

Property Management Firms

Ranked by number of residential units managed

Rank	Rank last year	Name Address City, Zip	Phone Fax Web site	Residential units managed	Major properties	Owner(s)/ Manager(s)	Year established
1	1	Bartlein & Co. 3944 State St., Ste. 200 Santa Barbara, 93105	(805) 569-1121 (805) 682-4341 www.bartlein.com	22,000	n/a	Robert Bartlein, Robert Bartlein	1969
2	2	Ventura Investment Co. 1601 Carmen Drive, Ste. 100 Camarillo, 93010	(805) 484-0477 (805) 388-8827 www.venturainvestmentco.com	2,450	Monte Vista Townhomes, Nautilus Beach Apartments, Tuscania Rental Homes	Barton Stern	1958
3	7	Cochrane Property Management 102 W. Arrellaga St. Santa Barbara, 93101	(805) 965-2887 (805) 966-6468 www.cochranepm.com	2,000	n/a	John Cochrane	1990
4	4	The Towbes Group 21 E. Victoria St., Ste. 200 Santa Barbara, 93101	(805) 962-2121 (805) 568-1412 www.towbes.com	1,812	Willow Springs and Cypress Points Apts.	Michael Towbes	1958
5	4	Wolfe & Associates 173 Chapel St. Santa Barbara, 93111	(805) 964-6770 (805) 964-8047 www.rlwa.com	1,750	The Oaks Apts. in Atascadero, The Meadows Apts. in Isla Vista, Westwinds Apts. in Isla Vista	Ronald Wolfe	1962
6	nr	Meridian Group Real Estate Management 5290 Overpass Road, Bldg. C Santa Barbara, 93111	(805) 692-2500 (805) 692-5020 www.bdcmanagement.com	1,300	Residential projects in Santa Barbara, Ventura and San Luis Obispo	Robert Kooyman	1999
7	8	Sierra Property Management 5290 Overpass Road, Building D Santa Barbara, 93111	(805) 692-1520 (805) 692-1420 www.sierrapropsb.com	1,000	Commercial properties in Santa Barbara and Goleta	Becky Cohn	1991
8	9	Investec Management Corp. 200 E. Carrillo St., Suite 200 Santa Barbara, 93101	(805) 962-8989 (805) 962-1918 www.investecre.com	715	Multifamily residential property management	Ken Slaught	1983
9	3	Mark IV Property Management 5735 El Camino Real, Suite A Atascadero, 93422	(805) 238-1508 (805) 466-2770 www.markiv.net	400	n/a	Michael Croft	1986
9	nr	McNamara Realty 390 Higuera St. San Luis Obispo, 93401	(805) 543-7777 (805) 543-7791 www.slorealty.com	400	Foothill Gardens, Sierra Vista Apts., Watson Manor	Mike McNamara	n/a
11	nr	Gold Coast Property Management 3251 Corte Malpaso, Suite 506 Camarillo, 93012	(805) 273-9555 (805) 273-9550 www.goldcoastcommercial.com	300	n/a	Brent Reisender	n/a
11	nr	REG Property Management 864 Osos St. San Luis Obispo, 93401	(805) 541-6664 (805) 541-2814 www.regmgmt.com	300	n/a	David Singer	n/a
13	10	Kamap 6521 Cordoba Road Isla Vista, 93117	(805) 685 2627 (805) 968-8890 www.kamap.net	271	Boardwalk, Beachwalk, Bedrock and Carriage House apartments in Isla Vista and others	Mike Pinter	n/a
14	12	The Becker Group 40 S. Ash St. Ventura, 93001	(805) 653-6794 (805) 653-6795 www.beckergrp.com	265	n/a	Jeffrey Becker	1995
15	16	Coastal View Property Management 3140 Telegraph Road, Ste. F Ventura, 93003	(805) 339-0300 (805) 339-2737 www.coastalviewproperty.com	250	Apartments and single-family homes	Ron Conti	n/a
15	11	TLC Management 1642 E. Main St. Ventura, 93001	(805) 648-3998 (805) 648-3738 www.tlcproperty.net	250	Apartments, duplexes and condos in Ventura, Oxnard, Camarillo and Ojai	Terri Hall	1994
17	nr	San Luis Obispo Realty & Property Management 441 Marsh St. San Luis Obispo, 93401	(805) 541-1662 (805) 784-0953 www.san-luis-obispo-realty.com	225	n/a	Gary Toll, Monica King	n/a
18	nr	San Luis Property Management 2241 Broad St. San Luis Obispo, 93401	(805) 541-1822 (805) 541-1822 www.sanluisproperty.net	200	University Vista Apartments	Michelle Herter	n/a
19	13	Central Coast Properties 401 Mobil Ave., Suite. 11 Camarillo, 93010	(805) 389-6803 (805) 389-6804 www.ccprealstate.com	167	n/a	Curtis Guntner	2004
20	19	Good Management Co. 1 N. Calle Cesar Chavez, #230-A Santa Barbara, 93103	(805) 564-1400 (805) 564-8660 www.goodmanagementco.com	104	n/a	Carolyn Parks	1991
21	18	Castle Keepers Properties 1110 California Blvd., Suite C San Luis Obispo, 93401	(805) 543-9138 (805) 543-9145 www.ckpm.com	90	Single family homes, condos, duplexes, small apartment complexes in San Luis Obispo	Phyllis Smith	1989
22	19	The Laurel Co. 146 E. Carrillo St. Santa Barbara, 93101	(805) 963-5945 (805) 564-8632 www.thelaurelco.com	87	14-18 Garden St., 122 W. Valerio	Dennis Peterson	1973
23	16	Coastal Properties 1086 Coast Village Road Santa Barbara, 93108	(805) 969-1258 (805) 969-6436 www.coastalrealty.com	85	Houses and condos	Gary Goldberg	1995
24	21	J.B. Enterprises 444 Higuera St., Suite 200 San Luis Obispo, 93401	(805) 545-9800 (805) 545-9836 www.jbeslo.com	19	Higuera, Broad, Pacific and Monterey streets in San Luis Obispo	Jenele BATTERY	1990
25	nr	Trusted Real Estate Enterprises PO BOx 1792 Ventura, 93002	(805) 654-1413 n/a www.treepm.com	12	n/a	Danny Belitsky	n/a

Sources: Phone, fax and e-mail interviews. **Notes:** Many companies refused to disclose residential properties managed for privacy reasons. In the case of ties, companies were ranked alphabetically; a duplicate number in the rank column indicates a tie. n/a = not available. nr = not ranked. This list was completed in August 2008.