



PRESS KIT

39+

Number of years we've been
in the residential property
management business.

15

Consecutive years we have been
an Accredited Management
Organization of IREM.

0

Properties we own, which means
we are exclusively aligned with
our clients' best interests.

450K+

Total properties under our
management nationwide.

Asset by the Numbers



#1

Our ranking among SHB's Top
Third-Party Property Managers List of
student housing managers nationwide.

#2

NMHC's Top 50 List of largest
apartment managers nationwide.

#5

NAHMA's Affordable 100
List of largest apartment
managers nationwide

\$55B+

Total value of the rental
properties we manage nationwide.



A reputation for *excellence.*

Asset Living was founded with a vision to better serve communities. Since the beginning, our undeniable passion has driven our organic growth from a small property management firm to one of the most trusted allies in real estate.

HEADQUARTERS:

Houston

CEO + PRESIDENT:

Ryan McGrath

FOUNDED:

1986

EMPLOYEES:

12K+

UNITS

450K+

BEDS

110K+

1986

Asset Plus
Companies
is founded

2020

Shelton Residential,
Alpha Barnes, and
Poetic Digital join
Asset Living

2023

Asset Living acquires SMP,
FCM, and is ranked #3 on
NMHC's Top 50 Managers List

2010

Asset named
#1 on SHB's
Top Third-Party
Property Manager List

2021

Echelon Property
Group, JMG Realty,
and City Gate
Property Group
join Asset Living

2025

Asset is ranked #2
on NMHC's Top 50
Managers List and
#5 on NAHMA's
Affordable 100 List



Service Suite

Our capabilities continuously evolve to ensure we can partner with our clients to make the most of real estate's unlimited potential. We draw upon these services to meet the specific needs of a wide range of clients, from sophisticated institutions to smaller local market investors.

Due Diligence



Invest confidently with a thorough property evaluation, operational analysis, and more

Underwriting



Utilize exclusive data insights and budget recommendations to take the guesswork out of your investment thesis

Capital Improvements



Seamlessly direct your value-add from start to finish with expert oversight

Development Consulting



Invest confidently with a thorough property evaluation, operational analysis, and more

Marketing



Invest confidently with a thorough property evaluation, operational analysis, and more

Training



Training for on-site teams in leasing, marketing, and systems to ensure property runs seamlessly

Talent & Compliance



Attract top talent and align teams around high expectations and industry regulations

Market Research



Leverage historical and trending data to give your property a competitive edge

Operations



Best practices, procedures, and policies to ensure efficiency and excellence in oversight, facility management, and procurement



Student

In 1998, we entered the industry determined to become the top student housing operator. Our thoughtful approach to student housing has positioned us as unrivaled stewards since 2010, earning us the No. 1 spot on SHB's ranking for third-party manager.



Multi-Family

We are proudly ranked No. 2 on NMHC's Top 50 List of largest apartment managers nationwide. Our team brings decades of experience and exclusive data to local markets across the nation, delivering full-spectrum management for every class of property.



Affordable

As the No. 5 ranked apartment manager on NAHMA's Affordable 100 List, we're driven by a steadfast belief that everyone deserves a roof over their head. Our team strives to exceed affordable living needs for clients and communities.



