

HOW TO RESEARCH YOUR LANDLORD

Finding the ownership information you need to build tenant power and plan strong campaigns.

MAY 2026

PRIVATE EQUITY
STAKEHOLDER
PROJECT



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Section 1: Owner identification and LLC research

What is landlord research?

Researching your landlord involves finding strategic information about the person who owns your home that can help you as a tenant to solve problems in your housing situation. Perhaps someone bought your manufactured housing park, and you're not sure who to contact when issues arise. Maybe you've been experiencing mice in your space and you want to know if this is a problem other people are having in their units. Or maybe you've realized your landlord owns three houses on your block and you want to see what other properties they own. These are all common scenarios where one might use landlord research.

Landlord research is difficult by design

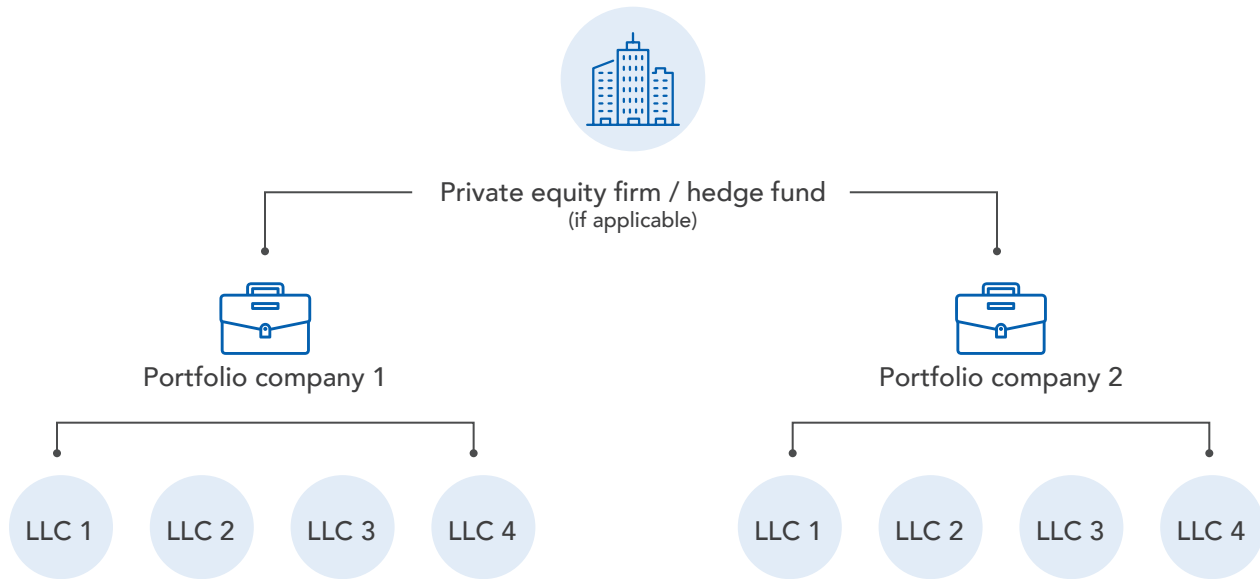
In a world where information of all kinds is more plentiful than ever, it remains surprisingly difficult to look up your landlord. In fact, this is by design. When housing databases are made available, they're usually designed with real estate companies, rather than the public interest, in mind. Good quality information, like that found in subscription-based housing databases, is often expensive and hard to access.

As such, we turn to open source (free and accessible) landlord research, piecing together the scant information sources that do exist to gain a better understanding of our living situation. A major information source used in this information gathering are public records databases like property records and business entity registries. These sites themselves are difficult to navigate. They are often old or are not designed with a seamless user experience in mind. Public records tools also vary quite a bit in the availability and quality of information offered depending on which state or county they belong to, with each jurisdiction hosting their own uniquely formatted websites. As it stands, there is no centralized national database that tracks topics of interest to tenants like land ownership, eviction activity, or even money laundering, making it much more difficult to identify problem owners.¹ We have come up with a workaround because the structure of housing related data sources heavily favors the interests of landlords rather than tenants.

Shell companies: landlord researchers' biggest hurdle

It would be great if we could just Google our address and quickly know everything about the people who control our living situations. Unfortunately, this is not the case, in no small part due to the fact that landlords make widespread use of **shell corporations**. Landlords often conduct their business under an entity type called the limited liability corporation (LLC), a taxation structure which offers a number of benefits to landlords. First, it limits liability, protecting owners from debt and lawsuits by treating each business as its own distinct legal entity.² For this reason, landlords may use a separate LLC for each building or manufactured home park they own. Second, LLCs provide an additional layer of ownership obscurity that makes ownership identification challenging for the average person, so when you look up the property record it's not totally clear who actually owns your house. As shown below, when you look up your building's property record, you will very likely find that it is owned by a company called "Your Apartment Building Name 123 LLC." Without knowledge of the landlord research process, you may have previously gotten stuck here and been unable to find out who's behind that shell corporation. This seems totally shady, but is in fact totally legal. The system is built in landlords' favor, but in most cases we have the tools to piece it all together despite this. Part 2 of this guide shows how to determine who's behind an LLC.

THE NESTED PYRAMID OF HOUSING COMPANY OWNERSHIP



For more information about LLC ownership and the need for property ownership transparency, [see this article](#) from Shelterforce.

