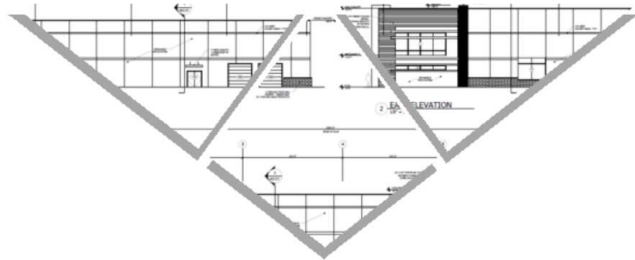




**TRISECT**  
COMMERCIAL



# THE EXPERIENCE

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A CLOSER LOOK

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# INTEGRITY IS OUR FOUNDATION

TRISECT believes that for many of its clients, time is just as important of an asset as financial savings and value engineering. Our purpose is to work with national, regional and local developers, as well as end users in the retail, office, medical, light industrial and restaurant industries. In addition to simplifying complex construction processes and schedules. Our goal is to systematically install design and construction procedures to ensure the most quality product in the fastest time possible. TRISECT understands that time is money for our clients and our model allows us the ability to adapt to each individual client's structure to provide the best service available.

Our experience is proven to show hard cost savings through design and value engineering as well as opportunity cost savings through shortening the entire development and construction process. In turn, our clients receive a fully functional construction team of professionals dedicated to the construction, design, and site selection needs. TRISECT specializes in general contracting, development services, regulatory compliance and negotiation. facility

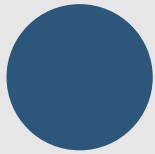


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## COMPANY HISTORY

TRISECT began in 2010 as Operations and Construction Management Solutions, LLC (OCM) with a goal of streamlining construction practices for small and mid-market businesses in North Carolina. By executing processes aimed at better organizing projects from conception to operation OCM became TRISECT Commercial, LLC and by 2016 had expanded its footprint to include licenses and projects in TN & SC. Specializing in mid-to-major market construction and development services, TRISECT continues its vision of satisfying both property developers and end users. Looking forward to exciting growth planned for 2022, TRISECT will be expanding into Virginia and other surrounding southeastern states.

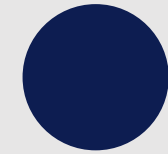
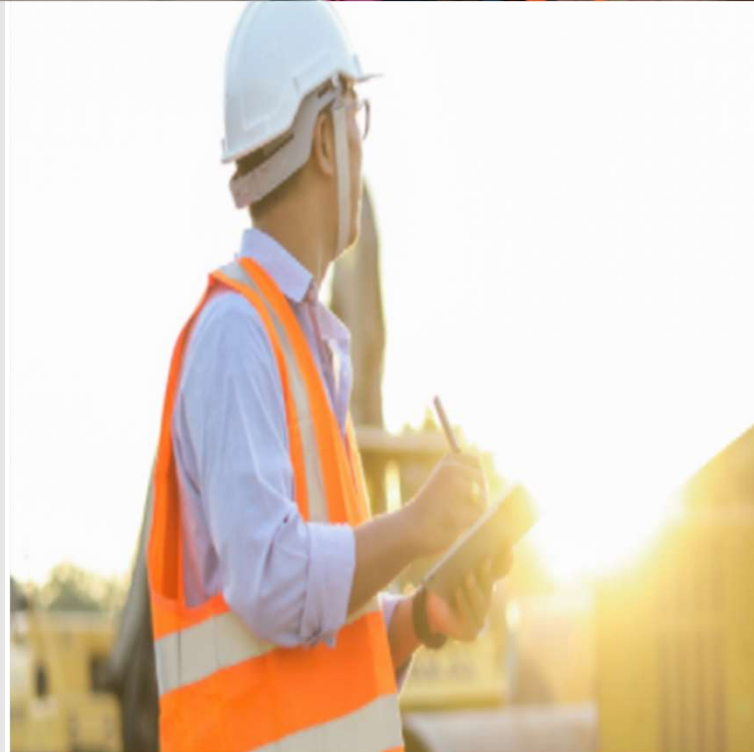




## CONSTRUCTION SERVICES

TRISECT Commercial provides construction services for the retail, restaurant, medical/office and light industrial sectors, specializing in:

- Tenant Build-outs
- New Construction
- Site Development
- Construction Management
- Value Engineering
- Design-Build
- Consulting Services
- Constructability Review
- Project Feasibility
- Construction Manager at Risk
- PM Services



## DEVELOPMENT SERVICES

TRISECT also has experience with development services by providing assistance with:

- Site Selection
- Site Development
- Regulatory Approval
- Consulting Services
- Develop Site and Building Specific
- Brand Identity
- Turnkey Design and Build

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## RESTAURANTS

TRISECT has experience working with national brand QSR's as well as independent owners of fast casual and traditional sit down restaurants. Our clients include Panera Bread, Dunkin Brands International, Subway IP, Inc., Biscuit King, Tropical Smoothie Café, LLC, The Flame Broiler, Inc., Hops Burger Bar, Chicken Salad Chick, Vitality Bowl, and Mad Hatter. Our construction management methods focus on shortening project development and construction timelines in order to deliver the final product faster, while focusing heavily on quality and communication. We utilize our experience in working with national brand standards, as well as developing projects for independent operators to better understand each client's project values and execute a quality build. QUALITY and INTEGRITY is what makes TRISECT a valued partner to its clients resulting in successful projects delivered on time and on budget.



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## RETAIL & RECREATION

TRISECT has a longstanding partnership with Verizon Wireless that began in 2010. Our commercial construction projects include new construction and upfit/renovation of freestanding buildings, strip centers, covered mall tenant spaces, multi-tenant buildings, and tenant improvement. Our experience and partnership with Verizon has made TRISECT retail experts through shortened development times, cost savings, and a quality deliverable every time.

TRISECT has also upfit boutiques, fitness centers and offices with more to come! We have a dedicated team that provides impeccable customer care. We go above and beyond to make the process a success and given this have developed lasting partnerships with our clients.





# THE TRISECT TEAM

## **BRYAN CLEMMONS - PRESIDENT & PROJECT MANAGER**

Bryan began his career as a carpenter apprentice in the residential construction industry in 1996. In college, Bryan paid his way through school as a framing foreman for a high-end, custom home builder in New Hanover County, while obtaining a business degree from the University of North Carolina at Wilmington in 2004. After finishing his studies, Bryan went to work for a regional grading contractor in Charlotte. From 2006 to 2010, Bryan was a Project Manager for two large commercial construction companies. Completing on time and under budget over \$20 mm in mid-rise apartment and condominium projects. In 2010 Bryan started TRISECT Commercial, LLC after over 20 years' experience as a Laborer, Foreman, Superintendent, Estimator and Project Manager in the construction industry.

## **MICHELLE RIVERS - CONTROLLER**

Michelle joined our TRISECT team with twenty years' experience in construction accounting. Being the daughter of a mason contractor she was exposed to the construction world at a very young age. She began college studying early childhood education but realized that wasn't the path she wanted to take. She began her career in public accounting and enrolled in college for the second time. From there she pursued her passion in construction accounting where she gained a diverse understanding of the industry. She is our Controller and is responsible for all things accounting and finance related. Michelle graduated from High Point University with a Bachelor of Science degree in Accounting. She is married and has two sons, one daughter and five beautiful grandchildren.

## **TIM KNIGHT - SENIOR CONSTRUCTION MANAGER**

Tim joined the TRISECT team in 2016 bringing with him 15 years in the field as a superintendent with a long and successful career as a Project Manager for large and complex projects in both the public and private sector. Tim spends his time between the office and field managing projects as well as TRISECT's quality onsite personnel and subcontractors. He also assist the project team with plan review, value engineering and subcontractor management/ qualification. Tim has three kids, his oldest son following in his footsteps in the construction industry as one of TRISECT's site Construction Managers, his daughter is in nursing school, and his youngest son is in high school.

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## THE TRISECT TEAM – CONTINUED

### ZACH KNIGHT - PROJECT MANAGER

Zach joined the TRISECT team as a Construction Manager in 2017. After being raised around a variety of construction projects in his life, Zach stepped away from his hometown of Winston-Salem and spent the next five years in the U.S. Marine Corps. He then went on to attend East Carolina University (Go Pirates!), earning a Bachelor's degree in Political Science and Multidisciplinary Studies. Upon graduating, he started working in Emergency Management, but found it unfulfilling. After consideration, he decided to take a leap and change career paths, bringing him to TRISECT. Prior to transitioning to a pre-construction role, Zach worked as a field member of the TRISECT team to complete retail, restaurant, and office projects. In his current role, Zach handles pre-construction estimating and bidding, assisting in conceptual project design and pricing, and project management. When he's not at work, he is spending time with his wife, Chandler, who is currently working towards her Master's in Social Work from Western Carolina University. Together they have two dogs, Otis & Tucker.

