

Largest Indianapolis-Area Multifamily Property Management Firms

(Ranked by local multifamily units managed)

RANK 2005 rank	FIRM ADDRESS TELEPHONE / FAX / WEB SITE	MULTIFAMILY UNITS MANAGED (1): LOCAL TOTAL	PERCENT OF LOCAL PROPERTIES OWNED LOCAL COMPLEXES MANAGED FTE LOCAL EMPLOYEES	TYPES OF PROPERTIES MANAGED	THREE LARGEST LOCAL 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	AIMCO 9200 Keystone Crossing, Suite 500, 46240 (317) 817-7500 / DND / aimco.com	7,676 250,000	100 21 160	market rate	Westlake Arms / 1,381 / \$399-\$865 Lake Castleton / 1,261 / \$519-\$699 Villages of Bent Tree / 616 / \$542-\$717	office, retail	Charles Viale, regional vice president	1997 Denver
2	Flaherty & Collins Properties 8900 Keystone Crossing, Suite 1200, 46240 (317) 816-9300 / fax (317) 816-9301 / flahertycollins.com	5,497 11,679	28 27 210	Section 42, Section 8, elderly, market rate	Central Park / 264 / \$890-\$1,160 Devonshire / 216 / \$850-\$865 Dakota Ridge / 192 / \$785-\$850	office, retail, industrial	David Flaherty, CEO; Jerry Collins, president	1993 Indianapolis
3	Van Rooy Properties 1030 N. College Ave., 46202 (317) 684-7300 / fax (317) 684-7313 / vanrooy.com	5,373 11,664	70 68 260	Section 42, Section 8, elderly, market rate	Springhill / 304 / \$530-\$580 The Marrott / 240 / \$709-\$975 Walnut Creek / 240 / \$639	retail	Adam Van Rooy, vice president	1977 Indianapolis
4	Buckingham Management LLC 333 N. Pennsylvania St., 10th floor, 46204 (317) 974-1234 / fax (317) 974-1238 / buckingham-co.com	4,872 9,377	40 12 154	Section 42, market rate	Providence at Old Meridian / 654 / \$779-\$1,699 Mohawk Hills / 564 / \$700-\$895 Chesapeake Landing / 478 / \$529-\$650	retail	Alexandra S. Jackiw, president	1991 Indianapolis
5	Gene B. Glick Co. Inc. 8425 Woodfield Crossing Blvd., Suite 300W, 46240 (317) 469-0400 / fax (317) 469-8142 / genebglick.com	4,496 17,483	29 22 206	Section 236, Section 8, elderly, market rate, Section 221(d)(3)	Woods of Eagle Creek / 590 / \$595-\$713 Carnegie House West / 540 / \$432-\$460 Williamsburg North / 318 / \$623-\$693	NA	Frank Basile, senior vice president	1947 Indianapolis
6	The Sexton Cos. 9001 N. Meridian St., 46260 (317) 846-4444 / fax (317) 843-7195 / sextonproperties.com	3,506 5,372	100 12 200+	market rate	Lockefield Gardens / 493 / \$641-\$982 Westbury Court / 484 / \$702-\$824 Gardens of Canal Court / 421 / \$942-\$1,197	retail	Marlyne Sexton, owner	1962 Indianapolis
7	Barrett & Stokely Inc. 3755 E. 82nd St., Suite 230, 46240 (317) 845-4171 / fax (317) 577-7954 / barrettandstokely.com	3,104 5,003	75 26 174	Section 42, elderly, market rate	Riley Towers / 525 / \$990-\$2,960 Canal Square / 320 / \$919-\$1,129 River Crossing at Keystone / 318 / \$875-\$1,199	office, retail	Charles Merriman, vice president of operations	1975 Indianapolis
8	Kirkpatrick Management Co. Inc. 5702 Kirkpatrick Way, 46220 (317) 570-4358 / fax (317) 594-5717 / ekirkpatrick.com	2,884 5,882	0 12 DND	Section 42, Section 8, market rate	Lakeview Terrace / 350 / \$434-\$547 Mayfield Green / 344 / \$487-\$490 Harvard Square / 342 / \$425-\$431	NA	Robert S. Kirkpatrick Jr., president	1973 Indianapolis
