

# Tracking evictions by corporate landlords

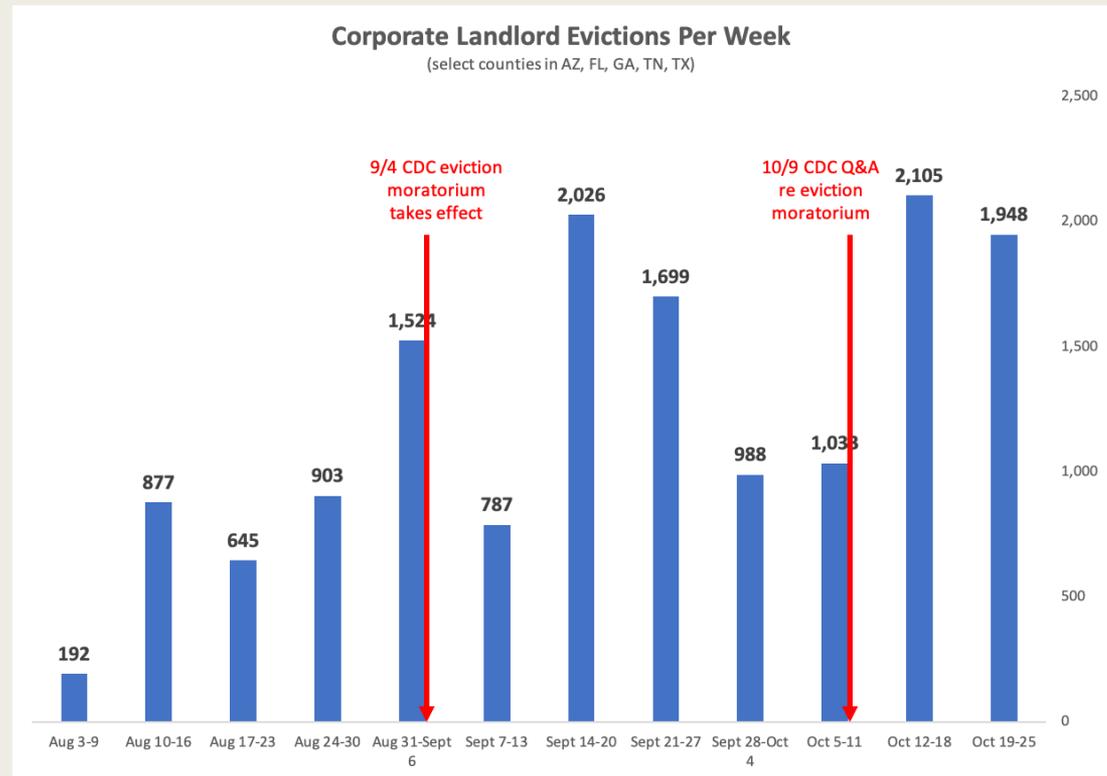


- The Private Equity Stakeholder Project looked at eviction cases filed in multiple counties in:
  - *Arizona (Maricopa),*
  - *Texas (Harris, Tarrant),*
  - *Tennessee (Shelby),*
  - *Georgia (DeKalb, Clayton),*
  - *Florida (Miami-Dade, Broward, Palm Beach, Orange, Hillsborough, and Pinellas)*
- Tried to focus on properties owned by corporate landlords, including REITs, private equity firms, or other companies with thousands of units or more.
- Gathered publicly available court records.
- Used corporation filings, UCC filings, real estate records, and company websites to identify landlords.

# 11,500+ cases filed since Sept 2



- At least 11,500 eviction actions filed by large corporate landlords since CDC moratorium was announced.
- More than 4,000 filings in last two weeks (since CDC/HHS posted FAQ on moratorium).



