



TEAM EXPERIENCE

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 29 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 \$195 million of equity capital primarily in the restaurant and retail sectors. Today, Argonne operates or franchises over 962 restaurants under brands such as IHOP®, Applebee's®, Krystal®, On The Border®, and Stevi B's Pizza®, as well as 50 Lube Stop® shops. Spanning 15 states, Argonne's portfolio employed over 32,000 people and generated in excess of \$1.5 billion in annual system sales in fiscal year 2014.

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, CEO and co-founder of RCG Ventures has over 20 years of experience in commercial real estate.

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 representing Initial Invested Capital of approximately \$29.4 million. These properties have an aggregate of approximately 600,000 square feet of GLA and three were value-add assets that required repositioning.

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, in addition to managing the leasing of approximately 2.0 million square feet of retail space in the Southeast.

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



Mark Worley
President and COO

Mark Worley, President and COO of RCG Ventures has over 25 years of experience in commercial real estate. Mr. Worley joined RCG Ventures in March of 2016 and oversees all operations including leasing, property management, construction, accounting, and legal. Mr. Worley is also responsible for strategic oversight and implementation of RCG's growth plans.

Prior to joining RCG Ventures, Mr. Worley was President (South) at New Plan Excel Realty Trust, Inc. (now operating as Brixmor Property Group, Inc.). While at Brixmor, he managed approximately 29 million square feet of community and neighborhood shopping centers in the Southeast. Mr. Worley ran a fully complemented team including leasing, property management, legal, construction, and accounting.

During Mr. Worley's tenure at Brixmor he oversaw more than 700 leasing transactions per year adding exceptional value to both the portfolio and shareholders. Mr. Worley has extensive experience and a proven ability to redevelop and reposition anchors maximizing value of each asset. In addition, Mr. Worley was instrumental in the Blackstone sponsored IPO of Brixmor Property Group.

During his 25 year career with Brixmor (New Plan Excel Realty Trust, Inc.) , Mr. Worley held several other positions including Leasing Representative, Assistant Vice President, Vice President, and Senior Vice President (Southeast Region).

B.A. Communications, Minor in Business Valdosta State University



Brad Garner
Chief Financial Officer / Chief Investment Officer

Brad Garner, CFO and CIO of RCG Ventures has over 21 years of experience in commercial real estate.

Mr. Garner joined RCG in May of 2009. 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. As CIO, Mr. Garner oversees a team of professionals in the acquisition, disposition, and financing of all transactions. Since joining RCG, Mr. Garner has been involved in each of the Funds' strategy and execution. Mr. Garner directly assists on all strategic and operational matters of RCG.

Prior to joining RCG, Mr. Garner was Managing Partner of Match Properties, an investment and development firm located in Atlanta, Georgia. Match Properties focused on high quality in-fill retail and mixed-use properties throughout the Southeast.

Prior to forming Match Properties, Mr. Garner served as Vice President for BVT Equity Holdings, a German based real estate investment company ("BVT"). At BVT Mr. Garner was responsible for acquisitions and asset management of a retail portfolio of over 2 million square feet.

Prior to joining BVT, Mr. Garner was Vice President for Equity One and completed over \$70 million of acquisitions, dispositions and secured financings.

In addition, he previously held positions with Regency Centers and iCap Realty Advisors.

B.A. Accounting University of Georgia
Certified Public Accountant (CPA) license



Sonya Morris
Chief Accounting Officer

Sonya Morris is responsible for the day-to-day accounting functions within RCG.

Prior to joining RCG in August of 2005, Ms. Morris was the Accounting Manager at Spectrum Realty Advisors, Inc., which was acquired by and now operates as Colliers International (“Spectrum”), for over six years. As Accounting Manager, she supervised a staff of accountants and was responsible for over 100 properties. During her six years with Spectrum, her clients included Sun Life Assurance Company, St. Paul, American National Insurance Company, Dividend Capital and Invesco.

Prior to joining Spectrum, Ms. Morris was employed with Jones Lang LaSalle as a Senior Property Accountant. Ms. Morris’ other experience includes Heitman Retail Properties.

B.A. in Accounting University of Findlay



Brett Lesley
Vice President of Leasing

Brett Lesley joined RCG in November of 2010 and currently serves as Vice President of Leasing. In this role, he oversees a team of leasing professionals in the day-to-day leasing of the entire RCG 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



Charles Swain
Vice President of Operations

Charles Swain joined RCG in July of 2014 and serves as Vice President of Operations. In this role, he oversees the day-to-day operations of the Property Management and Construction Departments.

