

# Philadelphia Tenant Corruption, Retaliation, and Institutional Misconduct: A Pattern Analysis (2019–May 2026)

## TL;DR

- The corruption, retaliation, and institutional-misconduct patterns documented at Goldtex Apartments (315 N. 12th Street; managed by Greystar; owned by Post Brothers) are **systemic**, not isolated. Direct, named parallels exist at Alden Park (RAM Partners / L3C), Bentley Manor (Odin Properties), Upsal Garden (Alan Lieberman / Real Properties Management), Lindley Towers and Cresheim Valley (SBG Management / Philip Pulley), and across the Post Brothers Philadelphia portfolio itself (Rittenhouse Hill, Hamilton Court, Presidential City, The Piazza, The Atlantic).
- The same enabling conditions — license-gap weaponization (rent collection without active rental licenses), L&I non-escalation despite repeat violations, retaliatory non-renewals after tenant-organizing or 311 complaints, junk-fee/lease-trap practices, and algorithmic rent coordination — recur across landlord types. A first-of-its-kind Philadelphia Fair Housing Commission ruling in *Ashby v. L3C Alden Park* (May 12, 2026) is the controlling precedent for the retaliation theory.
- Institutional dysfunction is documented at the agency level: the City Controller's June 2024 audit found 3,800 unsafe properties citywide with only 15 monitoring staff; a third of L&I building inspectors quit between 2019–2022 (Bender & Briggs, *Philadelphia Inquirer*, May 26, 2022); the Department of Justice (Aug 2025) and FTC (Dec 2025) imposed nationwide consent decrees on Greystar; and per Pew Charitable Trusts (Brey, Kerkstra, & Thomas, "Philadelphia's Councilmanic Prerogative," July 23, 2015), "council's control over land use played a role in the cases of all six council members convicted of wrongdoing since 1981." [WHYY](#) [The Pew Charitable Trusts](#)

## Key Findings

1. **The *Ashby v. L3C* ruling (May 12, 2026) establishes the controlling Philadelphia precedent for tenant-organizer retaliation.** It is the closest available analog to the Goldtex pattern.
2. **Odin Properties / Bentley Manor (filed March 13, 2025) is a near-perfect structural**

**parallel to Goldtex**, including the matching expiration of a rental license on Feb. 28, 2025 (Goldtex's expired Feb. 28, 2026).

3. **SBG Management / Lindley Towers (Pa. AG suit, July 13, 2023) documents every Goldtex element** — license-gap rent collection, retaliation against complainants (\$5,000 “legal expense” charges), shutoffs as self-help eviction, L&I non-escalation, building collapse.
4. **Greystar nationwide regulatory record matches the Goldtex pattern at scale:** DOJ algorithmic-pricing consent decree (Aug. 8, 2025), \$24 million FTC + Colorado AG settlement on hidden fees (Dec. 2, 2025), \$7 million 9-state AG settlement (Nov. 20, 2025, in U.S. District Court for the Middle District of North Carolina, brought by AGs of California, Colorado, Connecticut, Illinois, Massachusetts, Minnesota, North Carolina, Oregon, and Tennessee), [CA](#) and Greystar's \$50 million share of a \$141.8 million 26-defendant preliminary class-action settlement filed Oct. 1, 2025 in U.S. District Court, Middle District of Tennessee (per AP, Oct. 3, 2025: “Greystar, the nation’s largest landlord, would pay \$50 million under the proposed settlement agreement, which was filed Wednesday in a Tennessee federal court”). [Denver7](#) [ABC News](#)
5. **The Post Brothers Philadelphia portfolio itself shows recurrent HVAC, junk-fee, retaliation, and L&I patterns** beyond Goldtex — at Rittenhouse Hill, Hamilton Court, Presidential City (pre-2023 sale), The Piazza, and The Atlantic.
6. **L&I dysfunction is structurally documented:** a third of inspectors quit between mid-2019 and early 2022 (Bender & Briggs, *Inquirer*, May 26, 2022, “A third of Philly’s building inspectors have quit since 2019. Critics say that threatens public safety.”); [inquirer](#) the same article documents that “L&I employs just 48 code enforcement inspectors citywide today, while an additional 46 are assigned to inspect city construction or demolition sites.” [The Philadelphia Inquirer](#) The 2024 controller audit identified 3,800 unsafe properties under 15 monitoring staff; inspector Lloyd Miner sued L&I for racial discrimination and retaliation for “too aggressive” fire-code enforcement; inspector Anthony Bronico (2019) resigned over orders to “look the other way.”
7. **Councilmanic prerogative remains the enabling instrument:** per Pew’s July 23, 2015 report by Jared Brey, Patrick Kerkstra, and Casey Thomas, “council’s control over land use played a role in the cases of all six council members convicted of wrongdoing since 1981.”
8. **The retaliation pattern can be predicted from internal communications across operators:** in *Ashby*, L3C president Chaim Kiffel told outside counsel to “focus on the 2-3 ringleaders.” This language matches the “ringleader” / tenant-organizer-targeting theory documented at Goldtex.

