

# Largest Indianapolis-Area Multifamily Property Management Firms

(Ranked by local multifamily units managed<sup>(1)</sup>)

RANK 2017 rank	FIRM ADDRESS TELEPHONE / WEBSITE	PERCENT OF LOCAL PROPERTIES OWNED		TYPES OF PROPERTIES MANAGED	LARGEST PROPERTIES MANAGED / UNITS / RENTAL RANGE FOR TWO-BEDROOM UNIT	HEAD(S) OF LOCAL OPERATIONS, TITLE(S)	ESTAB. LOCALLY HQ CITY
		MULTIFAMILY UNITS MANAGED(1): LOCAL TOTAL	LOCAL COMPLEXES MANAGED FTE LOCAL EMPLOYEES				
<b>1</b> 1	<b>Flaherty &amp; Collins Properties</b> One Indiana Square, Suite 3000, 46204 317-816-9300 / flco.com	8,423 19,560	31 41 350	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	David M. Flaherty, CEO; Jerry K. Collins, president	1993 Indianapolis
<b>2</b> 3	<b>Barrett &amp; Stokely Inc.</b> 3755 E. 82nd St., Suite 300, 46240 317-845-4171 / barrettandstokely.com	8,406 12,261	50 15 DND	market rate sections 8 and 42	Riley Towers / 525 / \$1,399-\$2,399 Astoria Park / 470 / \$759-\$1,148 Braeburn Village / 402 / \$570-\$699	Alex Stokely, VP	1975 Indianapolis
<b>3</b> 4	<b>Gene B. Glick Co. Inc.</b> 8801 River Crossing Blvd., Suite 200, 46240 317-469-0400 / genebglick.com	7,014 19,388	100 34 276	elderly market rate sections 8, 42 and 236	Carriage House East / 614 / \$509-\$584 Carriage House West II, III, IV / 540 / \$715-\$779 Woods of Eagle Creek I, II / 460 / \$780-\$960	David O. Barrett, president, CEO; Chad A. Greiwe, EVP, operations	1947 Indianapolis
<b>4</b> 5	<b>Herman &amp; Kittle Properties Inc.</b> 500 E. 96th St., Suite 300, 46240 317-846-3111 / hermankittle.com	6,244 15,050	100 DND 480	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	Jeffrey L. Kittle, president, CEO	1948 Indianapolis
<b>5</b> 6	<b>J.C. Hart Co. Inc.</b> 805 City Center Drive, Suite 120, Carmel 46032 317-573-4800 / homeisjchart.com	4,201 4,779	90 18 140	market rate	StoneBridge / 322 / \$829-\$1,249 Legacy Towns & Flats / 364 / \$939-\$1,490 Linden Square Village / 298 / \$849-\$1,240	John C. Hart, president	1976 Carmel
<b>6</b> 6	<b>Buckingham Cos.</b> 941 N. Meridian St., 46204 317-974-1234 / buckingham.com	4,178 8,571	60 23 DND	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	Bradley B. Chambers, president, CEO	1984 Indianapolis
<b>7</b> 9	<b>Samaritan Cos.</b> 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	Tim Shrout, president	1991 Plainfield
<b>8</b> 10	<b>Edward Rose &amp; Sons</b> 11611 N. Meridian St., Suite 800, Carmel 46032 317-297-3060 / edwardrose.com	3,344 61,500	100 7 126	market rate	Latitudes / 552 / \$869-\$1,079 Polo Run / 695 / \$614-\$904 Scarborough Lake / 653 / \$599-\$884	Michael E. Gorman, president	1970 Bloomfield Hills, Mich.
<b>9</b> 8	<b>Pedcor Cos.</b> 770 Third Ave. S.W., Carmel 46032 317- 218-2687 / pedcorcompanies.com	3,328 16,546	98 26 DND	elderly market rate section 42	Lions Creek / 502 / \$690-\$900 GreyStone of Noblesville / 452 / \$800-\$1,025 Trotters Pointe II, III & IV / 240 / \$658-\$780	Bruce A. Cordingley, president, CEO; Phillip J. Stoffregen, EVP, COO	1987 Carmel
<b>10</b> 11	<b>Justus Rental Properties Inc.</b> 1398 N. Shadeland Ave., 46219 317-353-8311 / justus.net	3,121 3,121	100 9 DND	elderly market rate section 42	Crestwood Village West / 830 / DND Crestwood Village South / 758 / DND Crestwood Village East / 496 / DND	Walter E. Justus, president	1910 Indianapolis
<b>11</b> 12	<b>Sheehan Property Management Inc.</b> 6930 Atrium Boardwalk S., Suite 100, 46250 317-579-9270 / sheehancompanies.com	2,582 3,726	69 12 68	elderly market rate sections 8 and 42	River Stone / 424 / \$999-\$1,350 The Masters / 400 / \$855-\$905 Millstone of Noblesville / 338 / \$1,190-\$1,355	Chuck Townsend, president	2006 Indianapolis
<b>12</b> 17	<b>Towne Properties</b> 1055 St. Paul Place, Cincinnati 45202 513-381-8696 / towneprop.com	2,500 131,747	0 7 65	market rate	Kingston Square / 523 / \$799-\$899 Columns of Castleton / 398 / \$899-\$1,100 Lawrence Landing / 354 / \$799-\$899	Robert J. Wahlke, president; Benita K. Guadian, area manager	1961 Cincinnati
