
OSINT INTELLIGENCE REPORT

Goldtex Apartments — Ownership & Management Transition Analysis

Subject Property:	Goldtex Apartments, 315 N 12th St, Philadelphia, PA 19107
Entities Investigated:	Post Brothers / Post Goldtex LP → Greystar Real Estate Partners
Classification:	Open Source Intelligence (OSINT) — Public Records & Web Archive Analysis
Report Date:	May 16, 2026

1. EXECUTIVE SUMMARY

Greystar Real Estate Partners assumed day-to-day management of Goldtex Apartments in **approximately December 2025**, replacing Post Brothers' in-house management. This was a **management transition, not a property sale**. Philadelphia deed records still show **Post Goldtex LP** as the legal owner with no transfer recorded since the original 2010 acquisition for \$4.5M. The property is currently assessed at \$30,000,000.

Post Brothers simultaneously transitioned several other Callowhill-area properties to Greystar management, including The Hannah, Logan Lofts, Lofts 640, and Via Callowhill — while retaining management of flagship properties like The Piazza, Piazza Alta, The Atlantic, and One Thousand One.

"Greystar took over management approximately December 1, 2025. Post Goldtex LP remains the legal owner of record. No sale has been publicly recorded."

2. KEY FINDINGS

Finding	Detail	Confidence
Management transition date	~December 1, 2025. Resident review states "moved in December, just after Greystar took over." Greystar posted Leasing Manager job for Goldtex on LinkedIn Nov 11, 2025.	HIGH
Property ownership	Post Goldtex LP (unchanged). No deed transfer recorded since Oct 7, 2010 acquisition for \$4,500,000. Philadelphia OPA parcel #881519440.	HIGH
Nature of transition	Third-party management contract — not a sale. Multiple former Post Brothers properties transitioned to Greystar simultaneously.	HIGH
postrents.com removal	Goldtex removed from building grid, PageClass, PageAll JS vars. /buildings/goldtex returns HTTP 404. Residual map pin & resident login link remain.	CONFIRMED
Website rebrand	goldtexapartments.com rebuilt on Jonah Digital CMS (Greystar's vendor) with full Greystar footer branding. WHOIS updated Feb 9, 2026. Domain remains on SiteGround.	CONFIRMED
Assessed value trend	Decreased from \$34.3M (2021-2023) to \$30M (2024-2026). Inconsistent with a sale — suggests reassessment/appeal, not a transaction.	MEDIUM

3. DETAILED TIMELINE

Date	Event	Source
Oct 7, 2010	Post Goldtex LP acquires 315 N 12th St for \$4,500,000	Philadelphia OPA
2013–2014	Goldtex opens as luxury apartments after renovation of 1925 shoe factory. LEED Gold certified. 163 units, 10 stories.	Post Brothers press
Feb 2016	Post Brothers first lists Goldtex & Rittenhouse Hill for potential sale	Philadelphia Magazine
Nov 2022	Post Brothers sells Presidential City to KKR for \$357M; considers selling Goldtex and Rittenhouse Hill — calls it "a next-year decision"	Bisnow
Dec 30, 2024	Resident review on VeryApt: "There is no Post Brothers commitment at this location. It does not belong in the Post Portfolio." Still under Post Brothers management.	VeryApt
Aug 24, 2025	Last Wayback capture of goldtexapartments.com with Post Brothers branding (© 2023 Postrents, goldtex@postrents.com, Post Brothers tour scheduling)	Wayback Machine
Nov 11, 2025	Greystar posts "Leasing Manager — Goldtex" job on LinkedIn (Job ID 4339974551). Indicates active staffing for the transition.	LinkedIn
~Dec 1, 2025	Greystar assumes management of Goldtex. Resident review: "I moved up here from Florida in December, just after Greystar took over."	RentCafe review
Dec 26, 2025	Last Wayback capture of postrents.com still showing Goldtex as a listed property (building grid, PageAll, PageClass, Rent Now links, 8 units)	Wayback Machine
Feb 1, 2026	Wayback snapshot of goldtexapartments.com gallery shows hybrid state: Greystar logo added to footer but old MODX CMS still running; goldtex@greystar.com as contact; staging URL reveals QBurst building replacement site	Wayback Machine
Feb 9, 2026	WHOIS record for goldtexapartments.com updated (domain stayed with Tucows/SiteGround)	WHOIS
~Mar 2, 2026	goldtexapartments.com fully rebuilt on Jonah Digital CMS (Greystar's standard property website vendor). New design, full Greystar branding, © 2026 Goldtex	Wayback Machine
May 16, 2026	postrents.com/buildings/goldtex returns HTTP 404. Goldtex absent from Post Brothers building grid. Only residual map pin and resident login link remain.	Live site verification

