

# RUSSELL W. FLEMING

## PRESIDENT

### SUMMARY

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Russell (Rusty) Fleming has over twenty-five years of experience in property management. He has worked with all types of multifamily housing, managing large and diverse portfolios throughout North America. Mr. Fleming replaced former President Patty Ownby, who retired after 30 years of service to AAMCI. Prior to his property management career, Mr. Fleming was an independent contractor serving the Oil and Gas industry in Oklahoma and Texas.

### PROFESSIONAL BACKGROUND

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#### ACCREDITATIONS

- Tennessee Principal Broker, Lic. no. 00293660
- Georgia Qualifying Broker, Lic. no. 346929
- National Assisted Housing Professional - Executive (NAHP-e)
- Tax Credit Specialist (TCS)
- Specialist in Housing Credit Management (SHCM)
- Certified Occupancy Specialist (COS)
- Certified Financial Manager (CFM)

#### PROFESSIONAL MEMBERSHIPS AND RECOGNITION

- National Assisted Housing Management Association (NAHMA)
  - Tax Credit Committee - Vice Chair (2011- present)
  - Elderly Housing Committee (2010 - present)

#### PROFESSIONAL MEMBERSHIPS AND RECOGNITION (cont.)

- Southeastern Assisted Housing Management Association (SAHMA)
  - State Director of Tennessee (2006 - 2010)
- National Leased Housing Association (NLHA)
- Senior Citizens Home Assistance Services - Board of Directors (SCHAS)
- Acres Homes War on Drugs Committee (Houston, 1988-89)

#### EDUCATION

##### SOUTHWESTERN OKLAHOMA STATE UNIVERSITY

- Bachelor of Science - Business Administration

##### UNIVERSITY OF NEVADA - LAS VEGAS

### RELATED EXPERIENCE

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#### AMERICAN APARTMENT MANAGEMENT CO., INC. (AAMCI)

PRESIDENT • MAY 2008 - PRESENT

Appointed as President of AAMCI to oversee and grow the operations of AAMCI, which was founded in 1972. The portfolio of AAMCI has consequently increased an estimated 50% (as measured by unit count), and is comprised of properties in sixteen states and the District of Columbia. The growth has come primarily from third party management, and includes acquisitions.

#### LAWLER WOOD, LLC

VICE PRESIDENT OF MULTIFAMILY MANAGEMENT • JULY 2003 - MAY 2008

Director of multifamily management, reporting directly to the owners. Active in the acquisition and rehabilitation of Low Income Housing Tax Credits (LIHTC) affordable housing. Helped build the portfolio from 2,500 units to 7,500 units within five years. Responsibilities included analysis of potential acquisitions, preparation of operating pro forma, and building an effective management team.

#### APARTMENT INVESTMENT & MANAGEMENT COMPANY (AIMCO/NHP)

REGIONAL VICE PRESIDENT / VICE PRESIDENT OF THIRD PARTY ASSET MANAGEMENT • JUNE 1994 TO JULY 2003

As Area Vice President of the Pacific Region for NHP, supervised management operations in California, Nevada, and Alaska. After NHP was acquired by AIMCO in 1997, appointed Regional Vice President of the Midwest Regional Operating Center, which became the largest and most competitive within the company and consisted of 150 apartment communities (over 18,000 units) in 13 states throughout the Midwest, Northern Plains, and Pacific Northwest. Simultaneously served as Vice President of Third Party Asset Management, overseeing the asset management department for Security Properties Inc. (SPI), a fee client with a national portfolio consisting of nearly 20,000 units.