Putting the “strategy” in strategic landlord research

While we recognize that journalists, students, government officials, and curious people of various stripes may benefit from learning landlord research techniques, this guide is designed primarily to help people who are organizing amongst their fellow tenants to **build tenant power**.

Like workers, tenants wield the most power when we organize together. Rather than individually taking on landlords, **tenants have the power to improve their conditions and have more control over their homes and their lives** by joining together as a class of people with shared interests. By forming an organizing bloc, tenants not only can force their landlords to make much-needed repairs, prevent eviction, and maintain stable rents, but also become an important voice in development, politics, and other forces that shape community life.³

Strategic landlord research seeks to build tenant power rather than **doing research for research’s sake**. Rather than compiling information for the sake of having information, strategic landlord research is narrow in scope, well-thought-out, and action-oriented.

Anyone can be a researcher

With this in mind, it’s important to understand that **anyone can be a researcher**. In fact, it’s likely that you are probably already doing some form of research in your day to day life. Knocking on your neighbor’s doors to learn about their tenant experience is not only a form of research– it’s some of the most important research we have. As someone with lived experience as a tenant, you are likely the best person to understand what’s going on in your building. This daily expertise will help you to ask the right questions when looking for information that helps you build power against your landlord. While academics and professional researchers might know how to build spreadsheets and navigate complex systems in a way that the average tenant does not, we would never know where to start applying these complex techniques without the stories and expertise of those most directly affected. The purpose of this guide is to bridge this gap, making more challenging research techniques accessible to the people who are doing the organizing.

What can I find out through strategic landlord research?

Amongst many other questions, landlord research can answer the following:

- Who is my landlord?
- How many properties does my landlord own, and where are they?
- Does my landlord sell properties frequently, or do they tend to hold onto them for a long time?
- What are the conditions at my building that might support or impede organizing efforts?
- Has there been notable news about my landlord or building?
- What is the financial standing of my landlord and building? Are they in distress?
- Who are the people behind the company, and how do we motivate them to act?
- Is my building overseen by a federal or state entity that can be called upon for support?
- What kind of company is my landlord, and who are their investors?
- What are the local regulatory agencies that may influence my landlord's actions?

This guide focuses on the first five research bullets, which fall into the larger categories of landlord fact gathering, property identification, and building-level research.



Research process tips

Keep these best practices in mind while conducting your research.

Take good notes

While you're researching, it's a good idea to keep an active document with your findings. Include links and sources so you can verify information later. And when it's time to share your research with your neighbors, summarize the most important points so they can quickly follow along.

Stay curious

You can find unexpectedly important information by poking around the internet. When you're first starting out, allow yourself to follow research rabbit holes while you get familiar with the process. Click around as much as you have time for. The information you need may very well live on the last page of a scanned attachment on a government website.

Stay persistent

Landlords go out of their way to shield certain types of information from the public. It is not uncommon to hit dead ends when doing research, and it's easy to get overwhelmed at first. Keep at it— the pieces of the puzzle could eventually come together in ways you might not expect.

Start with a quick web search

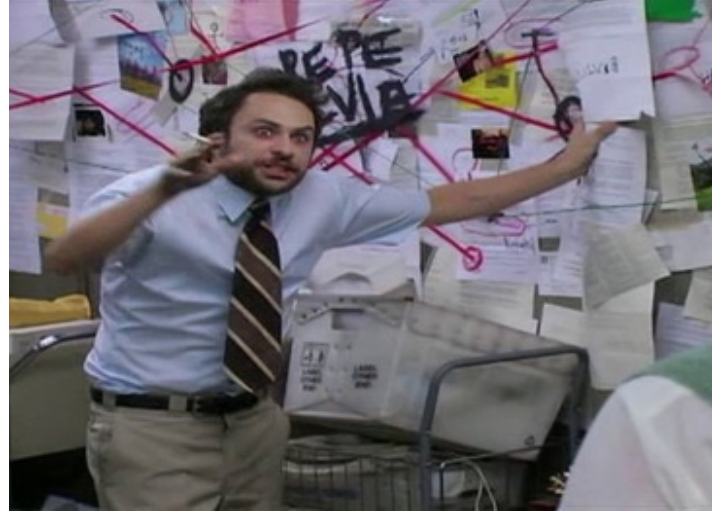
Before getting mired in public records, you should always begin your landlord research process with a web search. In some cases, searching your building's name or address may bring you directly to your landlord's website or to a tranche of relevant news articles, cutting out a lot of the work for you. The majority of the time, ownership information is not available via this method, which is why this guide exists.

Tips for searching the web:

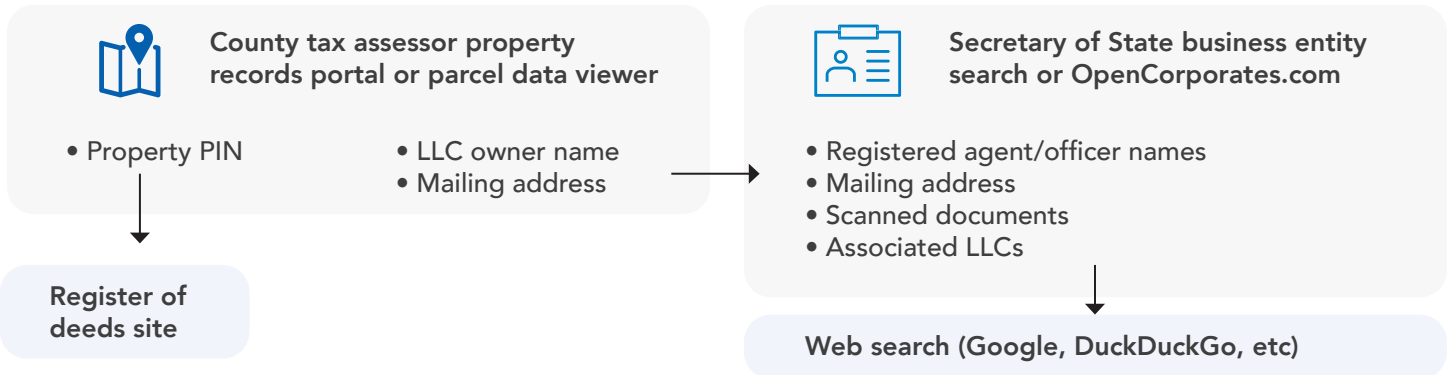
- Use a combination of search engines as they will return different results. We recommend a combination of Google and DuckDuckGo.
- Use the search engine's "News" tab to highlight articles that are likely to be more relevant.
- Use quotation marks to group words together. For example, "*Homes of America*" "*water quality*" yields much more curated results than *Homes of America water quality* because it treats the two phrases as distinct.

Tutorial: the landlord and building research process, step by step

When it comes to housing, the balance of power is tilted in favor of landlords at renters' expense. This imbalance is exacerbated when landlords hide behind complicated ownership structures that make it so that renters cannot access basic information about the homes they live in. It's not very common for there to be public, centralized places to go for information on your landlord. This section teaches you how to pull together public records and web search results to get a better understanding of your building's situation.

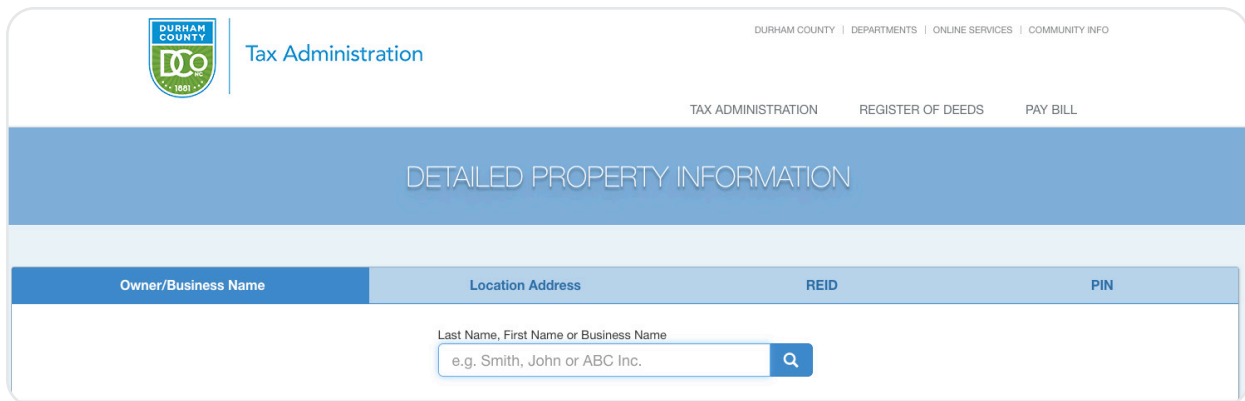


LANDLORD RESEARCH INFORMATION SOURCES



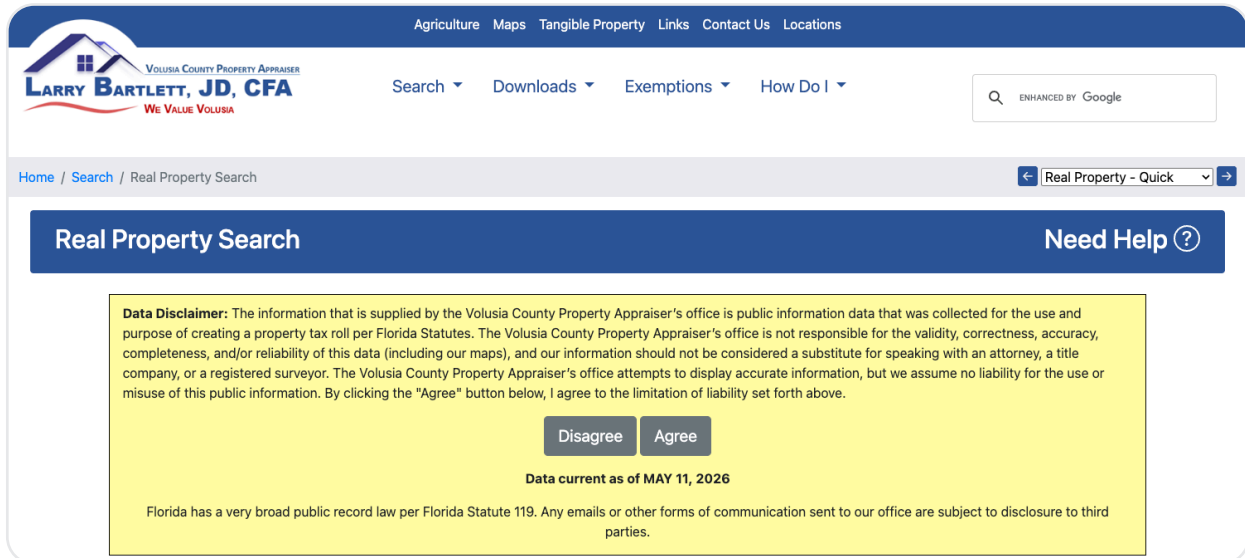
Property records portals

Most counties in the US maintain county property records in order to administer property taxes. Very often these databases are publicly accessible on tax assessor or similar websites, though they can be a bit tricky to locate. Search for “[name] county real property records”, “[name] county land records”, or “[name] county tax assessor lookup” and click around until you find a government website (ending in .gov) that looks something like this:



The screenshot shows the Durham County Tax Administration website. At the top left is the Durham County logo with 'Tax Administration' text. To the right are navigation links: 'DURHAM COUNTY | DEPARTMENTS | ONLINE SERVICES | COMMUNITY INFO'. Below this are 'TAX ADMINISTRATION', 'REGISTER OF DEEDS', and 'PAY BILL'. A large blue banner reads 'DETAILED PROPERTY INFORMATION'. Below the banner is a search form with columns for 'Owner/Business Name', 'Location Address', 'REID', and 'PIN'. A search input field contains the placeholder text 'Last Name, First Name or Business Name' and the example 'e.g. Smith, John or ABC Inc.' with a search button.

Durham County, North Carolina Tax Administration’s property records portal.



The screenshot shows the Volusia County Property Appraiser's website. At the top left is the logo for 'LARRY BARTLETT, JD, CFA' with 'VOLUSIA COUNTY PROPERTY APPRAISER' and 'We Value Volusia'. Navigation links include 'Agriculture', 'Maps', 'Tangible Property', 'Links', 'Contact Us', and 'Locations'. Below these are 'Search', 'Downloads', 'Exemptions', and 'How Do I'. A search bar with 'ENHANCED BY Google' is on the right. A breadcrumb trail shows 'Home / Search / Real Property Search'. A dropdown menu is set to 'Real Property - Quick'. A blue banner reads 'Real Property Search' with a 'Need Help ?' link. A yellow box contains a 'Data Disclaimer' and two buttons: 'Disagree' and 'Agree'. Below the buttons, it says 'Data current as of MAY 11, 2026'. At the bottom, it states 'Florida has a very broad public record law per Florida Statute 119. Any emails or other forms of communication sent to our office are subject to disclosure to third parties.'

Volusia County, Florida Property Appraiser’s property records portal.

Looking up your building

This research tutorial will follow the example of Grandview Estates Mobile Home Park, located at 11522 Canterbury Drive in Seffner, Florida.

Step 1. Once you've found the right property records portal page, navigate to the option that allows you to search for a property by address.

Basic Property Search

Please use ONLY ONE field below for your search

Folio
 Parcel Number

EX:121415-1214

Owner Name: EX: SMITH, JOHN L

Address: 11522 Canterbury

Step 2. Type the address of the place you're researching into the address field. These search engines are almost always of poor quality, so be sure to not include any directionals ("West") or street types ("Road" or "Avenue"), and be sure to spell the street name correctly. For example, if one were to search "13322 Canterbury", nothing comes up.

GRANDVIEW ESTATES MHP LLC

Mailing Address
10 STERLING BLVD STE 302
ENGLEWOOD, NJ 07631-4835

Site Address
11522 CANTEBURY DR, SEFFNER

PIN: U-04-29-20-ZZZ-000002-35790.0

Folio: 064776-1000

Prior PIN:

Prior Folio: 000000-0000

Tax District: U UNINCORPORATED

Property Use: 2813 MHP C

Plat Book / Page: /

Neighborhood: 220011.00 | NW Area of 579 & MLK E of I75

Subdivision: ZZZ | UNPLATTED

This brings up the property's page. Because this is in Florida, where public records are robust, the page includes quite a bit of information.

When trying to gather basic facts about the building, we are most interested in these crucial identification factors:

- The legal owner: Grandview Estates MHP LLC
- The owner's mailing address: 10 Sterling Boulevard, Suite 302 in Englewood, New Jersey

If available, you may also want to collect this information for your notes document:

- Sales history: who bought and sold the property, when, and for how much.
- Unit count: how many apartments or homes are on the property.
- Taxable value: how much the county thinks it's worth.
- Construction date
- Property PIN: This is a string of numbers that helps the computer easily look up the right land record. The PIN can come in handy later when doing deed research.
- Permits: describes recent modifications made to the property.