### AMANDA WILLIAMS - OPERATIONS MANAGER

Amanda comes to us from the architectural signage industry with 8 years' experience as a Project Manager. Amanda joined the TRISECT team in 2018. She handles all project coordination, such as pre construction start up and post construction close out, field to office assistance, permitting, subcontractor management and sending projects to market. Amanda manages the office maintenance and supplies, website and marketing, assist in budget tracking from field request, and is the point person for office and field on processes, procedures and software. She helps keep the Trisect team on track with budgets, buyouts, and schedules in addition to assuring a positive and rewarding work environment for all. She and her husband Justin live in Greensboro with their kiddos which include a Shih-Tzu Yorkie named Ishi and a Shih-Tzu named Darby.



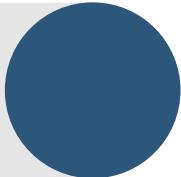
# WORKING WITH TRISECT

What our customers and subcontractors have to say about us!





## OUR CLIENTS



TRISECT has worked with national brand tenants and developers on projects in a wide array of disciplines. Some of our current or past clients include:

- GEMCAP Development
- Atlantic Coast Commercial
- Oldham Properties
- Kotis Properties

- Lewanski Development
  - Cellular Sales of North Carolina
  - Ingles Markets, Inc.
  - Dunkin Donuts Coastal Franchising
  - Cook Out Restaurants
  - Piedmont Aviation
  - FedEx
  - Panera Bread
  - Chicken Salad Chick
  - Biscuit King
- 


CELLULARSALES

July 12, 2018

Re: Letter of Recommendation

To Whom It May Concern,

My name is Don White and I am a Regional Director of Cellular Sales. Over the past 8 years I have worked with Bryan Clemmons of Trisect Commercial, LLC. Trisect has completed 60 projects for Cellular Sales. In addition, we are currently working together on additional retail locations in North Carolina and Tennessee.

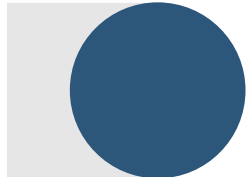
Trisect completes projects on time, within budget and without change orders. They build with quality and integrity in mind. Any adjustments that have needed to be made after completion, they have addressed it immediately and made it right. Our organization has benefited greatly from being able to completely rely on committed dates and budgets from Trisect. I would highly recommend Trisect for development and construction services.

Trisect has not only been my first choice for our construction projects, they have become my only choice where they are licensed. If you wish to discuss this further, please feel free to call me at 336-209-1111.

Sincerely,



Donald J. White



ROTK, Inc.  
dba Flame Broiler  
3606 N. Elm St., Suite H  
Greensboro, NC, 27455  
336-676-5652  
tcarrier1@cox.net

FLAME  BROILER™

July 12, 2018

To Whom it May Concern:

My name is Ted Carrier, and I am the owner operator of the first Flame Broiler in North Carolina.

I moved to Greensboro from southern California in July of 2016, and my challenge in 2017, was to find a general contractor that could build out my rental space in accordance with the Flame Broiler specifications and requirements, while sticking to a budget and a schedule.

I interviewed several GC's, all highly recommended, including Trisect. I found Bryan Clemmons to be easy to work with, committed to his profession and genuinely interested in doing my project.

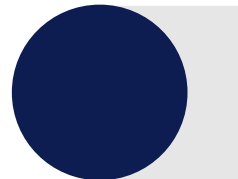
Bryan was available and "hands-on" whenever I needed him. Bryan and his team were very professional, and exceptional at resolving issues on the fly, as well as follow-up on any questions or open items. The project was not "Cookie cutter" but Bryan and his team were able to meet the schedule and stay on budget. Cost alternatives were identified in a timely manner and resolved to our mutual satisfaction.

I will work with Bryan on my next project and would highly recommend Trisect Construction!

Sincerely,



Ted J. Carrier  
President  
ROTK, Inc.  
dba Flame Broiler



TRISECT  
COMMERCIAL



Hello,

This is Chris Martin owner of Hops Burger Bar Inc. Trisect has done 2 jobs for us in the last 2 years. Their expertise is impeccable. From the bid phase all the way thru delivery of the product. I plan to use them for all projects going forward. Trisect is a professional top-notch company. If anyone has any questions, please call me on my personal cell phone.

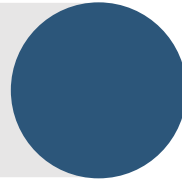
Chris Martin

President

Hops Burger Bar Inc.