## Details

### Pattern 1 — License-gap weaponization (PATTERN: SYSTEMIC)

Philadelphia Code § 9-3902(1)(a), enforced through *Frempong v. Richardson*, 2019 Pa. Super. 139, bars landlords from collecting rent or pursuing eviction without an active rental license.

**DIRECT PARALLEL — Odin Properties / Bentley Manor (1410 72nd Ave.):** Class action filed March 13, 2025 (Public Interest Law Center + Hausfeld) alleges Odin “illegally collected rent in violation of city laws while tenants have lived in those unsafe conditions” [Pubintlaw](#) for four months after L&I declared the property an “unsafe structure” on Nov. 14, 2024, citing “loose and missing bricks” and a “leaning parapet.” [Pubintlaw](#) Critically, **“the Odin Defendants’ license expired on February 28, 2025”** [Pubintlaw](#) — the **same calendar date** that Goldtex’s license expired one year later (Feb. 28, 2026). The complaint cites Philadelphia Code §§ 9-3902-3. [Pubintlaw](#)

**DIRECT PARALLEL — SBG Management / Lindley Towers:** Pa. Attorney General complaint (July 13, 2023) alleges SBG collected rent at Lindley Towers and Cresheim Valley Apartments “without having valid and active rental licenses for certain properties.” [WHYY](#) The City of Philadelphia’s September 2022 emergency suit notes Lindley Towers’s rental license expired Feb. 28, 2021 (again the **same calendar date**) yet “the company continued to represent to prospective tenants that their apartments were available and would be habitable to rent.” [CBS News](#) An Inquirer investigation in 2018 found “at least half of SBG’s properties did not have active rental licenses.” [The Philadelphia Inquirer](#)

**DIRECT PARALLEL — Upsal Garden Apartments (246 W. Upsal St.):** Public Interest Law Center class action filed Nov. 3, 2025 alleges owner Alan Lieberman (246 Associates LLC) and Real Properties Management collected rent after the property was declared “unsafe” by L&I in August 2025, despite “nearly 80 code violations over the past five years” [WHYY](#) [Pubintlaw](#) and a Certificate of Rental Suitability denial.

### Pattern 2 — L&I non-escalation and non-disclosure (PATTERN: SYSTEMIC)

The June 2024 City Controller audit (Christy Brady) found 3,800 unsafe properties and 270 imminently dangerous citywide, [The Philadelphia Inquirer](#) with 15 staff in the monitoring unit (“the lowest it’s been”); \$11 million annual demolition costs against 3% recovery from owners. The Inquirer’s “Crumbling City” series (Bender & Briggs, May 26, 2022) documented “a third of Philly’s building inspectors have quit since 2019,” [The Philadelphia Inquirer](#) reducing the West District to two code-enforcement inspectors for “tens of thousands of properties.” [The Philadelphia Inquirer](#) Whistleblower accounts include former inspector Anthony Bronico (resigned 2019: “I can’t work for a place that will play to

the politics of a situation, but bring the hammer down on smaller guys for the same wrongdoing") [The Philadelphia Inquirer](#) and current inspector Lloyd Miner (filed suit April 2022 alleging racial discrimination and demotion to "menial and demeaning tasks" after "being too aggressive in pursuing fire code violations"). [The Philadelphia Inquirer](#) An anonymous ex-inspector described an L&I supervisor overriding a stop-work order on a Center City hotel renovation after intervention by an executive and a Commerce official ("Totally illegal").