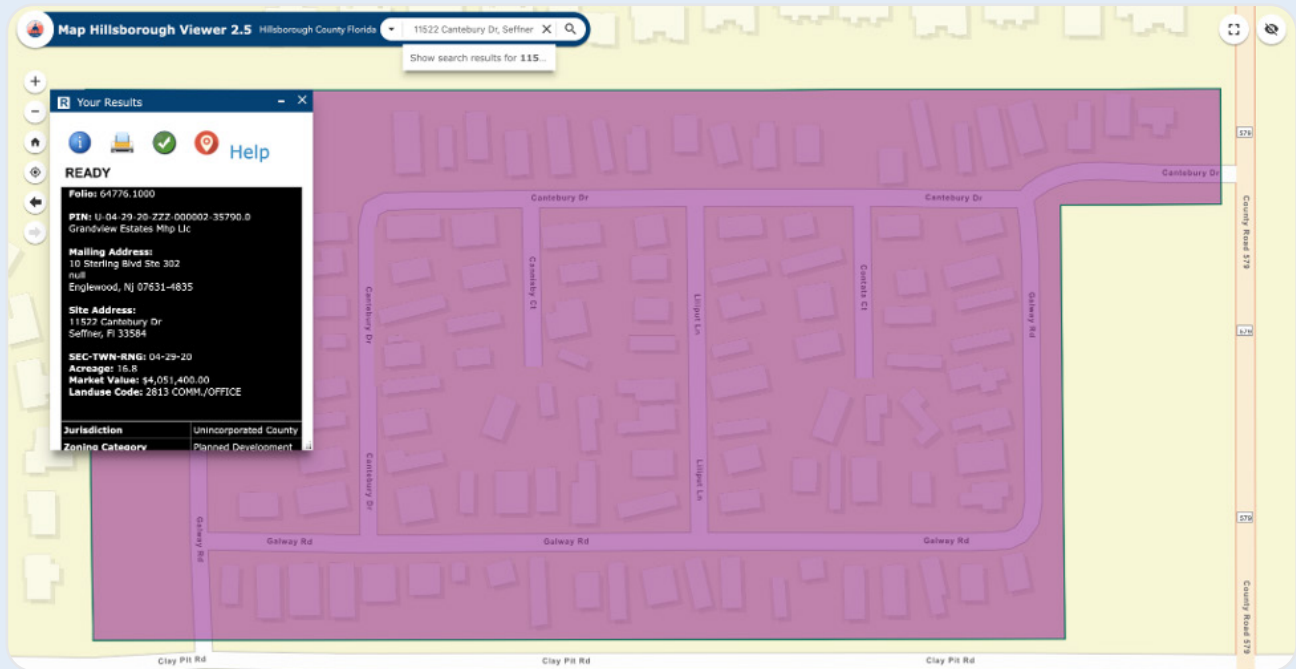
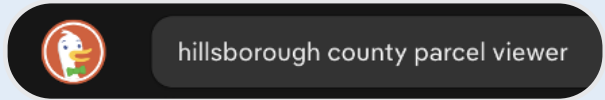
Sales History							
Official Record Book / Page	Instrument Number	Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Sale Price
		Month	Year				
/	2022498289	10	2022	WD	Unqualified	Improved	\$4,711,600
21499 / 1280	2012415167	10	2012	QC	Unqualified	Improved	\$100
21384 / 1940	2012337032	07	2012	QC	Qualified	Improved	\$100
21384 / 1933	2012337031	07	2012	WD	Qualified	Improved	\$2,400,000
20783 / 0431	2011355285	06	2011	QC	Unqualified	Improved	\$100
3990 / 1726		08	1982	WD	Unqualified	Improved	\$170,500
3983 / 0962		08	1982	WD	Unqualified	Improved	\$200,000
3894 / 0760		12	1981	QC	Unqualified	Improved	\$33,600

Permits				
<p>Permit information is received from the County and Cities. The permit data shown here may be incomplete or pre-date the jurisdiction's online permit listing system. Permits shown may exclude those permits that do not result in field reviews (for example, for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located. The permit values displayed are contractor estimated values.</p>				
Show	10	▼	entries	
Permit Number	Description	Issue Date	Estimated Value	
1	HC-BLD-25-0068217 INSTALL MOBILE HOME	1/30/2025	\$7,000	
2	HC-BLD-25-0067723 INSTALL MOBILE HOME	1/27/2025	\$4,600	
3	HC-BTR-24-0200940 REPLACE METER PANEL COMBO WITH SAME UNDERGROUND 20	4/1/2024	\$2,000	
4	HC-BTR-22-0092941 ECO 3TON 14SR PACKAGE UNIT WITH NEW DISCONNECT	2/9/2022	\$7,868	
5	HC-BTR-22-0092944 NEW DISCONNECT REFERENCE MECHANICAL PERMIT NUMBER H	2/9/2022	\$500	
6	HC-BLD-21-0020015 RE-INSTALL PRE-OWNED REPLACEMENT MOBILE HOME	7/28/2021	\$4,500	
7	NEL74170 ATTACH TO THE GENERAL PERMIT WITH PROJECT NUMB	11/17/2020	\$1,900	
8	NMF13550 WBN/NMF REPL PARK/3BR	10/1/2020	\$1,500	
9	NEL65464 RES/MH/NEW SERVICE REPLACEMENT	8/2/2019	\$800	
10	NMC40300 EQUAL CHANGE-OUT 3.5TON S/C PACKAGE UNIT	4/10/2019	\$3,300	



What to do when you can't find your address in property records

Sometimes, even when you've spelled everything correctly and the address you have is legitimate, your home might not show up in a property records search for whatever reason. If this happens, you should try to locate the property in question on a secondary site called a Land Parcel Viewer or Map Viewer. This map, which depicts different land parcels alongside information about them, is often run by the County GIS or Open Data department, or sometimes the planning department. Often the site will say "ArcGIS" in the name. This is the mapping software used to host the parcel records.



Looking up the same example property, Grandview Estates MHP, via Hillsborough County, Florida's parcel lookup site.