9	J.C. Hart Co. Inc. 805 City Center Drive, Suite 120, Carmel 46032 (317) 573-4800 / fax (317) 573-4808 / homesjchart.com	2,806 3,010	95 14 66	Section 8, market rate	The Club at Buffalo Creek / 308 / \$700-\$790 North Haven of Carmel / 266 / \$860-\$1,025 Sand Creek Woods / 252 / \$810-\$870	NA	John C. Hart Jr., president	1976 Carmel
10	AMLI Residential Properties Trust 5875 Castle Creek Parkway N. Drive, Suite 310, 46250 (317) 849-3570 / fax (317) 849-4056 / aml.com	2,750 28,900	100 7 54	market rate, luxury	AMLI at River Bend / 996 / \$528-\$985 AMLI on Spring Mill / 400 / \$702-\$996 AMLI Carmel Center / 322 / \$752-\$1,111	NA	Matt Jones, regional district manager	1994 Chicago
11	Edward Rose Cos. 7901 Crawfordsville Road, Suite D, 46214 (317) 297-3060 / fax (317) 297-7142 / edwardrose.com	2,706 52,200	100 5 80	market rate	Polo Run / 695 / \$489-\$764 Scarborough Lakes / 653 / \$499-\$799 Sundance at the Crossings / 452 / \$735-\$849	office	Michael E. Gorman, general manager	1970 Farmington Hills, Mich.
12	The Mid-America Management Corp. 1111 Superior Ave., Suite 1100, Cleveland, Ohio 44114 (216) 771-4440 / fax (216) 771-1185 / midamco.com	2,580 7,000	100 5 DND	market rate	River Road / 734 / \$680-\$805 Carlton Court / 702 / \$649-\$719 Spinnaker / 534 / \$790+	office, retail, industrial	Joseph Taylor, director of residential properties	1995 Cleveland
13	Dominion Realty Inc. 8355 Rockville Road, 46234 (317) 271-8888 / fax (317) 273-4320	2,552 7,400	90 11 DND	Section 42, Section 8, elderly, market rate	Willow Glen South / 692 / \$553-\$725 Stafford Pointe / 378 / \$625-\$695 Aberdeen Apartments / 320 / \$755-\$820	office, industrial	Randy W. Prock, president	1968 Indianapolis
14	Justus Rental Properties Inc. 1398 N. Shadeland Ave., 46219 (317) 353-8311 / fax (317) 352-1570 / justus.net	2,472 3,288	100 13 150	Section 42, elderly market rate	Crestwood Village South / 766 / \$844 (2) Crestwood Village West / 730 / \$844 (2) Crestwood Village East / 422 / \$824 (2)	office, industrial	Walter E. Justus, president	1910 Indianapolis
15	Mark III Management Corp. 9615 E. 59th St., 46216 (317) 863-3131 / fax (317) 863-3130 / mark3.com	2,327 3,112	47 17 72	Section 42, Section 8, elderly	The Masters / 400 / \$729-\$784 Waterford Place / 260 / \$599-\$719 Benjamin Court / 254 / \$579-\$789	NA	Charles D. Pechette, president	1993 Indianapolis
16	Revel & Underwood Inc. 3850 Priority Way S. Drive, Suite 100, 46240 (317) 818-1441 / fax (317) 818-1755 / revelunderwood.com	2,123 2,867	5 8 75	Section 8, market rate	DND	office, retail	Rory Underwood, president	1973 Indianapolis
17	Triangle Associates Inc. 8383 Craig St., Suite 105, 46250 (317) 842-6612 / fax (317) 576-7982 / tri-assoc.com	1,664 3,651	0 23 72	Section 42, Section 8, elderly, market rate, Section 236, PRAC	Mount Zion Suburban / 118 / DND Goodwin Plaza / 101 / DND Mozel Sanders / 90 / \$330	NA	James Haynes, president	1978 Indianapolis