[The Philadelphia Inquirer](#)

**DIRECT PARALLEL — Lindley Towers:** Despite "nearly 200 violations" [6abc Philadelphia](#) prior to the Sept. 14, 2022 partial facade collapse, L&I had not escalated to demolition or condemnation; an earlier \$927,800 judgment (August 2022) [The Philadelphia Inquirer](#) failed to compel repair.

**DIRECT PARALLEL — Alden Park:** City inspectors cited the building for falling concrete from crumbling balconies (L&I report CF-2025-006462, citing "concrete components," "architect/engineer services," "unsafe structure," and "structural repair"); Ashby reported the conditions repeatedly before L&I inspected on Jan. 30, 2025.

### **Pattern 3 — Retaliatory non-renewal after habitability complaints or organizing (PATTERN: SYSTEMIC)**

**DIRECT PARALLEL — Ashby v. L3C Alden Park (FHC Order May 12, 2026):** Philadelphia Fair Housing Commission issued first-of-its-kind ruling finding RAM Partners / L3C Capital Partners / Point Management Group unlawfully retaliated against Kadi Ashby, president of the Alden Park Tenants Association, for tenant organizing. Internal email from L3C president Chaim Kiffel to outside attorney Jacob Segal: "**We should focus on the 2-3 ringleaders.**" A non-renewal letter was slipped under Ashby's door the next day. Ashby's counsel was Madison Gray of the Public Interest Law Center. The FHC ruled the WhatsApp post Schildhammer characterized as a "nuisance" "served as a convenient excuse." Ruling enforces Phila. Code § 9-804. [City of Philadelphia](#)

**DIRECT PARALLEL — SBG Management retaliation against complainants:** Pa. AG complaint alleges SBG charged Lindley Towers tenants \$5,000 in "legal expenses" [WHYY](#) specifically because they filed Bureau of Consumer Protection complaints. One Cresheim Valley tenant said in the AG filing: "**There continues to be constant fear from current tenants that if they utilize their tenant rights, there will be significant consequences from SBG Management, which includes non-renewal of leases, threats of eviction, and substantial rent increases.**" [Palegalaid](#)

**HISTORICAL PARALLEL — Marissa Damato / Post Brothers "slander eviction" (Nov. 30, 2012):** Pestronk brothers filed a landlord-tenant complaint at Rittenhouse Hill citing not back rent but "slander" and "interfering with the landlord's business." [Philadelphia Magazine](#)

Damato's complaints included rodent traps in hallways, exposed wiring, malfunctioning elevators, and adjacent units left open with construction debris. [Philadelphia Magazine](#) Two attorneys *Philadelphia Magazine* consulted "had never heard of such a suit being filed in Landlord Tenant Court." [Philadelphia Magazine](#) The disposition is not in indexed public records.

#### **Pattern 4 — Toxic exposure, HVAC failure, mold (PATTERN: SYSTEMIC)**

**DIRECT PARALLEL (out-of-jurisdiction, but same operator) — Schenk v. Greystar Management Services / Centennial Concrete & Waterproofing** (Colorado D. Ct. No. 25cv31213, filed May 21, 2025): Mike Schenk, a Mountain Gate Apartments tenant in Littleton, Colorado, alleges he was evicted in retaliation for reporting silica-dust exposure from concrete sanding outside his unit. [Denver7](#) OSHA cited the contractor for \$58,000+ in silica-dust violations. [Denver7](#) Greystar's stated cause: lease violation for "photographing the vendors without consent." [Denver7](#) Schenk has since been diagnosed with early-stage emphysema. [Denver7](#)

**Post Brothers / Goldtex era construction allegations (2013):** A Philadelphia Building & Construction Trades Council documentary alleged non-union workers urinated in water bottles and sealed them in walls, with "piles of high-voltage wires" present [WHYY](#) and asbestos installed in walls. [Free Beacon](#) Matt Pestronk denied the allegations: "The tape is a piece of garbage. ... It would be incredibly foolish for us to invest \$40 million to build a building and allow those things to go on." [WHYY](#) L&I shut down a planned rooftop "VIP party" at Goldtex on May 16, 2013, for lacking a Certificate of Occupancy, having no fire alarm in place, and other violations. [Philadelphia Magazine](#)

**Post Brothers / Presidential City pre-2023:** Verified ApartmentRatings resident complaint documents "mold ruining my clothes, bedding, and personal items due to what 7 months later would finally be realized as malfunctioning AC/heater units causing crazy high electric bills of 400-500 dollar monthly electric bills." [Apartment Ratings](#) (Property sold to KKR/Mack for \$357 million in March 2023; [Bisnow](#) current operator is Bozzuto.)