Some parcel lookup sites will include all the same information as a property records site, including the owner or LLC name. This one does not, but it gives us several helpful ways to move forward:

1. The **site address**: addresses are weird and sometimes the address of your building may be slightly different than what the county has on record. You can take the address from the parcel viewer site and try searching for it in the property records portal.
2. The **parcel identification number** or PIN: this is a standardized format number code assigned to the parcel that makes it easy for computers to look it up. Many property records and deed records sites allow you to search for a property via its pin.
3. The **owner mailing address**: this can be researched to identify the true owner following the same workflow outlined in the property records site section.

When property records aren't available

The quality and structure of property records sites vary by location, and some counties may not offer free public property records online. The reasons for this vary from poor data infrastructure to “privacy concerns”. In these cases, you should either visit the tax assessor’s office or call the county to ask for the record. Sometimes cities also have their own portals that are separate from the county’s.



Note that there are several proprietary sites that offer paid access to property records. These sources will often appear at the top of a web search for county property records. You should avoid these sites. If you are stumped, [reach out](#) to the Private Equity Stakeholder Project for help locating your home’s LLC owner.


Step 2: Corporation research

Goal: identify the true company behind the LLC and gather strategic information about it

In step 1, we showed how to identify the LLC name and owner address of your building. In the test example we found the following identifying information about our example property, Grandview Estates manufactured home park in Seffner, Florida:

GRANDVIEW ESTATES MHP LLC
Mailing Address
10 STERLING BLVD STE 302
ENGLEWOOD, NJ 07631-4835

Before doing any more deep research on who might be behind this company, start with a simple web search of both the LLC name and the registered address. This may or may not yield relevant results. In this case, the LLC name doesn't bring up much, but searching the listed owner mailing address produces pages that list both Homes of America, a national mobile home park owner, and Smith Management LLC, a national management company, as businesses that operate at this address.

 Dun & Bradstreet
<https://www.dnb.com/business-directory>

Homes of America, LLC Company Profile
10 Sterling Blvd Ste 302 Englewood, NJ, 07631-4835 United States. Phone ... Where is Homes of America, LLC located? Homes of America, LLC is located at 10 ...

 Zeffy
<https://www.zeffy.com/foundations>

JEFFREY AND MARY SMITH FAMILY FOUNDATION
10 STERLING BLVD Suite 302. ENGLEWOOD, NJ, 07631. Phone. (646) 779-4400. Most Recent Filing. 2023. Financials. Total Giving. \$270,012.

Name of foundation THE RANDALL & KATHRYN SMITH FOUNDATION
% SMITH MANAGEMENT LLC
Number and street (or P.O. box number if mail is not delivered to street address) C/O SMITH MGMT 1 ENGLE ST-STE 201
City or town, state or province, country, and ZIP or foreign postal code ENGLEWOOD, NJ 07631

This is very strong starter information to include in our notes document, but we need to check official sources to confirm the LLC's connections.

LLCs can be identified by looking up their connected addresses and people. To do this, you need to locate their corporate business registrations, which can be found either on the database [OpenCorporates](#) or on an individual state's business entity search page. Because OpenCorporates is more user friendly, it may be best to start with OpenCorporates and supplement with state filings if needed. OpenCorporates requires a free account in order to access the site's full data offerings.



Sources for LLC identification

OpenCorporates

Aggregates state corporate filings all in one easily navigable website

Secretary of State business lookup databases

List business filings for a single state. May be harder to navigate, but includes pdf attachments that can provide additional information.

Searching Grandview Estates in OpenCorporates yields four potentially related companies.

Found 4 companies

grandview estates mhp llc GO

exclude inactive Advanced Options

- GRANDVIEW ESTATES MHP II LLC** (Delaware (US), New Castle, DE)
- branch GRANDVIEW ESTATES MHP II LLC** (Florida (US))
- branch GRANDVIEW ESTATES MHP LLC** (Florida (US))
- GRANDVIEW ESTATES MHP LLC** (Delaware (US), New Castle, DE)

Filtered by jurisdiction

- 2** Delaware (US)
- 2** Florida (US)

Why Delaware? A note on corporate registration locations

Most large corporate landlords will locate their primary LLCs in the state of Delaware. This is because the state has lenient tax policies, reduced restrictions, and simplified corporate laws that favor large landlords and other big businesses.⁴

Generally landlords will incorporate in Delaware, then establish a "branch" of their corporation in the state where they plan to operate in order to comply with state law. It's best to start with the branch of the state where the property is located, but it doesn't hurt to look up Delaware records as well.

Anatomy of OpenCorporates

Clicking on Grandview Estates MHP of Florida, the exact match of the LLC name listed on the property records site, leads to the following page:

GRANDVIEW ESTATES MHP LLC BRANCH

Company Number M22000015612
Status Active
Incorporation Date 10 October 2022 (over 3 years ago)
Company Type Foreign Limited Liability
Jurisdiction Florida (US)
Branch Branch of GRANDVIEW ESTATES MHP LLC (Delaware (US))
Agent Name C T CORPORATION SYSTEM
Agent Address 1200 SOUTH PINE ISLAND ROAD, PLANTATION, FL, 33324
Directors / Officers C T CORPORATION SYSTEM, agent
Marc Edwards, manager
Inactive Directors / Officers Yousef Khalil

Company Addresses

HEAD OFFICE ADDRESS
1971 W. Lumsden Rd, STE 360, Brandon, FL, 33511

MAILING ADDRESS
1971 W. Lumsden Rd, STE 360, Brandon, FL, 33511

This page has several potential clues that might lead us back to the true owner: directors and officers, registered agents, and associated addresses.

