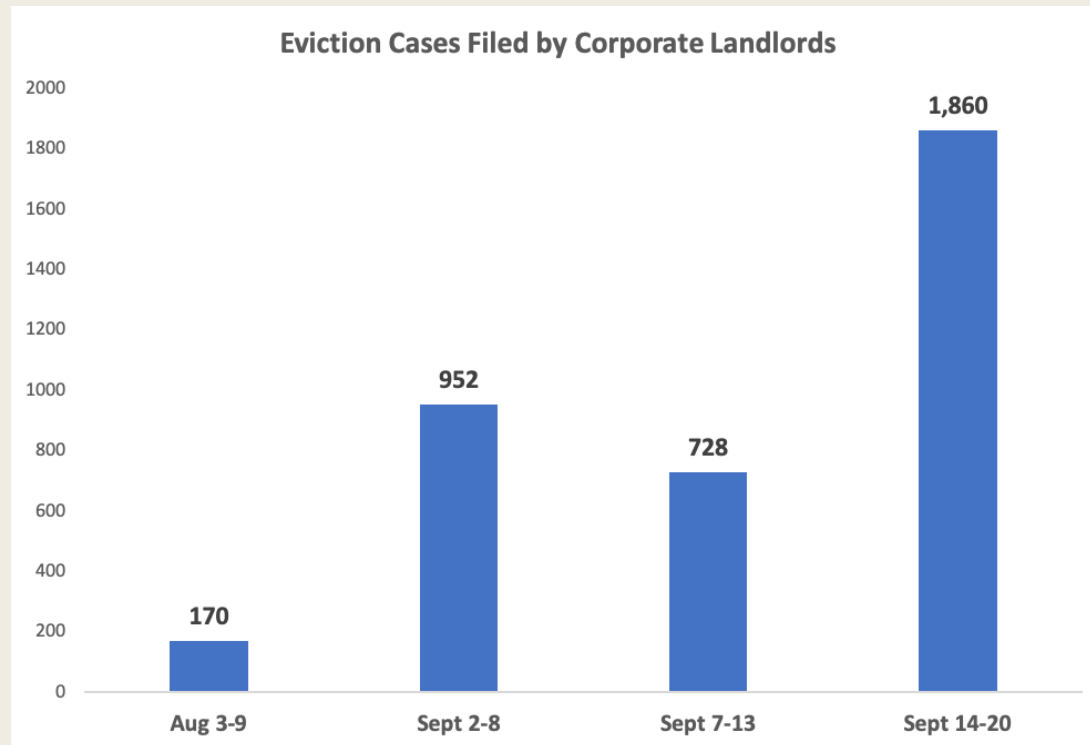


Tracking evictions by corporate landlords



- 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.

Cases have accelerated



Most frequent filers



Landlord	Cases Filed Since 9/2	Notes
Ventron Management	162	25 apartment buildings in FL, GA
Western Wealth Capital	94	8,800 units
Blue Magma Residential	87	10,000+ units
Crown Bay Group	74	
Onni Group	74	7,200 units
River Valley Communities (MHCs)	62	
GoldOiler Real Estate Investments	54	40,000 units
Avila Real Estate	52	6,000 units in Atlanta area
Weidner Apartment Homes	48	58,000 units
InterCapital Group	47	17,400 units
Olive Tree Holdings	47	4,800 units
Villa Serena Communities	45	6,000 units in Houston area
The Barry Company	44	
Camden Property Trust	43	REIT, 58,000 units
Priderock Capital Management	39	
Asia Capital Real Estate Management (ACRE)	37	
CAPREIT	37	
Inwood Holdings	37	
Bridge Investment Group	35	
Invitation Homes	35	80,000 rental homes
Cannell Capital Partners	33	
Odin Properties	32	
S2 Capital	32	
Benedict Canyon Equities	30	
Republic Funds	29	
American Landmark Apartments	28	
Eaton Vance	28	Asset manager, 26,000 units
Steadfast Companies	28	
Stoneweg US	28	
ColRich	27	

Most frequent filers (cont'd)



Landlord	Cases Filed Since 9/2	Notes
GEM Realty Capital	26	
Mid-America Apartment Communities	26	REIT, 100,000 units
Northport Realty	26	
The Walden Group	26	
Gables Residential	24	
Heers Management	24	
Tzadik Management	24	
Pro Residential	23	
29th Street Capital	22	
FPA Multifamily	22	
Besyata Investment Group	21	
Capital Real Estate	21	
Carroll Organization	21	
Forum Investment Group	21	
Friedlam Partners	21	
3rd Ave Investments LLC	20	
Highland Capital/ Nexpoint Advisors, L.P.	20	Hedge fund
Jevan Capital	20	
Next Round Asset Management	20	
Amity Companies	19	
Carlyle Group	19	Large private equity firm
Melo Group	19	
Front Yard Residential	18	
Strata Equity Group	18	
Sun Communities	18	
Sureste Property Services	18	
True North Management Group	18	
Advenir	17	
GPI Investment	17	
Madera Residential	17	

Questions or follow up:



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