

SPECIAL REPORT
MULTIFAMILY

California's Top 2009 Multifamily Property Management Firms

RANKED BY UNITS AS OF JANUARY 2009.

*TIES PUBLISHED ALPHABETICALLY.

COMPANY NAME (RANK FROM LAST YEAR, IF PARTICIPATED) ADDRESS WEB SITE	NUMBER OF UNITS MANAGED IN CALIFORNIA	TOTAL NUMBER OF PROPERTIES MANAGED IN CALIFORNIA	VALUE OF PROPERTIES MANAGED IN CALIFORNIA, IN MILLIONS	SIZE OF CALIFORNIA PROPERTIES MANAGED	NUMBER OF PROPERTIES MANAGED IN CALIFORNIA BY REGION			EMPLOYEES/MANAGERS/CLIENTS	YEAR ESTABLISHED (in CA)	PRINCIPAL/TITLE	CONTACT/TITLE/PHONE/E-MAIL			
					Jan. 2009	Jan. 2008	Jan. 2007					SD	SV	OC
					Jan. 2008	Jan. 2007	Jan. 2008					IE	Sac	LA
1 Professional Community Management of California Inc. 23726 Birtcher Drive Lake Forest, CA 92630 www.pcminternet.com	115,000 93,000 84,000	292 265 239	\$50B \$45B \$43B	NA 50 242	73 170 41	0 3 0	1,400 85 NA	1972	Donny Disbro Chief Executive Officer	Courtenay Dulak Public Relations Rep. (949) 209-8871 / Courtenay@dmpublicrelations.com				
2 FPI Management Inc. (2) 800 Iron Point Road Folsom, CA 95630 www.fpimgt.com	47,000 44,000 42,756	360 320 281	\$4.7B \$4.4B \$4.2B	NA 50 242	7 4 5	25 50 100	1,500 54 75	1968	Dennis Treadaway President	Dennis Treadaway President (916) 357-5300 dennis.treadaway@fpimgt.com				
3 The John Stewart Co. 1388 Sutter St., 11th Fl. San Francisco, CA 94109 www.jsco.net	29,415 29,280 28,367	361 353 341	NA NA NA	49 224 88	49 14 7	30 152 24	1,101 258 310	1978	Jack D. Gardner President Chief Executive Officer	Jack D. Gardner, President Chief Executive Officer (415) 345-4400 ceo@jsco.net				
4 Equity Residential (4) Two North Riverside Plaza Chicago, IL 60606 www.equityapartments.com	28,276 28,512 26,607	119 119 106	NA NA NA	0 0 119	14 10 15	10 34 0	4,500 530 0	1993	David J. Neithercut President Chief Executive Officer	Marty McKenna Vice President, Investor, PR (312) 928-1901 mmckenna@eqrworld.com				
5 Lincoln Property Company (6) 19600 Fairchild Road, Ste. 285 Irvine, CA 92612 www.lincolnapts.com	23,394 22,022 18,660	151 146 117	\$4.4B \$4.2B \$3.8B	47 42 62	99 3 1	0 0 0	799 95 9	1997	Reggie DelPonte Executive Vice President	Mark Bloom Rg. VP Finance & Operations (949) 756-2525 mbloom@lpsi.com				
6 Western National Property Management (5) 8 Executive Circle Irvine, CA 92614 www.wng.com	20,258 27,756 27,327	139 150 156	\$1.6B \$1.6B \$1.6B	3 56 80	0 103 17	0 2 0	945 117 46	1963	Thomas Shelton President	Jen Olewinski Senior Account Executive (949) 509-6551 jolewinski@wng.com				
7 BRE Properties Inc. (8) 525 Market St., 4th Fl. San Francisco, CA 94105 www.breproperties.com	17,083 18,287 17,774	59 64 63	\$2.0B \$1.9B \$1.9B	0 2 57	13 0 0	0 10 3	NA NA NA	1970	Constance B. Moore President Chief Executive Officer	Ann Borremans Communications Coordinator (415) 445-6550 / aborremans@breproperties.com				
8 Prometheus Real Estate Group Inc. (10) 1900 S. Norfolk St., Ste. 150 San Mateo, CA 94403 www.prometheusreg.com	14,164 14,353 11,919	64 66 53	NA NA NA	0 11 53	0 0 0	45 12 3	623 63 5	1992	Jackie Safier Principal	John Ghio Senior VP, Asset Management (650) 931-3400 jghio@prometheusreg.com				
9 Eugene Burger Management Corporation (13) 6600 Hunter Drive Rohnert Park, CA 94928 www.ebmc.com	5,478 5,235 4,158	77 74 68	\$419M \$408M \$315M	13 49 15	3 3 5	9 21 26	400 60 140	1969	Eugene J. Burger Chairman Chief Executive Officer	Stephen Burger President (707) 584-5123 steveburger@ebmc.com				
10 Manco Abbott Inc. (14) P.O. Box 9440 Fresno, CA 93792 www.mancoabbott.com	4,179 4,175 4,357	34 34 36	\$4.4B \$5.4B \$5.4B	0 5 29	0 0 0	0 0 0	150 5 32	1972	Hal Kissler Chief Executive Officer	Michael S. Goldfarb Chief Operations Officer (559) 256-4050 / mgoldfarb@mancoabbott.com				
11 De Miranda Management 1251 West Redondo Beach Blvd., First Fl. Gardena, CA 90247 www.demiranda.com/www.dmmgt.com	3,095 3,210 3,163	206 212 201	\$311M \$309M \$305M	159 46 1	0 4 0	0 0 0	30 86 85	1970	Michael J. Tramontin President	Thomas F. Tramontin, EVP (310) 532-6369, ext. 135 (310) 678-9193 tom@dmmgt.com				
12 Fox Property Management Co. 1145 East Shaw Ave. Fresno, CA 93710 www.foxpm.net	372 356 335	215 195 175	\$55.8M \$53.4M \$50.3M	213 2 0	0 0 0	0 0 0	7 3 235	2005	Terry A. Fox Owner, Broker	Terry A. Fox Owner, Broker (559) 224-4008 terry@foxpm.net				

Results based on 2009 California Real Estate Journal survey compiled by CREJ STAFF

NA – Not Available or declined to state

Note: To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and thoroughness of the list, omissions and typographical errors sometimes occur. Please send corrections or additions on company letterhead to the California Real Estate Journal, 915 E. First St., Los Angeles, CA 90012, or call Editor Michael Gottlieb at (213) 229-5308. ©2009 California Real Estate Journal. This list may not be reprinted in whole or in part without prior written permission from the editor. Reprints are available from Scoop Reprints, (800) 767-3263. An archive of past Major Firms lists appears on the CREJ Web site at www.CARealEstateJournal.com under "Top California Firms."

CREJ 2009 LISTS

Our lists of the industry's top firms come complete with contact information and breakdowns of work conducted by county. No wonder readers call them a "keeper."

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