

# Property managers

Ranked by square footage of local properties managed

Company name/ Address (rank ranking)	Square footage of local properties managed	Top local exec/ Title Phone #	Total square feet managed/ # of local offices	# of local/total F-T emps./ Year established locally/ Web site	Types of properties managed	Services offered
1. <b>Horst Property Management</b> (2) 320 Granite Run Drive Lancaster 17601	9,733,420	Randal Horst President and CEO 581-9850	9,733,420 7676 1/1	500/500 1976 www.horstgroup.com	35.23% residential, 8.79% commercial, 7.21% assisted living, 7.13% hospitality, condo 41.64%	Commercial/residential leasing, assisted living facility services, janitorial, development, hospitality
2. <b>Property Management Inc.</b> (1) 1300 Market St., Suite 201 Lemoyne 17043	8,891,559	James P. Stephens Jr. President 730-4141	10,044,288 129/149 1/1	118/136 1987 www.randm.com	87.6% residential, 9.3% commercial, 1.8% industrial, 0.7% retail	Leasing, brokerage, real estate development
3. <b>Keystone Property Trust</b> (NR) 200 Four Falls Corporate Center Suite 208 West Conshohocken 19428	5,789,600	Jeffrey Keiler President and chief executive officer (484) 530-1800	27 million 19/20 DNR/DNR	DNR/70 DNR www.keystoneproperty.com	100% industrial	Development, leasing
4. <b>High Associates Ltd.</b> (3) 1853 William Penn Way Lancaster 17601	5,504,787	Nevin D. Cooley President 291-2284	8,024,220 141/341 5/19	124/176 1974 www.highassociates.com	25% residential, 21% commercial, 53% industrial, 1% retail	Leasing, brokerage, development, appraisals, asset management, property and grounds maintenance
5. <b>Rhoards Property Management</b> (5) P.O. Box 233 Hummelstown 17036	3,900,000	Steven R. Rhoards Owner/broker 566-8550	DNR 175/175 1/1	4/DNR 1987 DNR	100% residential,	Leasing, management
6. <b>First Industrial Realty Trust Inc.</b> (4) 2780 Commerce Drive, Suite 100 Midlotham 17057	3,364,551	Jeff Thomas Regional director 712-2050	73 million 16/1,015 1/22	7/30 1994 www.firstindustrial.com	100% industrial	Leasing, acquisitions, development
7. <b>Coldwell Banker Commercial</b> (23) <b>Bennett Williams Rotz</b> <sup>***</sup> 135 N. George St., Fourth Floor York 17401	2,172,079	Dave Nicholson President 843-5555	2,172,079 226/226 3/3	52/52 1947 www.bennettwilliams.com	25% commercial, 50% industrial, 25% retail	Leasing, brokerage, landscaping, lawn care, excavating, snow removal, parking lot and building maintenance, janitorial, sign division
8. <b>Triple Crown Corp.</b> (8) 5351 Lajurce Ave. Harrisburg 17112	2,013,000	Mark X. DiSanto Chief executive officer 657-5729	2,015,000 24/25 1/2	28/29 1977 www.triplecrowncorp.com	41% residential, 57% commercial, 2% retail	Leasing, brokerage, sales, real estate development, construction, remodeling
9. <b>Crossgates Management Inc.</b> (11) 470 Friendship Road Harrisburg 17111	1,977,988	Chris Seitz Assistant vice president 561-1200	4,565,788 22/47 1/2	7/37 1980 www.crossgatesinc.com	50% commercial, 35% industrial, 5% retail	Development, consulting, marketing, financial
10. <b>Progressive Property Management</b> (7) 233 N. Duke St. Lancaster 17602	1,918,190	Traev Horst Broker/owner 394-3374	1,918,190 38/38 1/1	6/6 1990 www.pppmproperties.com	65.88% residential, 21.46% commercial, 8.2% industrial, 4.46% retail	Leasing, brokerage, sales, property management
11. <b>Property Management Alternatives Inc.</b> <sup>***</sup> 120 N. Poine Blvd., Suite 301 Lancaster 17601	1,827,891	Joseph W. Dierin Owner 569-6439	2,294,781 25/41 2/2	13/13 1991 www.lms-pra.com	5% residential, 11% commercial, 9% industrial, 74% retail 1% vacant land	Leasing, development, sales, tenant representation, site selection
12. <b>General Growth Management</b> (9) 142 Park City Center Lancaster 17601	1,400,000	Rachel Gallagher General manager 393-3851	137 million 1/150 1/150	15/3,500 1998 www.parkcitycenter.com	100% retail	Leasing, marketing
