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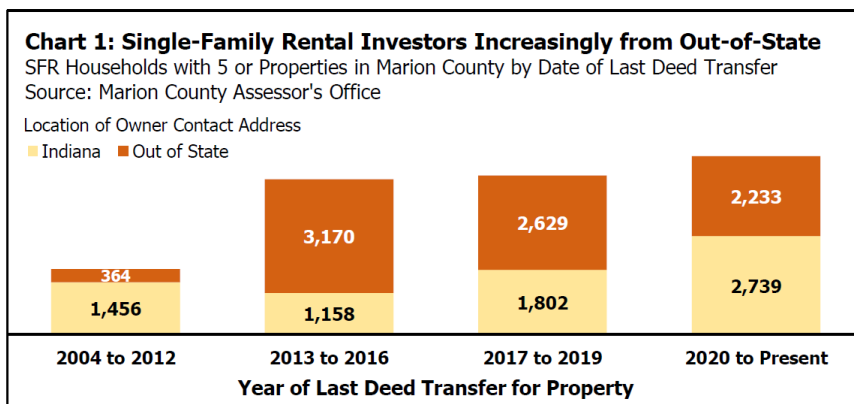
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### **FHCCI Releases New Report on Housing Investors** ***Who Owns Indy's Houses: A Review of the Largest Single-Family Home Investors***

INDIANAPOLIS, IN – As homeownership disparities increase in Indianapolis and across the state, large corporate investors, mostly from out-of-state and heavily funded by Wall Street, have taken a significant hold of the city's single-family homes. These corporate owners purchase properties at rapid rates, often converting formerly owner-occupied homes into rentals, and out-competing individual home buyers with all-cash offers. As landlords, they tend to file evictions frequently per unit, and fail to maintain properties at high rates. All these impacts are felt strongly in our neighborhoods of color.

Today, the Fair Housing Center of Central Indiana (FHCCI) releases its newest report, [The State of Fair Housing in Indiana – Who Owns Indy's Houses: A Review of the Largest Single-Family Home Investors](#), which identifies these companies and analyzes their impact on our community.

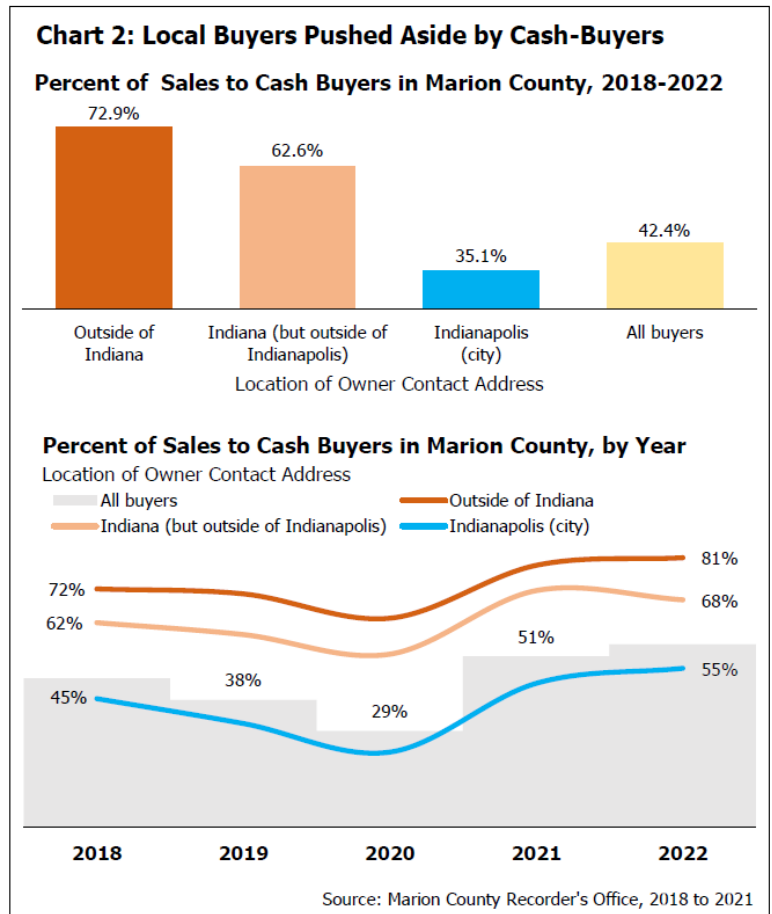
"Last fall, ATTOM reported that the Indianapolis MSA was in the top 10 of metro areas for housing markets with the greatest share of institutional investor single-family home sales," explained Hafsa Razi, Systemic Investigations Coordinator of the FHCCI. "With each month, the FHCCI calculates upwards of \$15 to \$20 million in rent payments leave Indiana to the out-of-state owners of our single-family homes."



