Thomas Francis Philbin 661 N. 72nd St. Wauwatosa, WI 53213

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SUMMARY:

- Top performer for CenterPoint Properties, the largest industrial real estate trust in the
- Over ten years of management experience.
- Expert in leasing and lease negotiations.
- Expert in construction and construction related fields.
- A dynamic employee with strong leadership and analytical abilities.

Major Career Responsibilities:

- Oversight for entire Wisconsin real estate portfolio consisting of 8.2 million square feet of industrial property.
- Manage revenue of \$15 million annually.
- Personally led completion of over 4.5 million square feet of property let
- Leases valued at \$250 million in total revenue.
- On time and on budget completion of over \$21 million in construction since 2002.
- Budget variance for real estate of 0% to +4% over last three years.
- At previous company conceived and ran start up of construction department.

Career History and Selected Achievements:

Vice President, Regional Manager **CenterPoint Properties** Milwaukee, WI

2002-Present

Oversight of 8.2 million square feet of industrial property. Responsibilities include, leasing of vacant space and negotiating lease and tenant improvements. Bid, schedule and accounting of funds for tenant improvements. Track net operating income and any variances with accounting department. Manage day to day operations of approximately 65 buildings including tenant maintenance requests, and all contracting for preventative maintenance. Establish and maintain broker and contractor relations. Remain updated on market data, i.e. rents, vacancy and absorption. Supervision over Property Manager, Assistant and field supervisor.

Property Manger CenterPoint Properties Oak Brook, IL

1998-2002

Maintained and managed daily operations for approximately 50 industrial buildings. Fostered tenant relationships. Handled all maintenance and capital building requests. Maintained annual Net Operating Income Budget in excess of \$15 million dollars. Responsible for transition and integration of 2 million square feet of real estate into portfolio from outside investment firm, the largest single transition in company history.

Head of Construction Metropolitan Services Libertyville, IL

1996-1998

 Developed construction department for a restoration company. Hired contractors and employees. Designed estimating and bidding process. Handled all aspects of field from estimate, bid, negotiate, schedule and accounting for various residential construction processes.

Field Supervisor Restruction Northbrook, IL

1994-1996

 Worked as supervisor to estimate, bid, propose and negotiate residential remodeling work. Scheduled all field work and oversaw start to finish construction process.

Superintendent Nordic Construction Northbrook, IL.

1993-1994

 Worked as superintendent for commercial restaurant builder. Responsibilities included scheduling and oversight of several multi-million dollar projects. Met with contractors, architects and clients to facilitate the smooth overall building process.

Carpenter Scott Simpson Builders Evanston, IL.

1991-1993

Trained as a carpenter for residential construction company. Responsibilities
included bidding of projects, proposal formation, scheduling and construction of
single project functions. Various projects included decks, single story additions,
kitchen remodel and two story additions to homes.

Education and Achievements

- Masters of Business Administration, Marquette University Focus: Finance, Cum Laude
- Bachelor of Arts, Loyola University of Chicago
 Major: Finance, Magna Cum Laude
 Presidents Medallion Award, Loyola University Chicago
 National Dean's List Award recipient

Memberships

- National Association of Industrial and Office Properties (NAIOP)
- Society of Industrial and Office Realtors (SIOR)