

# RCG VENTURES

At RCG Ventures, our highly skilled senior management team has over 165 years of combined retail real estate experience.

As a fully-integrated real estate company, our team is comprised of individuals that specialize in the acquisition, development, leasing, management, marketing, and financing of multi-tenant commercial real estate.

Our diversified experience in conjunction with our in-depth local market knowledge and long-standing industry relationships provide RCG a competitive advantage in the marketplace.

Our continued growth and success reflects the efforts of an exceptional team of dedicated and knowledgeable professionals, guided by a proactive and hands-on management style.





## **Michael Klump** **Chairman and Co-founder**

Michael A. Klump, Chairman and co-founder of RCG Ventures, has over 31 years of experience in commercial real estate. Mr. Klump co-founded RCG Ventures in 2003 and has been actively involved in all aspects of formulating and executing the strategic plans of RCG.

In 1993, Mr. Klump co-founded EIG, a leading private REIT focused on the neighborhood shopping center market. Mr. Klump served as Vice-Chairman, President and Chief Investment Officer of EIG. During his tenure at EIG from 1993-2003, EIG acquired 120 properties representing aggregate Invested Capital of approximately \$552 million and approximately 15 million square feet of GLA in 31 states. In December 2002, Mr. Klump directed the sale of 58 of EIG's centers to publicly traded New Plan Excel Realty Trust, Inc. (now operating as Brixmor Property Group, Inc.). Additionally, EIG has sold 57 properties acquired during Mr. Klump's tenure to other third-party buyers. Mr. Klump resigned from all executive positions with EIG in 2003 but continues to serve EIG in an advisory capacity.

In 2002, Mr. Klump founded Argonne Capital Group, LLC ("Argonne"), a private equity firm, where Mr. Klump serves as President. Argonne focuses on the acquisition of multi-unit operating companies that will benefit from the firm's extensive experience in new unit development, industry consolidation and Argonne's track record of operational improvements. Since inception, Argonne has invested over \$850 million of equity capital primarily in the restaurant and retail sectors. Argonne operates or franchises over 900 restaurants under brands such as IHOP®, Applebee's®, Krystal®, On The Border®, Sonny's BBQ® as well as seventy-three (73) Planet Fitness® sports clubs and twenty (20) John Deere agricultural equipment dealerships. Spanning forty (40) states, Argonne's portfolio employed over 32,000 people and will generate in excess of \$1.7 billion in annual system sales.

Mr. Klump's earlier experience included all phases of real estate development, acquisition, leasing and financing with Leo Eisenberg & Company and real estate principal investing with MAK Investments, Inc.

*B.A. University of Colorado*



## **Michael McMillen** **CEO and Co-founder**

Michael C. McMillen is CEO and CIO of RCG Ventures (“RCG”) and has over 25 years of experience in commercial real estate. In November 2003, Mr. McMillen and Mr. Klump co-founded RCG to acquire value add retail real estate in the Eastern half of the United States.

Prior to co-founding RCG Ventures, Mr. McMillen founded MCM Real Estate, Inc., a commercial real estate investment and consulting firm (“MCM”). Through MCM, Mr. McMillen acquired seven retail real estate assets which have an aggregate of approximately 600,000 square feet of GLA.

Before forming MCM, Mr. McMillen was a Senior Leasing Representative with Regency Centers (“Regency”) and was responsible for several re-development projects and new developments in the Atlanta metropolitan area. He was also involved in acquisition and due diligence efforts on various projects.

Prior to joining Regency, Mr. McMillen was a Senior Leasing Representative with Spectrum Realty Advisors, Inc., which was acquired by and now operates as Colliers International, where he represented numerous national tenants with site selection and managed over 2.5 million square feet of third-party leasing.

*B.A. Economics Vanderbilt University*

*B.A. in Economics London School of Economics*

*M.B.A. Real Estate and Corporate Finance University of Georgia*



## **Wilkes Graham** **CFO**

Wilkes Graham, CFO of RCG Ventures has over 20 years of experience in commercial real estate. Mr. Graham joined RCG Ventures in January of 2018 and his role as CFO includes managing the financial risks of the corporation, financial planning, record-keeping, as well as financial reporting to lenders, financial partners, and the Principals.

