

Largest Indianapolis-Area Multifamily Property Management Firms

(Ranked by local multifamily units managed)

RANK 2004 rank	FIRM ADDRESS TELEPHONE / FAX / WEB SITE	MULTIFAMILY UNITS MANAGED: 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 OF LOCAL OPERATIONS, TITLE	ESTAB. LOCALLY HQ CITY
1	AIMCO 9200 Keystone Crossing, Suite 500, 46240 (317) 817-7500 / fax (317) 706-6891 / aimco.com	10,632 280,000	100 28 320	market rate, Section 8	Westlake Arms / 1,381 / \$489-\$679 Lake Castleton / 1,261 / \$559-\$729 Villages of Bent Tree / 616 / \$488-\$759	NA	Charles Viale, regional vice president	1997 Denver
2	Gene B. Glick Co. 8425 Woodfield Crossing Blvd., Suite 300W, 46240 (317) 469-0400 / fax (317) 469-8142 / genebglick.com	5,666 18,333	96 27 204	Section 42, Section 8, elderly, market rate, Section 236, Section 221(d)(3)	Bradford Lake / 358 / \$620-\$680 Williamsburg North / 318 / \$599-\$663 Carnegie House North / 300 / \$599-\$739	NA	Linda Orange, vice president	1947 Indianapolis
3	Van Rooy Properties 1030 N. College Ave., 46202 (317) 684-7300 / DND / vanrooy.com	5,309 11,500	50 78 260	Section 42, Section 8, market rate, elderly	Springhill / 304 / \$550-\$550 Walnut Creek / 240 / \$550 The Marott / 240 / \$550-\$600	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	5,238 10,217	40 22 128	Section 42, Section 8, elderly, market rate	Providence at Old Meridian / 654 / \$849-\$1,299 Mohawk Hills / 564 / \$673-\$855 Greenbriar / 324 / \$510-\$600	retail	Alexandra S. Jackiw, president	1984 Indianapolis
5	Flaherty & Collins Properties 8900 Keystone Crossing, Suite 1200, 46240 (317) 816-9300 / fax (317) 816-9301 / flahertycollins.com	4,914 12,046	20 DND 284	Section 42, Section 8, elderly, market rate	North Oaks / 398 / \$390-\$675 The Bristol / 211 / \$655-\$1,183 Dakota Ridge / 192 / \$655-\$970	office, retail, industrial	Jill Meals-Herron, vice president	1993 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	Dominion Realty Inc. 8355 Rockville Road, 46234 (317) 271-8888 / fax (317) 273-4320	3,137 7,584	90 41 400	Section 42, Section 8, elderly, market rate	Willow Glen South / 592 / DND Stafford Pointe / 378 / DND Willow Glen East / 320 / DND	office, retail, industrial	Randy Prock, president	1968 Indianapolis
8	Barrett & Stokely Inc. 3755 E. 82nd St., Suite 230, 46240 (317) 845-4171 / fax (317) 577-7954 / barrettandstokely.com	2,950 5,000+	12 12 115	elderly, market rate	Riley Towers / 525 / \$945-\$1,390 Braeburn Village / 402 / \$535-\$635 Canal Square / 320 / \$919-\$1,129	office	Charles A. Merriman, director of operations	1975 Indianapolis
9	AMLI Residential Properties Trust 5875 Castle Creek Parkway N. Drive, Suite 310, 46250 (317) 879-3570 / fax (317) 849-4056 / aml.com	2,841 30,200	100 8 63	market rate	AMLI at River Bend / 996 / \$545-\$990 AMLI on Spring Mill / 400 / \$750-\$1,080 AMLI Carmel Center / 322 / \$755-\$1,440	NA	Christie Eash, regional vice president	1994 Chicago
10	Mark III Management Corp. 7321 Shadeland Station, Suite 220, 46256 (317) 579-0500 / fax (317) 579-0510 / mark3.com	2,627 3,598	44 18 75	Section 42, Section 8, market rate	The Masters / 400 / \$729 Summerwood on Towne Line / 300 / \$850-\$975 Waterford Place / 260 / \$595-\$690	NA	Charles D. Pechette, president	1993 Indianapolis
11	Edward Rose Cos. 7901 Crawfordsville Road, 46214 (317) 297-3060 / fax (317) 297-7142 / edwardrose.com	2,626 50,000+	100 5 80	market rate	Polo Run / 695 / \$489-\$754 Scarborough Lakes / 653 / \$529-\$739 Sundance at the Crossings / 452 / \$725-\$910	office	Michael Gorman, general manager	1970 Detroit
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 6,392	100 5 DND	market rate	River Road / 734 / \$640-\$765 Carlton / 702 / DND Spinnaker / 534 / DND	NA	Joe Taylor, head of residential operations	1967 Cleveland
13	J.C. Hart Co. Inc. 10401 N. Meridian St., Suite 210, 46290 (317) 573-4800 / fax (317) 573-4808 / homeischart.com	2,577 2,813	92 12 67	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 Indianapolis