Prior to joining RCG, Mr. Swain was a Partner at Colliers International for 14 years. His responsibilities included oversight of property, construction, and asset management for a portfolio of over 34 million square feet.

Previously, Mr. Swain worked at Equity Investment Group as Regional Director of Property Management for four years with oversight of a portfolio totaling 50 retail shopping centers.

College of Charleston

Asheville Buncombe College



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



Jeff Miller
VP of Acquisitions - Central Region

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 Region.

B.A. in Communications University of Georgia



Scott Tarbet
Senior Vice President & Director of Acquisitions
Western Region

Scott Tarbet serves as Senior Vice President & Director of Acquisitions – Western Region for RCG Ventures, LLC. He is responsible for the company’s expansion and growth in the western U.S. by strategically identifying key markets and investment opportunities. With 10 years of commercial real estate experience, Scott has spearheaded the acquisition and disposition of over \$700,000,000 in multi-tenant and single- tenant retail.

Most recently, Scott has served as the Vice President of Acquisitions, Southern Region focusing on buying multi-tenant anchored shopping centers in primary and secondary markets. Over the past 7 years, he has acquired 41 shopping centers totaling nearly 4,500,000 square feet and \$400,000,000 in value throughout the Southeast.

Argonne Capital Group (ACG) is a private equity fund that owns and operates nearly 1,000 restaurants throughout the country. Scott has worked in conjunction with RCG to administer the sale/leaseback, disposition and portfolio lease management for ACG with the primary task of maximizing real estate value through the execution of sale/leaseback transactions and lease restructuring. Since 2007, Scott has sold over 150 single tenant net leased assets across five brands (Applebee’s, IHOP, On the Border, Lube Stop and Krystal) for total consideration of \$300,000,000.

Scott is a graduate of The University of Georgia with a major in Finance and minor in Spanish.



Matt Klump
VP of Acquisitions – Atlantic Region

Matt Klump oversees acquisitions within the Atlantic Region for RCG Ventures, LLC and has over 9 years of commercial real estate experience.

Retail Planning Corporation: Mr. Klump worked for Retail Planning Corporation as a Leasing Representative in charge of maintaining a 98% occupancy level in nearly 2,000,000 square feet of company owned shopping centers and third party properties.

Argonne Capital Group (“ACG”): Mr. Klump works in conjunction with Neighborhood Restaurant Partners in the acquisition and disposition of company operated Applebee’s locations including the sale/leaseback of over 20 restaurants within the last 2 years.

RCG Ventures (“RCG”): In 2007, Mr. Klump joined RCG in the Leasing department where he executed new leases in excess of 500,000 square feet before moving to the Acquisitions department in 2011. Mr. Klump has handled the acquisition and disposition of over \$75,000,000 in multi-tenant and single-tenant retail.

B.A. in Business, Concentration in Marketing William and Mary



Nicole Horne
VP of Acquisitions – Southern Region

Nicole Horne oversees acquisitions within the Southern Region for RCG Ventures, LLC and has over 13 years of commercial real estate experience. Ms. Horne was most recently with InvenTrust Properties as the Vice President of Transactions and was directly responsible for \$750M of transactions across the Southeast and Mid-Atlantic.

Prior to joining InvenTrust, Ms. Horne was Vice President, Commercial Real Estate in the REIT Banking Group of SunTrust Bank, where she managed REIT credit portfolios. Before relocating to Atlanta, Ms. Horne was with Brixmor Property Group in New York City as the Director of Portfolio Management where she developed and executed the individual business plans for Brixmor's 522-property portfolio. Her preceding role at Brixmor was as Director of Acquisitions and Dispositions where she was responsible for closing over \$425M in transactions. And prior to that, Ms. Horne was with Centro Properties in both their Boston and New York locations and Heritage Property Investment Trust in Boston.

Ms. Horne is a graduate from Ohio University, was a Real Estate Certificate Candidate at Boston University, and studied as a scholarship recipient at the JTR School for Professional Development in Development, Design and Construction. Ms. Horne served on the NY CREW Board of Directors, ICSC Next Generation committee and was a member of the 2016 CREW Atlanta Leadership Class. She is an active member of ICSC and CREW Atlanta.