4. PROPERTY RECORDS ANALYSIS

4.1 Philadelphia Office of Property Assessment (OPA)

Field	Value
Parcel Number	881519440
Address	315-23 N 12th St, Philadelphia, PA 19107
Owner of Record	POST GOLDTEX LP
Mailing Address	PO Box 37014, Philadelphia, PA 19122
Market Value (2024)	\$30,000,000
Taxable Land	\$9,000,000
Taxable Building	\$21,000,000
Last Sale Date	October 7, 2010
Last Sale Price	\$4,500,000
Building	10 stories, 163 units, Year built 1925, Quality B
Zoning	CMX3

4.2 Deed Transfer History

Year	Grantor	Grantee	Price
2004	Essex Capital Associates Inc	Skyloft LP	\$180,000
2006	Skyloft LP	315 N 12th Street LP	\$7,000,000
2010	315 N 12th Street LP / Skylofts at Vine LLC	Post Goldtex LP	\$4,500,000
2025/26	—	<i>No transfer recorded</i>	—

4.3 Assessment History

Period	Market Value	Notes
2015–2017	\$20,085,000	Pre-stabilization value
2018–2020	\$32,960,000–\$34,288,200	Post-renovation fully stabilized value
2021–2023	\$34,288,200	Stable
2024–2026	\$30,000,000	12.5% decrease — inconsistent with a sale; likely reassessment/appeal

5. DOMAIN & INFRASTRUCTURE INTELLIGENCE

5.1 WHOIS Records

Field	goldtexapartments.com	postrents.com
Registrar	Tucows / SiteGround	Tucows / SiteGround
Created	2010-10-30	2009-07-06
Updated	2026-02-09	2025-06-20
Nameservers	ns1/ns2.siteground.net	ns1/ns2.siteground.net
Registrant	Redacted — State: PA	Redacted — State: PA

Both domains share the same registrar and hosting provider. The goldtexapartments.com WHOIS update on **February 9, 2026** correlates with the site migration to Greystar's Jonah Digital platform.

5.2 DNS & Hosting Infrastructure

Property	IP	Hosting	rDNS / Notes
goldtexapartments.com	169.60.143.98	IBM Cloud (SoftLayer)	jdx1660.jonahsystems.com — Jonah Digital CMS (Greystar vendor)
postrents.com	35.215.72.5	Google Cloud	WordPress/nginx — Post Brothers infrastructure
greystar.com	20.37.143.130	Microsoft Azure	Greystar corporate (property sites use Jonah, not Azure)

5.3 Email Infrastructure (MX Records)

Domain	MX Provider	Significance
goldtexapartments.com	Google Workspace (aspmx.l.google.com)	Matches Post Brothers' setup — email not yet migrated to Greystar
postrents.com	Google Workspace (identical)	Post Brothers' email infrastructure
greystar.com	Proofpoint (pphosted.com)	Greystar enterprise email — different from property domains

6. WEB PRESENCE CHANGES

6.1 postrents.com — Goldtex Removal

As of December 26, 2025 (last full Wayback Machine capture), Goldtex was fully listed on postrents.com with 11+ references across the page — building tile in the property grid, JavaScript page configuration arrays (PageClass, PageAll), map marker data, floor plan listings with "Rent Now" buttons (8 units available), a dedicated content section, and a resident login link.

The current live site (verified May 16, 2026) has removed Goldtex from all primary listings. Only 4 residual references remain: a resident services login link (securecafe.com), a map marker in the JavaScript data array, and a MapContent div. The dedicated page /buildings/goldtex now returns **HTTP 404**.