Most important are the company's **directors and officers** and their associated addresses. Officers and directors are people who are designated as legal representatives of the corporation. Often they are an actual person who works for the company, which you can find out by web searching their name. Marc Edwards does not turn up much initially, but Yousef Khalil's LinkedIn page lists him as a director at the manufactured housing corporation Homes of America.

Registered agents, also present on the OpenCorporates profile above, are functionally very similar to directors and officers. A registered agent is a person with an address in the relevant state who is designated to receive legal documents served on the business in the event of administrative or legal action. Agents may be an organizer of a business, a member of an LLC, an employee of the business, an attorney, or an accountant.⁵

In some cases, the registered agent might not be a real person. Landlords sometimes pay companies called **corporate servicers** to serve as their registered agents, providing an additional layer of opacity by hiding the ties to their staff and generally managing corporate paperwork across locations. This is what Grandview Estates MHP LLC's registered agent, CT Corporation System, is. With another web search, it becomes clear that 1200 South Pine Island Road in Plantation, Florida is CT Corporation system's "virtual office," an address that is set up so that the LLC has a legal presence and can receive mail in the state where they operate.

Infrequently, you may encounter a corporate business record that lists only corporate servicing agents with no direct leads or associated addresses that clearly point to a specific company. If you encounter this, you should consult your state’s business entity lookup tool and peruse the attached documentation for further clues. In Florida, the business entity search site is called Sunbiz.

Secretary of State business entity search these sites often include information that OpenCorporates does not. In this case, this site actually lists a separate registered address for the LLC: 1971 W. Lumsden Rd STE 360 Brandon, FL 33511.

A web search shows that this address is linked to several different LLCs. This is not a coincidence. It is a UPS store that offers PO boxes for companies to rent, which means it’s hard for us to make a connection to a true owner’s office address.

Detail by Entity Name

Foreign Limited Liability Company
 GRANDVIEW ESTATES MHP LLC

Filing Information

Document Number	M22000015612
FEI/EIN Number	88-4102395
Date Filed	10/10/2022
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	02/14/2023
Event Effective Date	NONE

Principal Address

1971 W. Lumsden Rd.
 Suite 360
 Brandon, FL 33511

Changed: 04/23/2026

Opening files

Sunbiz has a large number of attached files at the bottom of Grandview Estates MHP’s profile. Generally these will include legally required founding paperwork as well as annual reports. These attachments may contain additional information.

Document Images	
03/21/2025 -- ANNUAL REPORT	View image in PDF format
03/27/2024 -- ANNUAL REPORT	View image in PDF format
03/16/2023 -- ANNUAL REPORT	View image in PDF format
02/14/2023 -- LC Amendment	View image in PDF format
10/10/2022 -- Foreign Limited	View image in PDF format

Starting with the oldest document in this list of files first, the LLC’s document of incorporation from 2022, we can find various additional bits of information:

1 Engle Street, Suite 201
 5. _____
 (Street Address of Principal Office)
 Englewood, NJ 07631

This is a different Englewood address than we’ve found before. Googling this address brings us to an IRS private foundation filing that again points to Smith Management.

For calendar year 2021, or tax year beginning 01-01-2021

Name of foundation
 THE RANDALL & KATHRYN SMITH FOUNDATION

% SMITH MANAGEMENT LLC

Number and street (or P.O. box number if mail is not delivered to street address) C/O SMITH MGMT 1 ENGLE ST-STE 201	Room/suite
--	------------

City or town, state or province, country, and ZIP or foreign postal code
 ENGLEWOOD, NJ 07631

We will come back to the topic of Smith Management. Searching the other attached files for additional clues yields the following:

<u>Title or Capacity:</u>	<u>Name and Address:</u>	<u>Title or Capacity:</u>	<u>Name and Address:</u>
<input type="checkbox"/> Manager	Name: Tom Del Basco	<input type="checkbox"/> Manager	Name: HOA Finance Two, LLC
<input type="checkbox"/> Member	Address: 1 Engle Street, Suite 201	<input checked="" type="checkbox"/> Member	Address: 1 Engle Street, Suite 201
<input checked="" type="checkbox"/> Authorized Person	Englewood, NJ 07631	<input type="checkbox"/> Authorized Person	Englewood, NJ 07631

Now we have a person’s name, Tom Del Basco, as well as another LLC, HOA Finance Two, LLC.

Searching for Tom Del Basco's name doesn't yield many results, but searching for Thomas Del Bosco leads to the following news article:⁶

A hedge fund-linked company bought a mobile home park. Many residents were told to pay hundreds more or be evicted.

Massie Mobile Home Park in Montgomery County was purchased by a company linked to the hedge fund Alden Global Capital. Shortly after, many residents, many of whom receive HUD aid, found "notices to quit" on their doors telling them to pay about \$700 on top of their regular rent or be evicted.

Whenever you encounter an additional LLC name, you can repeat the LLC search process on OpenCorporates or a state business entity lookup site. HOA Finance Two has the same parties as before, Marc Edwards and Yousef Khalil, listed in OpenCorporates.