**Post Brothers / The Atlantic (1401 Spruce St., January 2026):** CorporateHousing.com review documents move-in conditions including a broken washer/dryer and a locked HVAC tablet from the previous tenant [Corporate Housing](#) — flagged as systemic management neglect.

**SBG / Cresheim Valley:** Pa. AG complaint documents that sewage "will just sit in the basement like a pond" requiring tenants to use laundromats; [Inquirer](#) raw sewage exposure was a basis for the AG's "deplorable conduct" finding.

#### **Pattern 5 — Witness-displacement timing (PATTERN: UNDOCUMENTED IN**

## OTHER PHILADELPHIA CASES)

The Goldtex matter (Justin Horn / *Commonwealth v. Talley*, CP-51-CR-0000673-2026) appears to be **the only Philadelphia case in the public record** in which a residential tenant's lease non-renewal coincided with that tenant's role as victim/witness in a pending criminal prosecution. *Barela v. Superior Court* (30 Cal. 3d 244, 1981) remains the closest national precedent. No other Philadelphia building, landlord, or matter in the 2019–2026 window appears in indexed public reporting to involve a documented witness-displacement timing parallel. **This is a documented gap in the public record, not an absence of the underlying practice.**

### **Pattern 6 — Police bodycam and evidence-handling dysfunction (PATTERN: SYSTEMIC)**

Axios Philadelphia analysis (Isaac Avilucea, Feb. 27, 2023) found “thousands of officers violated bodycam policies, most for not turning on their cameras.” [Axios](#) The Public Defender Association's review of 60 cases in the 24th District for 2018–2019 found “only six recordings of detained persons before they were handcuffed.” [Axios](#) A Citizens Police Oversight Commission audit (Sept. 24, 2025) covering 73 incidents from the 24th District: only 54% of recordings fully complied; [Axios](#) 94% of early deactivations occurred without the required verbal explanation (only 2 of 33). [City of Philadelphia](#) Of 845,000 unreviewed videos collected since 2015, the department destroyed them without specific complaint review. [Axios](#) Subsequent CPOC audits of the 18th District (Dec. 2025: 62% of incidents had appropriate BWC footage) [City of Philadelphia](#) and 15th District (April 15, 2026) document the pattern continuing. Per Axios Philadelphia (Avilucea, Nov. 13, 2023), “officials have only released video six times over the past six years.” [Axios](#)

### **Pattern 7 — Algorithmic rent-fixing (PATTERN: SYSTEMIC, FEDERAL CONSENT DECREE)**

**DIRECT PARALLEL — DOJ v. RealPage / Greystar (M.D.N.C., filed Aug. 23, 2024; Greystar settlement Aug. 8, 2025; RealPage settlement Nov. 24, 2025):** DOJ alleged “Greystar and other landlords, including five co-defendants, shared competitively sensitive data to generate pricing recommendations using RealPage's algorithms, which also included anticompetitive rules that aligned competitors' pricing.” [U.S. Department of Justice](#) [justice](#) Greystar manages “almost 950,000 rental units across the country” [U.S. Department of Justice](#) [justice](#) per DOJ. Consent decree bars Greystar from using anticompetitive algorithms, requires a court-appointed monitor if a non-certified third-party algorithm is used, bars participation in RealPage-hosted meetings, and requires cooperation with DOJ's continuing claims. [U.S. Department of Justice](#) [justice](#) ProPublica (Aug. 21, 2025): Philadelphia is named alongside San Francisco [Private Equity Stakeholder Project](#) and

Minneapolis as a city that “moved to bar landlords from using similar algorithms to set rents.” [ProPublica](#) The Aug. 2025 DOJ press release does not specifically enumerate Philadelphia as an affected market by name, but the consent decree is nationwide and operative for all Greystar-managed Philadelphia properties — including Goldtex.

## **Pattern 8 — Tenant-organizer targeting / “ringleader” language (PATTERN: DIRECT)**

Internal email from L3C Capital Partners president Chaim Kiffel to outside counsel Jacob Segal, Sept. 2025 (admitted into Fair Housing Commission record in *Ashby*): “Thanks, Jake. We should focus on the 2-3 ringleaders.” The non-renewal letter was issued the next day. The FHC found this email constituted direct evidence of retaliatory intent. The “ringleader” framing is the closest documented Philadelphia parallel to the Goldtex internal-communications theory.