# 11,500+ cases filed since Sept 2



Week	AZ	FL	GA	TN	TX	Grand Total
Aug 24-30	16	60	295	120	411	902
Aug 31-Sept 6	367	213	427	192	325	1,524
Sept 7-13	223	192	141	13	217	787
Sept 14-20	374	465	804	38	345	2,026
Sept 21-27	335	632	367	129	235	1,699
Sept 28-Oct 4	179	320	201	38	250	988
Oct 5-11	210	312	248	28	235	1,033
Oct 12-18	442	427	835	20	381	2,105
Oct 19-25	573	467	523	55	330	1,948
<b>Grand Total</b>	<b>2,719</b>	<b>3,088</b>	<b>3,841</b>	<b>633</b>	<b>2,729</b>	<b>13,012</b>

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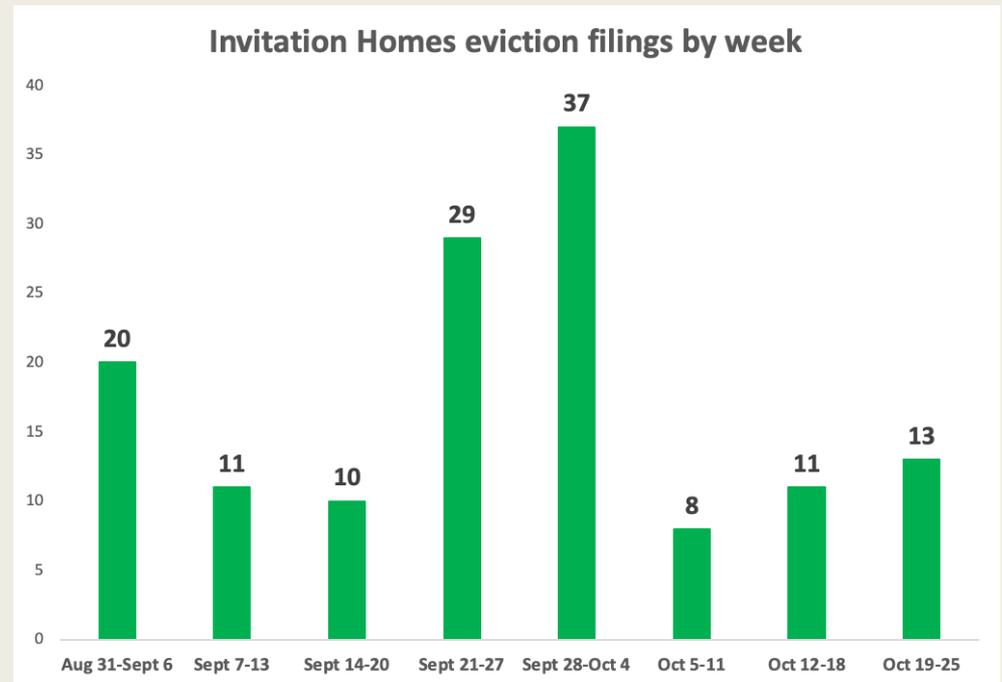
Affiliates of some of the largest landlords in the country have filed to evict tenants since the CDC moratorium was announced on September 1, including

- **Greystar Real Estate Partners** (693,000 apartments managed, 140,000 owned),
- **Mid America Apartment Communities** (100,000 apartments),
- **Invitation Homes** (80,000 rental homes),
- **Starwood Capital** (75,000+ apartments and rental homes), and
- **Yes! Communities/ Stockbridge Capital** (56,000 mobile home sites).