14	Justus Rental Properties Inc. 1398 N. Shadeland Ave., 46219 (317) 353-8311 / fax (317) 352-1570 / justus.net	2,472 3,216	DND 5 200	Section 42, elderly	Crestwood Village West / 830 / \$850 (1) Crestwood Village South / 766 / \$850 (1) Crestwood Village East / 496 / \$850 (1)	office, industrial	Walter E. Justus, president	1910 Indianapolis
15	Kirkpatrick Management Co. Inc. 5702 Kirkpatrick Way, 46220 (317) 570-4358 / fax (317) 594-5717 / ekirkpatrick.com	2,362 4,872	0 11 65	Section 42, Section 8, market rate	Lakeview Terrace / 350 / \$434-\$511 Mayfield Green / 344 / \$464-\$467 Harvard Square / 342 / \$434-\$440	NA	Robert S. Kirkpatrick, president	1973 Indianapolis
16	Triangle Associates Inc. 8383 Craig St., Suite 105, 46250 (317) 842-6612 / fax (317) 576-7982 / tri-assoc.com	2,102 5,994	0 25 68	Section 42, Section 8, elderly, market rate, Section 811	Mozel Sanders Homes / 266 / \$330 Stratford Place Apts. / 120 / \$474-\$638 Mount Zion Suburban / 118 / NA (2)	NA	James W. Haynes, president	1978 Indianapolis
17	Revel & Underwood Inc. 7050 E. 116th St., Fishers 46038 (317) 684-3333 / fax (317) 684-3347 / revelu.com	2,100 4,000	0 10 75	Section 8, market rate	Walden Apartments / 321 / \$600-\$800 Rockshire / 221 / \$500-\$700 Westwood / 200 / \$700-\$1,000	office, retail	Rory Underwood, president	1973 Fishers
18	Gibraltar Management Inc. 3815 River Crossing Parkway, Suite 250, 46240 (317) 816-7777 / fax (317) 816-7778 / gpiproperties.com	1,444 2,048	100 6 43	market rate	Greenfield Crossing / 272 / \$649-\$714 Avon Creek / 256 / \$755-\$810 Saratoga Crossing / 240 / \$765-\$820	retail	John Hennessey, treasurer	1995 Indianapolis
19	Moynahan Williams Inc. 509 E. National Ave., 46227 (317) 784-5899 / fax (317) 784-5987 / moynahanwilliams.com	1,200 2,000	0 12 40	Section 42, Section 8, elderly, market rate	Nora Pines / 254 / DND Villa Capri / 171 / DND Laco Town Club / 112 / DND	office, retail, industrial	Michael J. Williams, vice president	1923 Indianapolis
20	Zender Family LP 1321 N. Meridian St., Suite 211, 46202 (317) 488-8800 / fax (317) 488-9511 / zender.us	937 937	100 18 30+	market rate	Winterhouse / 148 / \$435-\$620 (2) Sherwood Tower / 106 / \$365-\$570 (2) Harrison / 84 / \$415-\$575 (2)	office	James Zender, general partner	1970 Indianapolis
21	Hills Property Management 4901 Hunt Road, Suite 300, Cincinnati, Ohio 45242 (513) 984-0300 / fax (513) 618-7681 / hillscommunities.com	902 4,269	100 3 18	market rate	Wellington Place / 498 / \$800-\$900 Emerald Lakes / 248 / \$775-\$850 Eagle Chase / 156 / \$855-\$925	office, retail, industrial	Angela Eckard, executive property manager	1987 Cincinnati
22	Associated Estates Realty Corp. 5025 Sweetland Court, Cleveland, Ohio 44143 (216) 261-5000 / fax (216) 289-9600 / aecreality.com	836 23,457	100 3 18	market rate	Waterstone Apts. / 344 / \$835-\$1,025 Steeplechase / 284 / \$775-\$800 Residence at White River / 228 / \$815-\$870	NA	Joe Wagy, regional manager	1997 Cleveland
23	Village Green Management 135 Merchant St., Suite 135, Cincinnati, Ohio 45246 (513) 672-8600 / DND / villagegreen.com	804 25,224	50 2 DND	market rate	Forest Hills / 420 / DND Village Park of Shadeland Station / 384 / \$640-\$705	NA	Jan Wiesler, vice president	1996 Detroit, Mich.
24	Lincoln Property Co. 8210 Lakeshore Trail E. Drive, 46250 (317) 845-7368 / fax (317) 841-0279 / lincolnapts.com	740 DND	0 1 DND	market rate	Lakeshore Apts. / 740 / \$800-\$945	office	DND	1987 Dallas
25	Community Reinvestment Foundation Inc. 44 N. Girls School Road, 46214 (317) 554-2100 / fax (317) 554-2121 / crfmgt.com	730 2,300	100 2 28	Section 8, market rate	Cloverleaf / 424 / DND Beech Grove Village / 306 / \$550	NA	David Cooper, president	1990 Indianapolis

DND=did not disclose
LLC=limited liability partnership
LP=limited partnership
NA=not applicable
NR=not ranked

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 Sarah Cullather and Terri Greenwell
(current as of Jan. 26, 2005)
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Information provided by the individual firms.

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