18	Gibraltar Management Inc. 3815 River Crossing Parkway, Suite 250, 46240 (317) 816-7777 / fax (317) 816-7778 / gpproperties.com	1,444 2,320	100 6 40	market rate	Settlers Run Apartments / 304 / \$729-\$789 Greenfield Crossing Apartments / 272 / \$685-\$745 Avon Creek Apartments / 256 / \$745-\$780	office	John Hennessey, treasurer	1999 Indianapolis
19	Moynah Williams Inc. 509 E. National Ave., 46227 (317) 784-5899 / fax (317) 784-5987 / moynahwilliams.com	1,200 2,500	0 15 35	Section 42, Section 8, elderly, market rate, flex	Nora Pines / 254 / DND Fair Oaks / 116 / DND LACO Town Club / 112 / DND	office, retail, industrial	Michael J. Williams, vice president	1923 Indianapolis
20	Village Green Management Co. 30833 Northwestern Highway, Suite 300, Farmington Hills, Mich. 48334 (248) 842-9600 / DND / villagegreen.com	1,016 31,735	2 2 20	market rate	Oaks of Eagle Creek / 632 / \$695-\$865 Village Park of Shadeland Station / 384 / \$599-\$665	NA	Jan Wiesler, vice president	1996 Farmington Hills, Mich.
21	Zender Family LP 1321 N. Meridian St., Suite 211, 46202 (317) 488-8800 / fax (317) 488-9511 / zender.us	937 937	100 18 25	market rate	Winterhouse / 148 / \$455-\$640 (3) Sherwood Tower / 106 / \$385-\$530 (3) Harrison / 84 / \$435-\$595 (3)	office	Tim Zender, partner	1970 Indianapolis
22	Hills Communities Inc. 4901 Hunt Road, Suite 300, Cincinnati, Ohio 45242 (513) 984-0300 / fax (513) 618-7681 / hillscommunities.com	902 4,074	20 3 40	market rate	Wellington Place / 498 / \$820-\$1,025 Emerald Lakes / 248 / \$785-\$985 Eagle Chase / 156 / \$865-\$1,015	office, retail, industrial	Angela Eckard, district manager	1987 Cincinnati
23	Associated Estates Realty Corp. 5025 Sweetland Court, Cleveland, Ohio 44143 (216) 261-5000 / fax (216) 289-9600 / aearealty.com	836 23,753	100 3 20	market rate	Waterstone Apartments / 344 / \$795-\$1,025 Steeplechase at Shiloh Crossing / 264 / \$775-\$800 Residence at White River / 228 / \$815-\$870	NA	Joe Wagy, regional manager	1997 Cleveland
24	Lincoln Property Co. 8210 Lakeshore Trail E. Drive, 46250 (317) 845-7368 / fax (317) 841-0279 / lincolnapts.com	740 25,000	0 1 14	market rate	Lakeshore Apartments / 740 / \$619-\$899	office	DND	1988 Dallas
25	Monarch Management & Realty Inc. 3003 E. 98th St., Suite 141, 46280 (317) 819-3003 / fax (317) 819-3010 / monarchmanagement.biz	732 1,438	0 3 16	Section 42, Section 8, market rate	Foxfire at Valley Lakes / 268 / \$908-\$1,230 Covered Bridge / 252 / \$579-\$599 Cross Lakes / 212 / \$561-\$611	NA	Kendra Schultz, president	1973 Indianapolis

DND=did not disclose
FTE=full-time equivalent
LLC=limited liability partnership
LP=limited partnership
NA=not applicable
NR=not ranked
PRAC=Project Rental Assistance Contract

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 one available. For copies of this list, call Circulation, 634-6200.

Research by Terri Greenwell and Sarah Cullather (current as of Jan. 20, 2006)
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Information provided by the individual firms.
Top 25 lists are compiled each December in the Book of Lists.

(1) apartment units only
(2) utilities included
(3) studio/one-bedroom units available only