# Different responses by different landlords



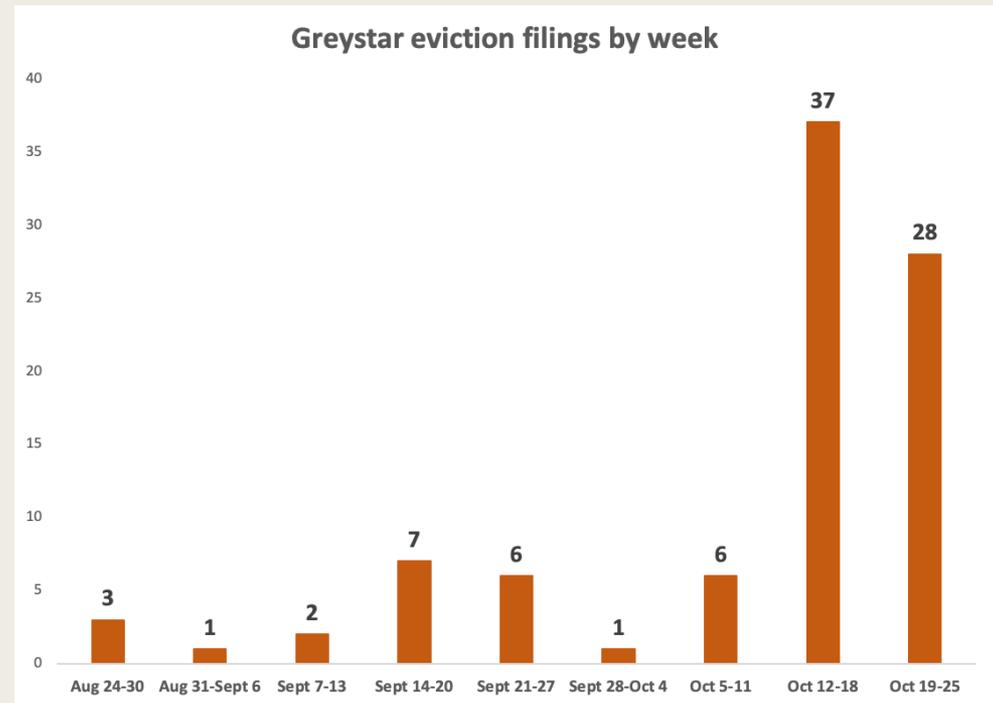
- **Blackstone** (80,000+ units) – Report they have halted evictions for nonpayment of rent until at least the end of the year.
- **Invitation Homes** (80,000 rental homes, previously owned by Blackstone) – Have filed at least 134 eviction actions since CDC moratorium was announced.



# Different responses by different landlords



- Some large landlords have sharply increased filings since Oct 9 Q&A from CDC/ HUD
- **Greystar** (693,000 apartments managed, 140,000 owned) – Filed small number of cases at owned properties until Oct 11, has filed at least 65 cases since, mostly for nonpayment of rent.



# 11,500+ cases filed since Sept 2



- The companies that have filed evictions since the CDC eviction moratorium was announced also include affiliates of a number of large asset managers with trillions of dollars in assets combined, including **The Carlyle Group, Morgan Stanley, Eaton Vance, Prudential, UBS, JPMorgan, New York Life, Nuveen/TIAA-CREF, LaSalle Investment Management, Highland Capital, Angelo Gordon & Co, and AEW Capital Management.**
- In some counties, eviction filings by private equity firms and other corporate landlords have accounted for the overwhelming majority of cases in recent weeks. For example, in DeKalb County, Georgia, large landlords filed at least **550 of the 656 eviction cases (84%)** filed there during the week of Sept 14-20.

# Most frequent filers



Landlord	Filings since Sept 2
Ventron Management, LLC	308
Western Wealth Capital	287
Tides Equities	193
Olive Tree Holdings	179
Onni Group	176
Crown Bay Group	154
River Valley Communities	144
Blue Magma Residential	142
Villa Serena Communities	137
Invitation Homes	134

# Most frequent filers (cont'd 2/3)



Landlord	Filings since Sept 2
Carroll Organization	133
InterCapital Group	123
Madera Residential	120
Mid-America Apartment Communities	116
Weidner Apartment Homes	114
S2 Capital	113
Asia Capital Real Estate Management (ACRE)	112
Front Yard Residential	104
Progress Residential	99
Camden Property Trust	98

# Most frequent filers (cont'd 3/3)



Landlord	Filings since Sept 2
Avila Real Estate	96
Bridge Investment Group	93
Greystar Real Estate Partners	88
ColRich	85
Goldoller Real Estate Investments	83
McKinley, Inc.	80
American Landmark Apartments	77
Advenir	74
Read Property Group	73
The Barry Company	73

# Questions or follow up:



What other geographies should we add to list of places we are tracking?

Let us know if you want access to shared spreadsheet of eviction filings

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