6.2 goldtexapartments.com — Rebrand to Greystar

Element	Before (Aug 2025)	After (Apr 2026)
Copyright	© 2023 Postrents. All rights reserved.	© 2026 Goldtex
Contact email	goldtex@postrents.com	goldtex@greystar.com
Tour scheduling	schedule.tours/post-brothers/	Jonah Digital widget
CMS platform	Custom (MODX)	Jonah Digital (Greystar standard vendor)
Footer branding	None (Post Brothers implicit)	Greystar logo, Privacy Policy, DMCA, Fair Housing links
Hosting	SiteGround	IBM Cloud / Jonah Systems (jdx1660.jonahsystems.com)

A transitional state was captured on **February 1, 2026**: Greystar logo and contact email had been added, but the old MODX CMS was still in use. A commented-out staging URL (staging.goldtexapartments.qburst.build) revealed QBurst was building the replacement site. The full Jonah Digital rebuild launched around **March 2, 2026**.

6.3 Other Post Brothers Properties Now Under Greystar

The investigation revealed that multiple Post Brothers Callowhill-area properties transitioned to Greystar management simultaneously, suggesting a portfolio-level management outsourcing decision rather than individual property sales:

- **Goldtex** — 315 N 12th St (Callowhill)
- **The Hannah** — 1306 Callowhill St (thehannahcallowhill.com now Greystar-branded)
- **Logan Lofts** — 1666 Callowhill St (loganlofts.com now Greystar-branded)
- **Lofts 640** — 640 N Broad St (listed on Greystar Philadelphia page)
- **Via Callowhill** — 1201 Callowhill St (listed on Greystar Philadelphia page)

Post Brothers retained management of its flagship properties: The Piazza, Piazza Alta, The Atlantic, One Thousand One, The Darien, The Duchess, The Poplar, and Rittenhouse Hill.

7. METHODOLOGY & SOURCES

7.1 OSINT Techniques Used

- **Wayback Machine / CDX API** — Historical web archive analysis across 200+ snapshots (2011–2026) of postrents.com and goldtexapartments.com
- **WHOIS & DNS Analysis** — Domain registration records, A/MX/TXT/CNAME records, reverse DNS, SSL certificate inspection
- **Public Property Records** — Philadelphia OPA database (API), deed transfer history, assessment valuation history
- **Business Entity Records** — Pennsylvania LP registration for Post Goldtex LP
- **Resident Review Mining** — RentCafe, VeryApt, ApartmentRatings, Yelp, Google Maps reviews analyzed for management transition references
- **Job Posting Analysis** — LinkedIn and Greystar careers portal for staffing timeline indicators
- **Infrastructure Fingerprinting** — Hosting provider identification via IP/rDNS, CMS detection (MODX → Jonah Digital), HTTP header analysis
- **Live Site Verification** — Direct comparison of current postrents.com and goldtexapartments.com content against archived versions

7.2 Sources

Philadelphia OPA Property Records — property.phila.gov/?p=881519440

Wayback Machine — postrents.com — web.archive.org/web/*/postrents.com

Wayback Machine — goldtexapartments.com — web.archive.org/web/*/goldtexapartments.com

Greystar — Goldtex Listing — greystar.com/goldtex-philadelphia-pa/p_22798

Goldtex Apartments Official Site — goldtexapartments.com

Post Brothers Official Site — postrents.com

RentCafe — Goldtex Reviews — rentcafe.com/apartments/pa/philadelphia/goldtex/

VeryApt — Goldtex Reviews — veryapt.com/ApartmentReview-a311-goldtex-apartments-philadelphia

LinkedIn — Greystar Leasing Manager Job — linkedin.com/jobs/view/4339974551

Bisnow — Post Brothers Residential City Sale — bisnow.com/philadelphia/news/.../116130

Philadelphia Magazine — Goldtex on Market (2016) — phillymag.com/2016/02/03/post-brothers-pop-the-goldtex-building

Greystar — Philadelphia Expansion Press Release — greystar.com/.../greystar-expands-footprint-in-metro-philadelphia

This report was compiled from publicly available open-source information. All findings are based on data accessible as of May 16, 2026. No non-public or proprietary data was accessed during this investigation.