Prior to joining RCG Ventures, Mr. Graham was CFO at Wheeler REIT (NASDAQ: WHLR). While at Wheeler, he oversaw corporate finance, accounting, investor relations and capital and financing strategies. During his two years there, the company raised over \$100 million of capital and acquired nearly \$300 million of real estate, all while doubling earnings per share.

Prior to joining Wheeler, Mr. Graham spent 16 years in the real estate financial services industry, his experience includes:

- Compass Point Research & Trading, LLC: a boutique investment bank in Washington, DC focused on the financial services sector, where he served as Director of Research and as a Senior Sell-Side Equity Research Analyst
- FBR Capital Markets & Co.: a full-service investment bank in Arlington, VA that offers equity and fixed income research services to institutional investors, where he served as Vice President and a Senior Sell-Side Analyst focused on the real estate sector
- Raymond James & Associates: a leading diversified financial services company in St. Petersburg, FL, where he served as a Research Associate covering REITs

*B.S. Business Administration University of North Carolina*

*M.B.A. University of North Carolina, Kenan-Flagler Business School*



## **Brett Lesley**

### **Senior Vice President - Leasing & National Accounts**

Brett Lesley joined RCG in November of 2010 and currently serves as Senior Vice President Leasing & National Accounts. In this role, he oversees a team of leasing professionals in the day-to-day leasing of the RCG portfolio, as well as manage the Company's National Accounts around the country. He is responsible for developing relationships with retailers, understanding both new and existing retailer needs, conducting in depth portfolio reviews and tenant retention within the existing portfolio.

Prior to joining RCG, Mr. Lesley was the Vice President of Leasing for Madison Retail ("Madison"), a retail development company based out of Atlanta, Georgia. In his role, Mr. Lesley supervised a staff of leasing agents and was also responsible for leasing anchored retail projects throughout the Southeast. Prior to joining Madison, Mr. Lesley held various leasing positions with The Sembler Company, Thomas Enterprises, as well as Equity One.

Mr. Lesley is proficient at lease negotiation and execution with virtually all types of tenants and has been responsible for leasing approximately 30 million square feet of projects during his career.

*B.A. History University of Mississippi*



## **Warren Strietzel**

### **Senior Vice President - Operations and Portfolio Management**

Warren Strietzel joined RCG in August of 2017 and began with the role of overseeing Leasing and Asset Management. In his current role, he manages Operations and Portfolio management. Mr. Strietzel is a seasoned, corporate management executive with over 30 years experience in retail real estate with firms such as MONY, Regency Centers, Equity Investment Group, New Plan, Centro Properties and Brixmor, all having national real estate presence in both the public and private sectors.

Prior to joining RCG, Mr. Strietzel was Chief Operating Officer at Schostak Brothers & Company. As COO, Mr. Strietzel was responsible for overseeing all day-to-day activities for Leasing, Acquisitions, Construction, Development, Re-development and Property Management and to motivate, train and direct all department personnel. In addition, Mr. Strietzel was responsible for all day-to-day operations including the financial and strategic performance of the portfolio and corporate levels of the Company; review, develop and implement best practices in order to maximize the Company's performance and profitability.

He is a licensed Real Estate Broker in Georgia, Florida and Tennessee. He is a past State Director for Michigan ICSC and has CRX and CSM accreditation through the International Council of Shopping Centers (ICSC) and holds a CCIM designation.

*B.S. in Finance and Real Estate Florida State University*

*M.B.A. Saint Thomas University*



**Randy Garfinkle**  
**Senior Vice President - Director of Investments**

Mr. Garfinkle joined RCG in December 2012 and currently serves as Senior Vice President – Director of Investments. In this role, he manages the Acquisitions and Dispositions Departments including oversight of all acquisition and disposition related activities, and also plays a critical role in securing financing for new acquisitions. During his tenure, Mr. Garfinkle has directed investment activities totaling \$1.3 billion.

Prior to joining RCG, Mr. Garfinkle worked as Vice President – Asset Manager in the special assets division of TD Bank where managed a portfolio of 60 assets and directed the sale of over 400 real estate assets.

