



THE
MORGAN
COMPANIES

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Property Management Services

The Morgan Companies sets and achieves the *highest standard* for property management, asset management, leasing, and accounting.

As an owner of commercial real estate, we understand what is needed to successfully manage an asset. We currently manage over 2 million square feet of retail, office, and medical properties throughout the Southeast and Mid-

Atlantic on behalf of individuals, investors, and private investment groups. We are a full service property management firm with the accounting, leasing, and marketing resources to manage all types of commercial property.

Our management team uses a hands-on approach to keep every property performing at its *highest level*.

We understand the urgency of property management issues and are available 24 hours a day to best serve our clients and tenants. We strongly believe in building relationships with our retailers and knowing each tenant by name. Our dedicated accounting team prepares detailed annual operating income and expense budgets

for our client's review. Maximizing each individual property's value while controlling costs is our ultimate goal.

We are a results-oriented group. We have the people, experience, and tenacity to achieve your property management goals to your highest satisfaction.

We tailor our management services to the individual needs of every client. Our management services include:



PROPERTY
MANAGEMENT



ASSET
MANAGEMENT



LEASING



PROPERTY ACCOUNTING
& FINANCIAL REPORTING



LEASE
ADMINISTRATION



CONSTRUCTION
MANAGEMENT

MEET THE *Team*



Rich Sutphin
CHIEF OPERATING OFFICER

Mr. Sutphin is the Chief Operating Officer and serves on the company's operating and investment committees. He is responsible for Morgan's asset management, leasing, property management, human resources, accounting, financial services, construction management, and consulting services. He plays an integral role in the company's long-term strategic planning and risk management functions.

Before joining The Morgan Companies, Mr. Sutphin was Vice President and Market Officer for Regency Centers, overseeing the leasing, operations, and asset management of 42 shopping centers in the company's Mid-Atlantic portfolio, totaling nearly 6 million square feet. Mr. Sutphin and his team were responsible for executing nearly 2,000 leasing transactions in his 13-year tenure at Regency. He was also responsible for redevelopments, renovations, and anchor leasing as well as assisting the transactions group with acquisitions and dispositions in the Mid-Atlantic.



Luke Puccinelli

SENIOR VICE PRESIDENT OF OPERATIONS

As Senior Vice President of Operations, Mr. Puccinelli is responsible for overseeing property management for the entire Morgan portfolio as well as all third-party accounts. He has an extensive background in retail property management, and successfully managed over 16 million square feet of retail space as Director of Operations for Regency Centers' east region for over 12 years.



BRITTANY JOHNSTON
Controller



TENNANT GARDNER
Property Manager



AUDRA HUGHES
Senior Lease Administrator

Luke Puccinelli
Senior Vice President of Operations

804-283-5437 • lpuccinelli@themorgancos.com

For information about any of our property management, commercial development, capital management, or brokerage services, please contact us at **704-909-4500** or online at www.themorgancos.com

