

**James R. Myers Curriculum Vitae**  
**Inglewood Associates LLC**  
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**216-314-5159**

Over twenty-five years of broad banking, real estate and logistics experience with large Fortune 500 and smaller entrepreneurial companies. Runs a commercial/industrial real estate investment firm and at one time owned part of a regional trucking company. A hands on executive with deep industry knowledge. Functional and industry experiences include:

- **Real Estate** – Started a real estate firm that acquires troubled commercial/industrial properties, leading to the purchase of 7 properties totaling over 600,000 sf. Completed all phases of due diligence and post ownership responsibilities. Has owned or managed: apartment complexes (up to 274 units), retail & office properties, warehouses (up to 360,000 sf) and residential investment properties.
- **Banking and Financing** – Sixteen years experience as a bank regulator, asset based and corporate finance lender. Led efforts for acquisition and refinancing debts for trucking company. Extensive experience with: asset based lending, equipment leasing, real estate lending, corporate aircraft financing, maquiladora financing, industrial revenue bonds, and workouts;
- **Mergers and Acquisitions** – Acquired a \$4.5 million trucking operation, conducted due diligence on several other small businesses in the distribution, transportation, and business services industries;
- **Advisory Services** – As a managing director of Inglewood, Myers has specialized primarily on advisory work and receiverships for investment real estate including: apartments, failed condominium developments, warehouses, retail and office properties. Myers has advised banks on work out and recovery strategies for primarily real estate portfolios. Myers has also provided crisis management advisory services to middle market companies in the manufacturing and distribution industries.
- **Sales and Marketing** – Strong marketing skills as evidenced by consistent generation of sizeable loan fundings, including 8 years working in a 100% commission environment at GE Capital.

***Inglewood Associates, LLC – 2009 - current***

Focused primarily on real estate and logistics-related projects, crisis management, and sell-side engagements. Has acted as a court-appointed receiver, advisor, manager and/or owner for these real asset classes:

- Industrial & Industrial Flex
- Office
- Retail
- Apartments (including Section 8)
- Residential Housing, including Condominium Associations

Has handled crisis management and turnaround engagements in the following industries:

- Real Estate
- Trucking and logistics
- Steel distribution
- Industrial Distribution and automotive parts manufacturing

***Strema Investments, LLC. – June 2003 to Present.***

Started this real estate investment firm targeting troubled commercial and industrial properties for investment.

- Conducted all phases of due diligence including: environmental, legal, physical condition, title insurance, surveys, zoning, etc.
- Arranged financing for the projects.
- Negotiated legal documents including, purchase and sale agreements, and leases.
- Hired and supervised the work of contractors.
- Provided ongoing tenant relationship management including lease signings, renewals and property management.
- Investigated scores of other projects including: warehousing, office buildings, residential real estate developments, land developments, ministorage, apartments, and retail developments.
- Purchased over 600,000 sf of buildings, and currently own/manage 390,000 sf of properties including 3<sup>rd</sup> party properties.

***GE Capital Business Finance – 1995 to 2003.***

100% commission lender specializing in various types of term financing to private and public businesses. Achieved green belt certification.

- Financing provided – equipment loans/leases, industrial revenue bonds, corporate aircraft loans, commercial and industrial real estate loans, and maquiladora financings.
- Generated over \$200,000,000 in new volume and more than that in referred business to other GE divisions.
- Greenbelt certification based upon field study of qualitative issues affecting winning new business.

***National City Bank – 2000 to 2005.***

Increasing responsibility leading to VP spot in asset based lending. Some of the projects worked on have included:

- Heavily leveraged manufacturing, distribution, and retail companies.
- Various workout credits.
- Booked significant new business, totaling approximately \$80 million over 3 years.

***Federal Reserve Bank of Cleveland – 1986 to 1989***

Increasing responsibility leading to Associate Examiner position handling:

- Examination of bank holding companies, banks and their non-banking subsidiaries.
- Specialty in reviewing land development and residential development real estate portfolios during the oil patch bust in the late 1980's.

**Professional Qualifications, Affiliations and Boards**

- Former president and treasurer, Saints Constantine & Helen Greek Orthodox Church
- Trustee, Saints Constantine & Helen Foundation.
- Former Secretary of the Board of St Herman's Orthodox House of Hospitality
- Advisory Board Member – St Herman's FOCUS Cleveland, LLC
- Solon Chamber of Commerce

**Education**

- MBA, University of Pittsburgh, 1990 – Finance, strategy and marketing.
- BSBA, University of Akron, 1986 – Finance.

<b>Client</b>	<b>Nature of Assignment</b>	<b>Judicial Process</b>	<b>Date</b>
Self	BOR Tax Appeal, retail/office property	Summit County, OH	2010
Private Client	BOR Tax Appeal, office property	Summit County, OH	2010
Lake Park Towers, LLC	BOR Tax Appeal, apartment complex	Cuyahoga County, OH	2013-14
Clark Development, Inc.	Receivership for failed condo development, testified regarding contempt charges filed by receiver against party.	US District Court, Northern District	2013