13. <b>C.I.R. Management Inc.</b> (NR) P.O. Box 8910 Camp Hill 17001	1,145,632	Gary L. Nalbandian President 761-5070	1,145,632 16/16 1/1	1/1 1989 DNR	3% commercial, 88% industrial, 9% retail	DNR
14. <b>Springwood Real Estate Services</b> (10) 18 S. George St., Suite 425 York 17401	1,138,000	David Hogg Chief executive officer 505-1000	1,138,000 21/21 1/1	19/19 1997 www.springwood.net	34% residential, 6% commercial, 44% retail, 16% hotels	Leasing, brokerage, development
15. <b>RSR Realtors</b> (12) 3 Lemoyne Drive Lemoyne 17043	1,002,000	Jackie Etkin Asset manager 763-1212	1,036,000 DNR/DNR 1/2	DNR/DNR DNR www.rsrrealtors.com	9% residential, 10% commercial, 46% retail, 35% warehouse	Brokerage, appraisal, marketing, consulting
16. <b>Crossroads Property Management Inc.</b> (13) 42 W. King St. Lancaster 17603	1,001,000	Brian Fulmer President 393-7440	1,001,000 770/770 3/3	19/DNR 1993 www.crossroadsproperty.com	98% residential, 2% commercial	Maintenance, repairs
17. <b>AMC Delaney Group Inc.</b> <sup>****</sup> (17) 75 Utley Drive, Suite 109 Camp Hill 17011	901,661	Brett Grams Property manager 975-2767	2,944,886 14/33 4/5	3/114 1992 www.amcdelaney.com	14% residential, 37% commercial, 48% industrial, 17% industrial, 32% retail	Leasing, development, maintenance
18. <b>Boyd/Wilson Property Management</b> (14) 711 Olde Hickory Road Lancaster 17601	739,000 <sup>1</sup>	Francis Barrett Jr. President 589-0484	953,000 <sup>1</sup> 7/9 5/7	32/37 1981 www.boydwilson.com	95% residential, 5% commercial	Leasing, development
19. <b>Realty Management Inc.</b> (16) 5010 E. Trindle Road, Suite 203 Mechanicsburg 17050	732,935	Thomas J. Flynn Owner/president 790-0111	732,935 17/17 1/1	8/8 1998 DNR	5% residential, 42% commercial, 49% industrial, 2% retail, 2% vacant land	Leasing, construction, development
20. <b>Rock Commercial Real Estate</b> (18) 160 Rosevelt Ave., Suite 102 York 17404	641,011	Russ Barhoff Vice president, property management 854-5357	641,011 7/7 1/1	16/16 2001 www.rockrealestate.net	54% industrial, 2.1% retail, 43.9% office	Leasing, brokerage, consulting
21. (tie) <b>Sherman Property Management Inc.</b> (19) 720 W. Market St. York 17404	450,000	William H. Swartz III President 699-2229	450,000 405/405 4/5	9/9 1998 www.go-sherman.com	95% residential, 3% commercial, 2% retail	Property management, leasing
21. (tie) <b>V.M.C. Management Co. Inc.</b> (19) 1137 University Blvd. W. #101 Silver Spring, MD 20902	450,000	Kevin Cannon Vice president (800) 224-7368	2.5 million 2/33 1/1	10/55 1983 www.vistacares.com	50% residential, 50% condo/ home owners association	Leasing, marketing, development, construction administration, consulting, capital improvements
23. <b>Brandywine Realty Trust</b> (22) 150 Corporate Center Drive Camp Hill 17011	418,287	Phil Schenkel Vice president 761-1444	20.2 million 10/290 1/1	2/200 1998 www.brandywinerealty.com	100% commercial	Development
24. <b>Beacon Residential Management</b> (21) 500 Beacon Drive Harrisburg 17112	417,300	Robert Willhite Area manager 652-8457	NA 2/56 2/56	15/DNR 1974 DNR	100% residential	Construction, development, leasing, management
25. <b>IBS Development Corp.</b> (24) 99 S. Cameron St. Harrisburg 17101	405,000	William I. Roberts President 257-1360	470,000 8/9 1/1	2/2 1985 DNR	100% commercial	Development

DNR- Did Not Respond NR-Not Ranked \*For Horst Group's property management company \*\*Appeared as Bennett Williams Realty Inc. on last year's list \*\*\*Doing business as LMS Commercial Real Estate \*\*\*\*Formerly known as Cumberland Management. Name changed June 6. 1-As of Dec. 31, 2002

The Central Penn Business Journal's list of property management firms was limited to companies that manage properties in Cumberland, Dauphin, Lancaster, Lebanon and York counties. Of the property management firms we contacted for this list, 27 responded by press time. Researched and compiled by Amy S. DiKunzio from information supplied by the individual companies.

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