Looking for related LLCs

When we searched for Grandview Estates MHP on SunBiz, a similar LLC called Grandview Estates MHP II LLC also appeared. While it's not clear exactly what the purpose of this secondary LLC is, it's worth having a look at its paperwork regardless. There may be some extra information in this LLC's corporate filings that somehow didn't make it into the first LLC's filings. While similarly named LLCs do not always have the same owners, it is often easy to infer a likely connection because the two entities will have the same addresses and agents.

In this example, the filing information is nearly identical for the two similarly named LLCs. In some cases however, you may find helpful information from a related LLC filing.

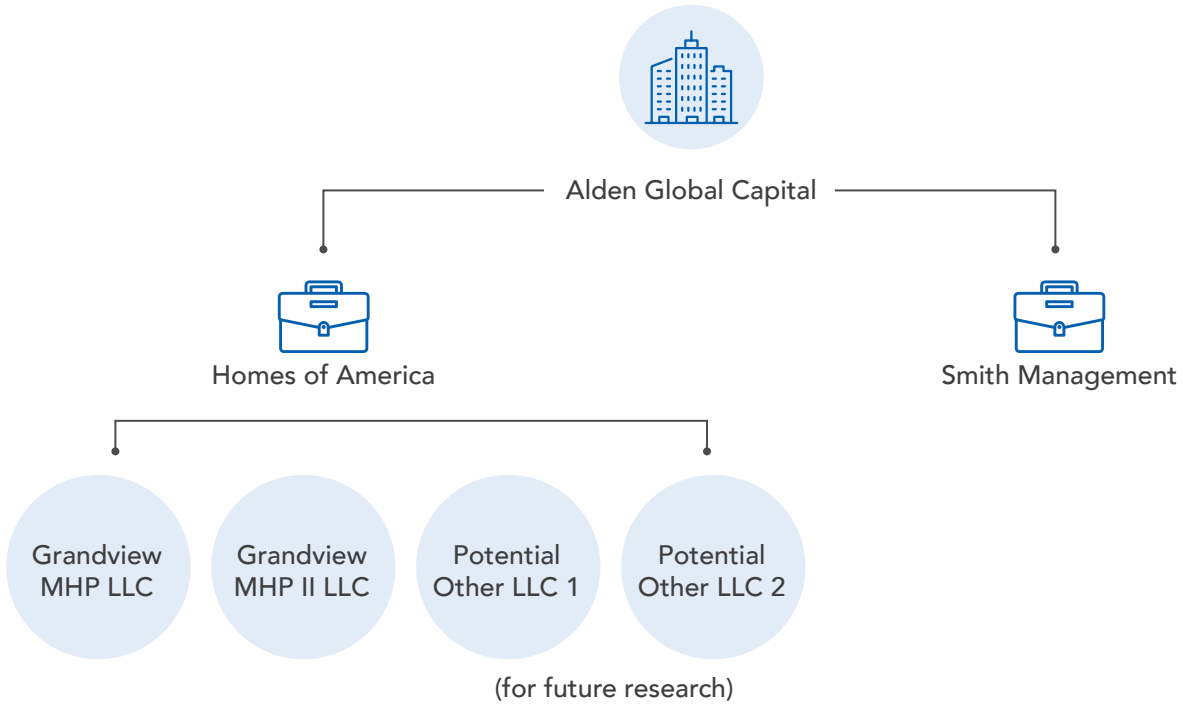
Step 3: Bringing it all together

Throughout this process, we found the following core information:

Inference	Source
Grandview Estates is owned by an LLC called Grandview Estates MHP LLC	Hillsborough County property records
Grandview Estates LLC is associated with the mailing addresses 1 Engle St. Ste. 201 and 10 Sterling Blvd. Ste. 302 in Englewood, NJ	Hillsborough County property records; OpenCorporates; Florida Secretary of State business entity lookup
10 Sterling Blvd. Ste. 302 is connected to Homes of America LLC, the Heath and Jane Freeman Foundation, and Smith Management LLC	Google search; IRS foundation filing
1 Engle St. Ste. 201 is connected to the Randall and Katherine Smith Foundation and Smith Management LLC	Google search; IRS foundation filing
Yousef Khalil and Thomas (Tom) Del Basco are or have been officers or agents of Grandview MHP LLC	OpenCorporates; Florida Secretary of State business entity lookup
Yousef Khalil works for Homes of America	LinkedIn
Tom Del Basco is connected to another LLC that a journalist has previously identified as being tied to Homes of America	CardinalNews article
Smith Management LLC is owned by Randall Smith, co-founder of the hedge fund Alden Global Capital	Belleville News-Democrat article

Major strategic takeaway

Grandview MHP is functionally controlled by companies that are associated with Alden Global Capital, a national hedge fund.



Endnotes

- 1 <https://shelterforce.org/2022/08/23/when-landlords-hide-behind-llcs/>
- 2 <https://www.forbes.com/advisor/business/software/llc-rental-property/>
- 3 <https://www.aapineighborhoods.org/wp-content/uploads/2019/10/Building-Tenant-Power-Guide.pdf>
- 4 <https://www.forbes.com/advisor/business/incorporating-in-delaware/>
- 5 <https://www.sos.la.gov/BusinessServices/FileBusinessDocuments/FrequentlyAskedQuestions/Pages/default.aspx?OwnershipName=FileBusinessDocuments&faqid=0>
- 6 <https://cardinalnews.org/2022/11/02/a-hedge-fund-linked-company-bought-a-mobile-home-park-many-residents-were-told-to-pay-hundreds-more-or-be-evicted/>

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