

# 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**

Mr. Graham joined RCG in January 2018 as its Chief Financial Officer. In this role, he is actively involved in implementing RCG's corporate strategy, executing the firm's growth capital strategy, and monitoring and forecasting the profitability of the operating side of the business. Mr. Graham is a member of the Company's Executive Team and its Board of Directors.

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, he led capital raising efforts, overhauled the company's internal budgeting and forecasting processes, doubled cash flow via revenue enhancing and cost containment initiatives, and worked closely with the Board of Directors in crafting and executing a growth and financing strategy that maximized returns for the Company's shareholders.

Prior to joining Wheeler, Mr. Graham spent 16 years in the real estate financial services industry raising over \$3 Billion of capital for and advising executives of publicly traded Real Estate Investment Trusts at Compass Point Research & Trading, LLC, FBR Capital Markets & Co., and Raymond James & Associates.

B.S. Business Administration - University of North Carolina

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

**Randy Garfinkle**  
**COO - Director of Investments**

Mr. Garfinkle joined RCG in December 2012 and currently serves as Chief Operating Officer – Director of Investments. In this role, he oversees day to day operations with a focus on optimizing the company's portfolio performance and overseeing the company's acquisition and disposition activities. Mr. Garfinkle is a member of the Company's Executive Team and Investment Committee which approves all new investments.

Mr. Garfinkle previously served as Senior Vice President – Director of Investments where he directed investment activities totaling \$1 billion. Prior to joining RCG, Mr. Garfinkle worked as Vice President – Asset Manager in the Special Assets division of TD Bank, practiced law in the Real Estate and Commercial Development Group at Parker Poe Adams & Bernstein and directed acquisition, asset management and legal activities for the west coast office of Zapolski + Rudd.

Mr. Garfinkle is a member of the International Council of Shopping Centers (ICSC) as well as the State Bar of South Carolina and California.

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

**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*



## **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*



## **Frank Meyrath**

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

Frank Meyrath oversees Mid-Atlantic acquisitions and directs all dispositions nationwide for the company. Mr. Meyrath joined RCG Ventures in 2017 and has successfully closed over \$250 million in transactions.

Prior to joining RCG, Mr. Meyrath worked in both banking and real estate investments.

BBA – University of Georgia

MBA – University of Michigan-Dearborn





**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*