<b>13</b> 21	<b>TWG Management LLC</b> 333 N. Pennsylvania St., Suite 100, 46204 317-264-1833 / twgdev.com	2,454 2,827	89 29 51	elderly market rate section 42	The Whit / 334 / \$1,980-\$2,880 32 Union / 270 / \$1,240 Lockerbie Lofts / 215 / \$1,299-\$2,500	Dennis Dye, principal	2009 Indianapolis
<b>14</b> 16	<b>Ardasley Management Corp.</b> 3002 E. 56th St., 46220 317-259-0383 / ardsleymgmt.com	2,298 2,298	DND DND 15	market rate section 8 HOA	DND	Kevin Schwarz, president	1984 Indianapolis
<b>15</b> 15	<b>Regency Windsor Management Inc.</b> 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	Sue Anthony, regional VP	1996 Vero Beach, Fla.
<b>16</b> 22	<b>Barratt Asset Management</b> 602 N. Capitol Ave., Suite 200, 46204 317-550-0214 / barrattassetmanagement.com	1,914 2,602	50 18 40	market rate	Lexington Green/Villa Capri / 237 / \$700-\$850 Oakdale Square / 200 / \$850-\$950 Fountain Parc / 241 / \$750-\$850	Ivan Barratt, founder, CEO; Adam Ehret, president, COO	2010 Indianapolis
<b>17</b> 18	<b>Becovic Management Group of Indiana</b> 12000 Exit 5 Parkway, Fishers 46037 317-570-0400 / becovicmgmt.com	1,565 2,074	90 8 65	market rate	Central Park at Metropolis / 304 / \$899-\$1,499 The Springs / 180 / \$969-\$1,369 Garden Pointe / 304 / \$475-\$699	Muhamed Becovic, president	2008 Fishers
<b>18</b> 19	<b>Mark III Management Corp.</b> 9615 E. 59th St., 46216 317-863-3131 / mark3.com	1,488 1,677	37 19 40	market rate sections 8 and 42	Waterford Place / 260 / \$690-\$830 Creekside South / 190 / \$660-\$685 9000 Westfield / 98 / \$760-\$790	Charles D. Pechette, president	1993 Indianapolis
<b>19</b> NR	<b>Dominion Realty Inc.</b> 8355 Rockville Road, Suite 210, 46234 317-271-8888 / dominionrealty.com	1,447 3,536	90 12 DND	elderly market rate section 8	Stafford Pointe / 378 / \$775-\$985 Willow Glen East / 320 / \$699-\$784 Moundford Terrace / 318 / \$540-\$735	Randy W. Prock, president, owner	1968 Indianapolis
<b>20</b> 20	<b>Revel &amp; Underwood Inc.</b> 7050 E. 116th St., Suite 100, Fishers 46038 317-578-9400 / revelunderwood.com	1,350 1,350	20 5 DND	market rate HOA	DND	Rory Underwood, president	1973 Fishers
<b>21</b> 23	<b>NTS Development Co.</b> 500 N. Hurstbourne Parkway, Suite 400, Louisville 40222 502-426-4800 / ntsdevelopment.com	1,253 5,669	100 5 DND	market rate	Carmel Center / 322 / \$1,121-\$1,285 Castle Creek / 276 / \$917-\$1,140 The Lakes / 232 / \$930-\$1,078	Deborah Ramsey, regional manager	1985 Louisville
<b>22</b> 13	<b>Milhaus Development LLC</b> 460 Virginia Ave., 46203 317-226-9500 / milhaus.com	1,190 3,840	50 6 80	market rate section 8 student, mixed use	Aspen Chase / 130 / \$740-\$950 Pinnex / 77 / \$1,400-\$1,900 Artistry / 554 / \$1,600-\$2,500	Tadd M. Miller, CEO	2013 Indianapolis
<b>23</b> 24	<b>Moynahan Williams Inc.</b> 509 E. National Ave., 46227 317-784-5899 / moynahanwilliams.com	974 1,875	10 18 DND	elderly market rate sections 8 and 42, HOA	Stratford Place / 120 / DND Northampton Village / 90 / DND Park Lane / 48 / DND	Michael J. Williams, VP	1923 Indianapolis
<b>24</b> NR	<b>Hills Property Management</b> 4901 Hunt Road, Suite 300, Cincinnati 45242 513-984-0300 / myhillspartment.com	746 5,946	100 2 16	market rate	Wellington Place / 498 / \$1,010-\$1,260 Emerald Lakes / 248 / \$990-\$1,260	Sara Hendricks, district manager	1987 Cincinnati
<b>25</b> NR	<b>M2 Property Group LLC</b> 7399 N. Shadeland Ave., Suite 168, 46250 888-295-1638 / m2regroup.com	460 2,810	0 1 132	elderly market rate section 8 assisted living	Abney Lake / 460 / \$545-\$900 Woodcrest / 331 / \$658-\$767 Hillcrest Estates / 256 / \$550-\$800	Scott Beals, director of operations	2005 Skokie, Ill.

(1) includes apartments and condominiums

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

Some firms may have been omitted due to lack of information or deadline restrictions. For copies of this list, go to [www.IBJ.com/lists](http://www.IBJ.com/lists).

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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.