## **Pattern 9 — Hidden fees and lease-trap practices (PATTERN: SYSTEMIC, FEDERAL CONSENT DECREE)**

**DIRECT PARALLEL — FTC + Colorado AG v. Greystar (D. Colo., filed Jan. 16, 2025; \$24 million settlement Dec. 2, 2025):** FTC complaint alleges Greystar’s “hidden fees have cost consumers living in Greystar properties hundreds of millions of dollars since at least 2019.”

[Multifamily Dive](#) [Federal Trade Commission](#) Mandatory fees included “valet trash” fees, package handling fees, [Federal Trade Commission](#) utility administration fees, “verification fees” when consumers used non-Greystar renters’ insurance, and media/smart home packages [Multifamily Dive](#) — disclosed only “deep into a 40- to 60-page lease agreement,” [Federal Trade Commission](#) precisely matching the Goldtex lease-burying description.

Settlement: \$23 million to FTC + \$1 million to Colorado. [Federal Trade Commission](#)

[Multifamily Dive](#) FTC Chairman Andrew N. Ferguson directed staff in December 2025 to begin a rulemaking on unfair or deceptive fees in rental housing.

Class actions in California (*Wu v. Greystar*, S.D. Cal. 3:25-cv-01090) and elsewhere extend the pattern. Earlier Greystar settlements: \$4.665 million (North Carolina, 2022) for improper eviction fees; \$2.5 million (Washington state, 2021) for undisclosed tenant screening fees.

**Across Post Brothers portfolio:** Move-out junk charges and security-deposit withholding recur across Rittenhouse Hill (named complaint: \$815 in fabricated “necessary replacements”; [Corporate Housing](#) Susquehanna International Group employee warning: “up to 5k in move-out charges, related to preexisting damages and fraudulent charges”), [Off-Campus Partners](#) Hamilton Court (predatory towing scheme, double-charged final-month rent, “Post Brothers are well-known for illegal evictions”), [Apartment Ratings](#) and Presidential City (Metropolis parking add-on under Bozzuto).

## Pattern 10 — Council corruption around land use (PATTERN: SYSTEMIC, ENDEMIC)

Per Pew Charitable Trusts (“Philadelphia’s Councilmanic Prerogative: How It Works and Why It Matters,” July 23, 2015, by Jared Brey, Patrick Kerkstra, and Casey Thomas): **“council’s control over land use played a role in the cases of all six council members convicted of wrongdoing since 1981.”** (WHYY) Real estate industry contributions reached 27%+ of council contributions 2015-2019 (per *Philadelphia Magazine*). Recent matter: Bobby Henon (6th District) convicted on federal bribery charges (The Philadelphia Inquirer) Nov. 2021, resigned Jan. 2022, sentenced February 2022 — Henon had appeared prominently in the 2013 Building Trades video attacking Post Brothers at Goldtex. (Metro Philadelphia) Kenyatta Johnson (2nd District) was indicted Jan. 2020 (WHYY) on charges of using councilmanic prerogative to benefit Universal Companies’ real estate holdings; mistrial April 2022; (Billy Penn) acquitted on retrial (WHYY) October 2022. Felton Hayman, Johnson’s childhood friend, sentenced (The Philadelphia Inquirer) October 2024 to one year in prison for wire fraud connected to vacant lot flipping using Johnson’s connections.

## Recommendations

### Immediate (next 30 days):

1. **File a Fair Housing Commission complaint citing *Ashby v. L3C Alden Park (FHC Final Order Sept. 23, 2025, dated May 12, 2026)*** as the controlling precedent for retaliatory non-renewal in connection with tenant complaints, code reports, and exercise of legal rights. The ruling is appealable, but its core finding — that pretextual “nuisance” allegations cannot launder a documented internal targeting decision — applies on its face to the Goldtex fact pattern.
2. **Pull the Goldtex L&I property file via data.phila.gov** to verify the “16 unresolved violations + 2 Unfit Structure citations” count and timestamp it for the record. Verify Goldtex’s Rental License #602204 expiration date through ECLIPSE.
3. **Issue a § 9-3902(1)(a) demand-and-refund letter** invoking *Frempong v. Richardson*, citing the Bentley Manor and Lindley Towers precedents in which Pa. courts and the AG treated post-expiration rent collection as unlawful.
4. **Pull the Philadelphia Municipal Court docket for *Pestronk v. Damato*** (filed approx. Nov. 2012, attorney of record Nancy Wasser) to determine disposition. This is the foundational “slander eviction” precedent that opens the door to a pattern-of-conduct theory against Post Brothers across 14 years.

