsdevelopment.com	1,253 5,668	100 5 34	market rate	Carmel Center / 322 / \$1,121-\$1,285 Castle Creek / 276 / \$917-\$1,140 The Lakes / 232 / \$930-\$1,078	office	Deborah Ramsey, regional manager	1985 Louisville
24 24	Moynahan Williams Inc. 509 E. National Ave., 46227 (317) 784-5899 / moynahanwilliams.com	1,234 1,234	10 15 DND	elderly market rate sections 8 and 42, RD, HOA	Stratford Place / 120 / DND Northampton Village / 90 / DND Park Lane / 48 / DND	industrial office retail	Michael J. Williams, VP	1923 Indianapolis
25 NR	Core Redevelopment LLC 549 Senate Ave., 46204 (317) 636-7669 / coreredevelopment.com	1,082 1,316	100 10 DND	elderly market rate section 42	Harding Street Lofts / 125 / \$1,000-\$1,400 Stadium Lofts / 138 / \$1,000-\$1,400 Stadium Flats / 144 / \$1,000-\$1,400	DND	Michael E. Cox, developer	2010 Indianapolis

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
RD=rural development

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 Feb. 27, 2017)
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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