#### **Key Findings in the Report:**

- The FHCCI estimates that 27,000 single-family rental (SFR) properties in Marion County are now owned by corporate investors and around 13,000 of these homes are owned by out-of-state investors.
- The large, often out-of-state corporate investor evaluates how they are profiting across a very short time period, sometimes buying and selling houses or entire portfolios in quick turnarounds. In contrast, the local landlord or mom-and-pop owner typically sees their property or properties as a long-term investment, requiring them to keep up on needed repairs, have a presence on the property, and know their tenants.
- Large corporate investors hide behind LLCs and other associated entities to mask how many properties they truly own. For the top 5 SFR owners in Indianapolis collectively, the FHCCI uncovered over 250 associated entities.

- Outside Marion County, companies like AMH (American Homes 4 Rent), Tricon, and VineBrook own hundreds of homes in the surrounding counties of the Indy metro area making this more than an Indianapolis issue.
- Since 2018, more than 40% of residential transactions in Marion County have been paid in full with cash, reaching 55% in 2022. Out-of-state investors pay in cash in over 70% of their transactions, compared to 35% for local buyers.
- Over half of the SFRs in the Far Eastside, more than three-quarters in Lawrence, and over 80% of some southside neighborhoods are now owned by out-of-state investors.
  - Out-of-state ownership is most prevalent in areas with the highest growing Black and Hispanic populations.
- In Indianapolis, large out-of-state investors have increased eviction filings rapidly from 2021 to 2022, faster than they accumulated properties in the same time period. Like other rental property owners, large SFR investors file evictions at significantly higher rates at their properties in neighborhoods of color, compared to white neighborhoods.
  - Per unit, large corporate investors like VineBrook, Yamasa, and Progress Residential file evictions at a much higher rate than rental owners in the rest of the county.
- Code violations at properties owned by large SFR investors increased year over year in 2022. Large corporate investors like JOB Capital, SLB Investments, and VineBrook incur more violations per unit than the county average.
  - Code violations at rental properties are likely underreported because of the risks that tenants face in receiving retaliation, eviction, or lease nonrenewal in response to their complaints.
- In neighborhoods where the rate of code violations at SFRs are highest, large out-of-state investors have an outsized impact, making them the biggest single contributors to concentrated blight in those areas.
  - In ten neighborhoods, many on the eastside of the city, more than one in four SFR code violations can be attributed to one of five large investors – Cerberus, JOB, Progress Residential, SLB, and VineBrook.
- Indiana has become a top state for new single-family “build-to-rent” communities. These developments do not add to the affordable housing supply. Households that are seeking homeownership put potential savings toward high rental costs, and low-income households who need truly affordable rental opportunities cannot access these homes.
- In the Indianapolis market, home buying has traditionally been a more affordable option than renting, with the added benefit of building equity. However, it is now more expensive to own than rent a starter home in Indianapolis, a difference that we only expect to grow.
  - In neighborhoods of color, listing prices for homes have increased rapidly, as much as 262% in the past five years in Martindale-Brightwood. This area has also seen significant corporate investor activity in SFRs.



“By allowing these activities to continue unchecked, Indiana legislators not only fail to protect renters, but also allow the deterioration of Indianapolis’ housing stock and minimize the ability of residents to build wealth through homeownership,” states Amy Nelson, Executive Director of the FHCCI. “We call upon our state leaders to make needed legislative changes to protect our renters and home buyers.”

To download the full report, visit the [FHCCI’s News Page](#) or our [Reports Page](#). In recent years, the FHCCI has released the following consumer driven housing reports including:

- [No Way Home: Tenant Screening Barriers to Housing](#)
- [Our Changing Neighborhoods: The Impact of Investors, Foreclosures, and Mortgage Lending](#)
- [At What Cost? Rents, Burdens, Evictions, and Profits in Marion County](#)
- [FHA & VA Mortgage Lending in Marion County 2018-2021](#)
- [Mortgage Lending in Marion County 2018-2020](#)
- [Fair Housing Complaint Filing 2000-2018](#)

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The Fair Housing Center of Central Indiana (FHCCI) is a private, nonprofit fair housing organization based in Indianapolis, Indiana. Its mission is to ensure equal housing opportunities by eliminating housing discrimination through advocacy, enforcement, education and outreach. For more information, visit: [www.fhcci.org](http://www.fhcci.org)

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