Active Adult

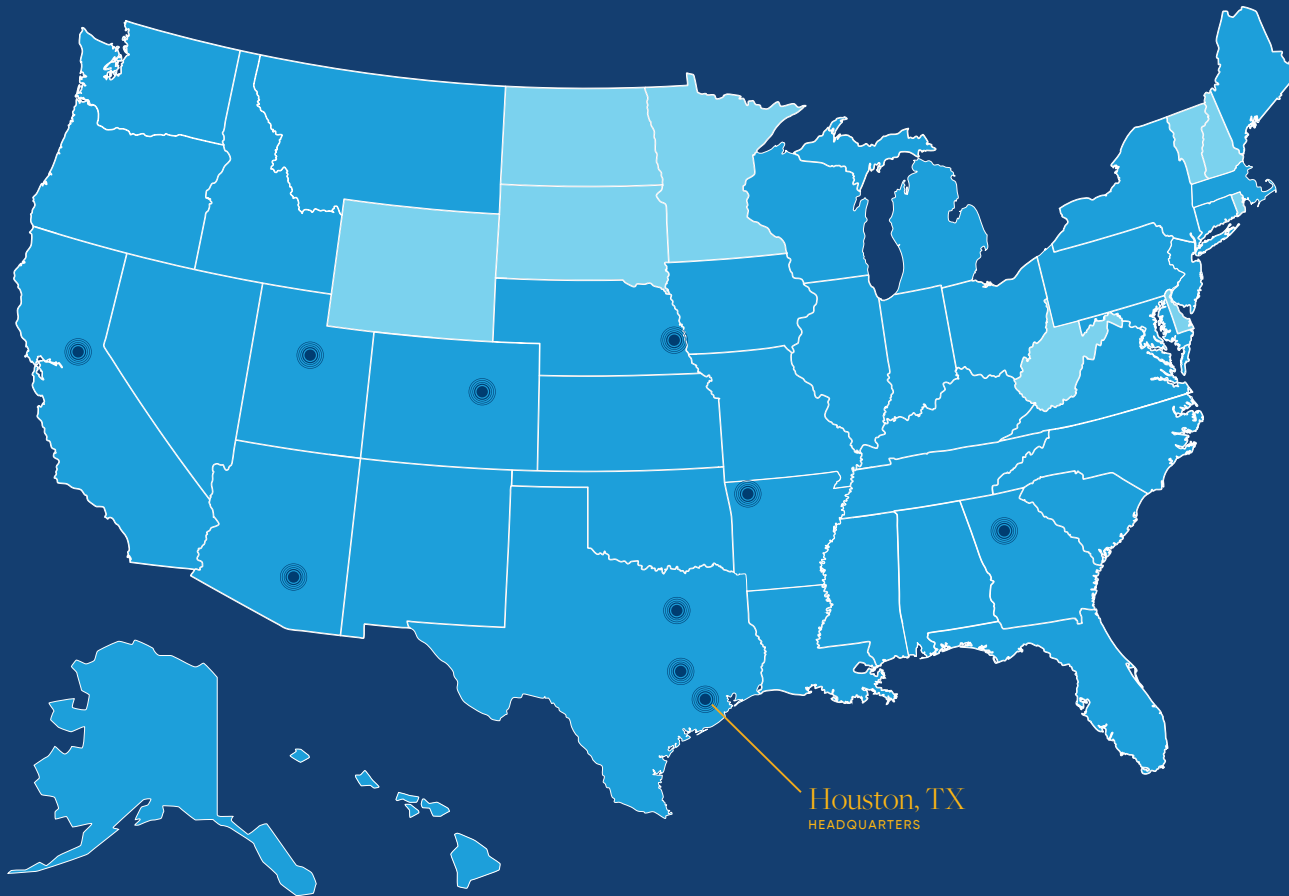
We are committed to delivering unmatched, tailored living experiences for our active adult residents who are 55+. With more than 8,850 active adult units under management nationwide, our experienced property management team focuses on fostering a strong sense of community while prioritizing comfort, convenience, and quality of life.



Build-to-Rent

Building better communities starts with our personalized build-to-rent solution's that are tailored for each client's needs. We empower your build-to-rent investment, crafting a living space that captures the essence of homeownership perks while offering the financial agility of renting.

We are honored to be a *valued partner* to customers and communities across the United States.



Leading with unrivaled passion, we're on a mission to foster community and drive positive impact that reflects our belief that everyone deserves a place to call home.

As the future of real estate unfolds, we're committed to make the most of its unlimited potential. Whether we're exploring new horizons or growing our capabilities, we are ever-evolving to turn challenges into opportunities and exceed industry expectations.

CORPORATE OFFICES: 10

STATES OPERATING IN: 40+

No matter where our work takes us, we're determined to drive a positive impact for our clients and the communities where we operate.

The Community Impact Initiative

Asset Living launched the Community Impact Initiative in 2025, empowering our seven regional Culture Committees to forge meaningful partnerships with local nonprofits that align with Asset Living's mission and values. Through this initiative, committees strategically select organizations where Asset Living can have the greatest impact, strengthening our commitment to lasting positive change and cultivating thriving neighborhoods in the communities that we serve.

Raised over \$281k+ with volunteers across the nation.



Doing *good* while doing *well*.

From families creating better lives to communities and coalitions promoting the greater good, we support all kinds of efforts to build a brighter future.

Industry Accolades



2020



2020



2022, 2023, 2024



2020



Awarded in Houston, Dallas, San Antonio,
Phoenix, Denver, Atlanta



NMHC's Top 50 Managers List
2025 (#2), 2024 (#2), 2023 (#3),
2022 (#4), 2021 (#5)



NAHMA's Affordable 100 List
2025 (#5), 2024 (#4), 2023 (#3),
2022 (#8), 2021 (#11)



2019, 2020, 2021, 2022, 2023, 2024



#1 Third-Party Manager
12 Consecutive Years



#2 Top Property Management Firm
2021, 2022, 2023



Top Workplaces USA
2023, 2024



2021



2014, 2015, 2016, 2018, 2021,
2022, 2023, 2024, 2025



2019, 2020, 2021, 2022



2022



2022



2019, 2020



Ryan McGrath

CEO + President

- Oversees all operations and leads the executive team to deliver the highest value to clients.
- As a 2nd generation leader of the company, he has grown Asset Living into the 2nd largest multi-family property management solutions provider in the country.
- Experience includes M&A and financing in investment banking at Goldman Sachs.
- Chairman of the Young Presidents' Organization's Houston Chapter; Lifetime Ambassador for Texas Children's Hospital; and a member of the Board of Visitors for MD Anderson.

Explore how we can work together.

@ASSETLIVING
INFO@ASSETLIVING.COM



Learn more about Asset!



ASSETLIVING.COM

