

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. ¹ 3944 State St., Ste. 200 Santa Barbara, 93105	(805) 569-1121 (805) 682-4341 www.bartlein.com	22,000	n/a	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	3	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	6	Wolfe & Associates 173 Chapel St. Santa Barbara, 93111	(805) 964-6770 (805) 964-8047 www.rlwa.com	1,800	The Oaks Apts. in Atascadero, The Meadows Apts. in Isla Vista, Westwinds Apts. in Isla Vista	Ronald Wolfe	1962
5	4	Meridian Group Real Estate Management 5290 Overpass Road, Bldg. C Santa Barbara, 93111	(805) 692-2500 (805) 692-5020 www.meridiangrouprem.com	1,718	Residential and commercial projects in Santa Barbara, Ventura and San Luis Obispo	Robert Kooyman	1999
6	22	Good Management Co. 1 N. Calle Cesar Chavez, #230-A Santa Barbara, 93103	(805) 564-1400 (805) 564-8660 www.goodmanagementsb.com	1,263	350,000 square feet of commercial properties; 1,263 total condominium units under management with homeowner associations.	Carolyn Parks	1991
7	5	The Towbes Group 21 E. Victoria St., Ste. 200 Santa Barbara, 93101	(805) 962-2121 (805) 568-1412 www.towbes.com	1,184	Willow Springs and Cypress Points Apts.	Michael Towbes	1958
8	8	Investec Management Corp. 200 E. Carrillo St., Ste. 200 Santa Barbara, 93101	(805) 962-8989 (805) 962-1918 www.investecre.com	716	Multifamily residential property management, Kailani Village in Lompoc (185 units)	Ken Slaught	1983
9	9	Mark IV Property Management 5735 El Camino Real, Suite A Atascadero, 93422	(805) 238-1508 (805) 466-2770 www.markiv.net	400	Homes in Atascadero and Paso Robles	Michael Croft	1986
10	11	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
10	11	REG Property Management 864 Osos St. San Luis Obispo, 93401	(805) 541-6664 (805) 541-2814 www.regmgmt.com	300	University Vista Apartments	David Singer	n/a
12	13	Kamap 6521 Cordoba Road Isla Vista, 93117	(805) 685 2627 (805) 968-8890 www.kamap.net	270	Boardwalk, Beachwalk, Bedrock and Carriage House apartments in Isla Vista and others	Mike Pinter	n/a
13	15	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
13	nr	Oaktree Property Management 819 E. Thompson Blvd. Ventura, 93001	(805) 653-6761 (805) 653-6751 www.oaktreeproperty.com	250	Santa Clara Studio Apartments	Steven Snyder	1979
13	17	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	250	n/a	Gary Toll, Monica King	n/a
16	9	McNamara Realty 390 Higuera St. San Luis Obispo, 93401	(805) 543-7777 (805) 543-7791 www.slorealty.com	230	Foothill Gardens, Sierra Vista Apts., Watson Manor	Mike McNamara	n/a
17	19	Central Coast Properties 401 Mobil Ave., Suite. 11 Camarillo, 93010	(805) 389-6803 (805) 389-6804 www.ccprealstate.com	200	n/a	Curtis Guntner	2004
17	17	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
17	15	TLC Management 1642 E. Main St. Ventura, 93001	(805) 648-3998 (805) 648-3738 www.tlcproperty.net	200	Apartments, duplexes and condos in Ventura, Oxnard, Camarillo and Ojai	Terri Hall	1994
20	14	The Becker Group 40 S. Ash St. Ventura, 93001	(805) 653-6794 (805) 653-6795 www.beckergrp.com	150	n/a	Jeffrey Becker	1995
21	21	Castle Keepers Properties 1110 California Blvd., Suite C San Luis Obispo, 93401	(805) 543-9138 (805) 543-9145 www.ckpm.com	128	Single family homes, condos, duplexes, small apartment complexes in San Luis Obispo	Phyllis Smith	1989
22	7	Sierra Property Management 5290 Overpass Road, Building D Santa Barbara, 93111	(805) 692-1520 (805) 692-1420 www.sierrapropsb.com	125	Commercial properties in Santa Barbara and Goleta	Becky Cohn	1991
23	20	A&E Real Estate Services 5235 Mission Oaks Blvd., Suite 671 Camarillo, 93012	(805) 383 - 2916 (805) 388-1574 www.aerealestate.com	102	Steckel Drive Apts, Sanford Apts, Steckel Apts, Lane Apts.	Erik Hansen	2000
24	23	J.B. Enterprises 444 Higuera St., Suite 200 San Luis Obispo, 93401	(805) 545-9800 (805) 545-9836 www.jbeslo.com	15	Higuera, Broad, Pacific and Monterey streets in San Luis Obispo	Jenele BATTERY	1990
25	24	Trusted Real Estate Enterprises PO Box 1792 Ventura, 93002	(805) 654-1413 n/a www.treepm.com	12	n/a	Danny Belitsky	n/a
nr	nr	California West 1380 Broad St. #1 San Luis Obispo, 93401	(805) 543-9119 (805) 543-4528 www.california-west.com	n/a	n/a	Tim Banducci	1964
nr	nr	Real Property Management 298 S. Seaward Ave. Ventura, 93003	(805) 626-4100 (805) 648-5584 www.rpmventuracounty.com	n/a	n/a	n/a	n/a

Sources: Phone, fax and e-mail interviews. **Notes:**¹ Bartlein & Co., Cochrane Property Management, A&E Real Estate Services, Coastal View Property Management and Trusted Real Estate did not respond to they survey for the list. The number of units listed is from 2008 data on file. 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 2009.