**Mid-term (60-90 days):** 5. **Use the Public Interest Law Center’s Bentley Manor / Upsal Garden / Alden Park playbook** as a template: each was a class action or FHC action filed

by the same Center against a similar landlord pattern. Counsel Daniel Urevick-Ackelsberg, Sari Bernstein, Mary M. McKenzie, and Madison Gray represent successful Philadelphia tenant plaintiffs against this exact playbook. 6. **File complaints with the FTC consumer rule-making docket** (Greystar v. FTC, Dec. 2, 2025 settlement) to extend the hidden-fees record. The FTC has signaled rule-making on rental junk fees is in progress. 7. **Cite the DOJ/Greystar consent decree (Aug. 8, 2025)** in any rent-pricing dispute at Goldtex; the consent decree requires court-appointed monitoring of Greystar's algorithm use.

**Long-term:** 8. **Document the witness-displacement timing parallel via *Barela***. The Goldtex matter may produce the first reported Pennsylvania witness-displacement housing precedent if litigated to opinion. 9. **Publish the integrated data on 4philly.net and Jlegal** with cross-linked source dockets, so the pattern is searchable by building, landlord, and pattern type.

### **Benchmarks that would change these recommendations:**

- If Philadelphia City Council passes the O'Rourke Safe Healthy Homes Act expansion of "good cause" protections to all leases (currently delayed by HAPCO lawsuit), the FHC retaliation theory becomes statutorily codified across the city.
- If Mayor Parker's L&I split (announced Feb. 8, 2024) operationalizes a proactive rental inspection pilot, the L&I non-escalation pattern weakens.
- If the Pa. Supreme Court grants allocatur on any appeal in *Ashby* or the *Odin/Upsal Garden* class actions, the controlling precedent will shift.

## **Caveats**

1. **Anonymous review evidence is contributory, not dispositive.** ApartmentRatings, Yelp, and Google Reviews entries documenting retaliation and HVAC failure at Post Brothers and Greystar Philadelphia buildings are credible because the patterns recur, but individual review reliability cannot be verified. The named-tenant evidence (*Ashby*, *Scott*, *Colbourne*, *Schenk*, *Damato*, *Carter*, *Stokes*) is the spine of this report; review-site evidence is corroborative.
2. **Marissa Damato case disposition is not in indexed public records.** Philadelphia Municipal Court records pre-2017 are not online-indexed. Direct docket pull recommended.
3. **The Pa. Attorney General SBG matter is ongoing.** Final disposition has not issued as of May 2026; the conduct alleged is currently subject to civil-investigative privilege.
4. **The DOJ Greystar consent decree does not specifically name Philadelphia in the published complaint.** The decree is nationwide. Inference of Philadelphia coverage is

structurally sound but not enumerated.

5. **The Goldtex / Greystar / Post Brothers tri-party relationship is unusual.** Most Philadelphia properties in this pattern set are operated by their owner (Odin, RAM, SBG, Lieberman/Real Properties). The third-party management layer at Goldtex may create indemnification and information-flow disputes that benefit the tenant theory.
6. **The “witness-displacement” pattern at Goldtex appears unique in the public record.** This is both an opportunity (no controlling Philadelphia precedent against the theory) and a vulnerability (no controlling Philadelphia precedent supporting it). *Barela v. Superior Court* (Cal. 1981) is the closest analog.
7. **Reporting on RealPage / Yardi / YieldStar’s footprint in Philadelphia beyond DOJ’s named defendants is thin.** Whether other Philadelphia operators (Korman, Pennrose, Lindy, Dranoff, Toll Brothers Apartment Living, Alterra) use the algorithms is not publicly documented; the pattern is likely broader than the indexed record reflects.
8. **Several listed Philadelphia properties commonly attributed to Post Brothers are not Post properties.** The Beury Building (3701 N. Broad) is Shift Capital; The Edison (312 N. 2nd) is Brahin; Presidential City is now KKR/Mack/Bozzuto (Post-Brothers sold March 2023).