Prior to joining TD Bank, Mr. Garfinkle practiced law in the Real Estate and Commercial Development Group at Parker Poe Adams & Bernstein. While at Parker Poe, Mr. Garfinkle represented landlords and tenants in office, retail, resort and mixed use transactions. Prior to Parker Poe, Mr. Garfinkle handled acquisition, dispositions, asset management and legal activities for the west coast office of Zapolski + Rudd.

*Bachelor of Science – University of Colorado*  
*J.D. – Santa Clara University School of Law*



**Lee Kolber**  
**General Counsel**

Lee Kolber joined RCG in 2015. He manages the legal aspects of RCG's day-to-day operations including leasing, acquisitions, dispositions, asset management, litigation and general corporate matters.

Prior to joining RCG, Mr. Kolber served as Development Counsel at InterContinental Hotels Group ("IHG") where he closed over \$200 million in capital transactions and was responsible for a wide range of real estate development, asset management and general corporate matters.

Prior to IHG, Mr. Kolber practiced in the real estate group of Troutman Sanders LLP, an international law firm based in Atlanta, Georgia. His practice at Troutman Sanders focused on retail development, including representing development companies in the acquisition, development and leasing of lifestyle and power centers as well as representing retail users in leasing and outparcel acquisitions across the United States.

*B.A. Political Science University of Georgia*  
*J.D. University of Virginia School of Law*





**Sandro Mei**  
**Vice President - Construction**

Sandro Mei joined RCG in March of 2010 and currently serves as Vice President of Construction. In this role, he leads all construction related activities for the company including department management, planning and staffing and acting as the Project Manager for development of designated projects. In addition Mr. Mei creates all capital budgets for new acquisitions and administers all vendor national accounts. During his tenure, he has managed in excess of \$61 million in construction projects across 22 states.

Prior to joining RCG, Mr. Mei worked in various commercial real estate roles including Senior Property Manager for DLC Management.

*B.A. Hamilton College*



## **Jeff Miller**

### **VP of Acquisitions - Central and Northeast Regions**

Jeff Miller is the Director of Development for RCG Ventures, LLC and has over 18 years of experience in commercial real estate.

**Miller Realty Services, Inc.:** Mr. Miller's real estate career began with family-run Miller Realty Services, Inc., where his focus was on providing management, leasing and brokerage services to an established client base and generating new listings and purchasers for land and investment properties.

**Miller Commercial Properties, LLC:** In 2002, Mr. Miller founded Miller Commercial Properties, LLC where he focused on single-tenant build-to-suit development projects. During this time he also worked with Gryboski and Howe Properties in Decatur where he was instrumental in the development of free-standing pharmacies in the southeast and Nevada. Mr. Miller completed more than 50 retail projects within a six-year period.

**RCG Ventures ("RCG"):** In 2011, Mr. Miller partnered with RCG and oversaw the development within the RCG portfolio. In 2014, Mr. Miller joined the acquisitions team as the Vice President of Acquisitions – Central and Northeast Regions.

*B.A. in Communications University of Georgia*



## **Nick Pourhassan**

### **Acquisitions – Mid-Atlantic Region**

Nick Pourhassan oversees acquisitions within the Mid-Atlantic Region for RCG Ventures, LLC and has over 7 years of experience in commercial real estate.

Mr. Pourhassan joined RCG in 2013 as an Acquisitions Associate and was involved in the underwriting of assets which led to the acquisition of anchored and un-anchored retail centers in excess of \$450M and 4.5M SF. In January of 2016, Mr. Pourhassan moved to Acquisitions Associate-Southeast and was involved sourcing and underwriting of assets which led to the acquisition of anchored and unanchored centers in excess of \$78M and 1.26M SF

Mr. Pourhassan has also been involved in the disposition of single tenant Krystal's, IHOP, and On the Border restaurants in excess of \$100M since 2016.

Prior to RCG Ventures Mr. Pourhassan worked as a commercial real estate analyst for Bull Realty.

*B.A. University of Alabama*



**Wesley Padgett**  
**Acquisitions – Southern Region**

Mr. Padgett joined RCG in 2012 as a Development Manager and was involved in developing ground-up and redeveloping big box retail projects. In August of 2014, Mr. Padgett became a Senior Development Manager and was involved sourcing and completing development projects totaling over 475,000 SF.

Prior to joining RCG, Mr. Padgett worked as a project manager for J.E. Dunn Construction Company.

*B.A. in Building Science Auburn University*