336-202-9824

rcmgso@yahoo.com



Krusch Investments, LLC  
3031 Pleasant Ridge Rd.  
Summerfield, NC 27358

July 11, 2018

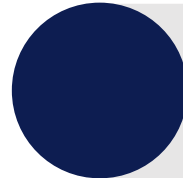
To whom it may concern,

My name is Edward Krusch and I am a commercial property developer and investor located in central North Carolina. Within the last 12 months, TriSect Commercial was hired to handle a Build-to-Suit retail property for a national brand that I was developing. I must say that the entire TriSect team was outstanding in their service and it was truly the best General Contractor experience I have ever had. Their scheduling was coordinated, the communication and organization was exemplar, and the timely performance and quality was spot-on! The project opened in the precise timeline as required and Tenant was quite pleased.

I would highly recommend Brian and his team...I will use them again!

Sincerely,

Edward B. Krusch



April 16, 2017

North Carolina Contractor's Office

To whom it may concern:

My name is William Daniel and I'm the Managing Partner with ACC Commercial Real Estate, LLC in Winston-Salem, NC. I'm writing this letter of recommendation for Bryan Clemmons, President of Trisect Construction, LLC. Trisect Construction has completed multiple projects for ACC Commercial Real Estate and our clients over the past few years. Bryan has always been very professional and courteous with our clients and his team consistently communicated with us on project updates.

Bryan has completed most of his projects on or before schedule for ACC which has helped ACC retain its client base and grow their relationships. This has also helped ACC and our decision to continue working with Trisect Construction on future projects. I would and have recommended Trisect Construction to my clients for any of their construction or up-fit needs.

I would be happy to answer any questions or discuss my professional relationship with Bryan and Trisect Construction if needed.

Sincerely,



William H. Daniel, CCIM  
ACC Commercial Real Estate, LLC  
Managing Partner



7100 E. Pleasant Valley Rd., Suite 350  
Cleveland, OH 44131  
Tel: 216.328.9700  
Fax: 216.328.9704

July 10, 2018

North Carolina Contractor Office

To Whom it may concern,

I wanted to provide a letter of recommendation for Bryan Clemmons, President of Trisect Construction, LLC and the projects they have completed for Pinnacle Financial Group & it's affiliates over the past 6 years.

Trisect has completed 10 retail projects to date. These projects are listed below. All of the projects were completed on time and on budget. Bryan and his team consistently communicated with us as to costs and timing at all stages of the process.

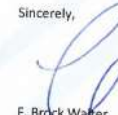
Completed projects to date are:

Cherryville, NC	Harrisburg, NC (2 deals)
Conover, NC	Mayodan, NC
Franklin, NC	Reidsville, NC
Graham, NC	Sylva, NC

We recently also complete a project in Clemson South Carolina.

I would be glad to share any information you need for any of these projects.

Sincerely,



F. Brock Walter  
A Member and manager of the LLCs that owned each of these assets

# NEW CONSTRUCTION

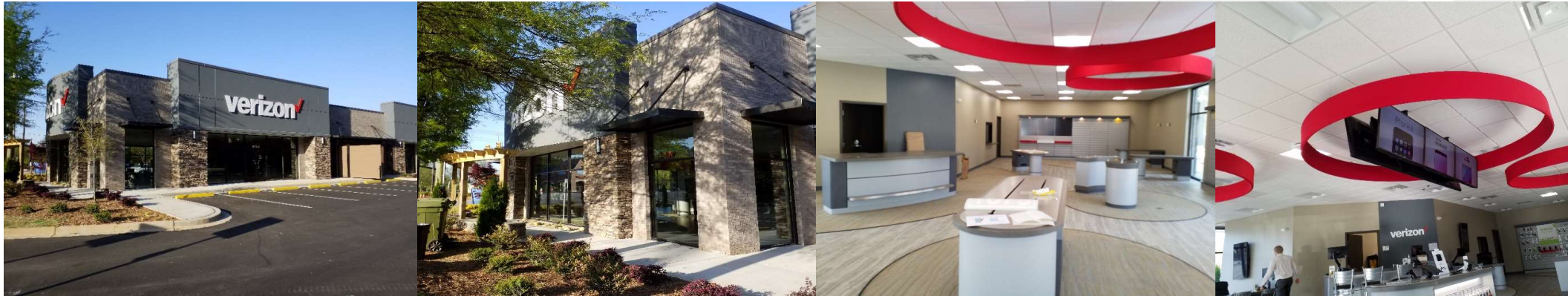
Professionals Dedicated to Construction, Design & Site Selection



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# NEW CONSTRUCTION PORTFOLIO

7500 SF MULTI-TENANT RETAIL CENTER



5,547 SF MULTI-TENANT CENTER





4,381 SF FAST CASUAL RESTAURANT



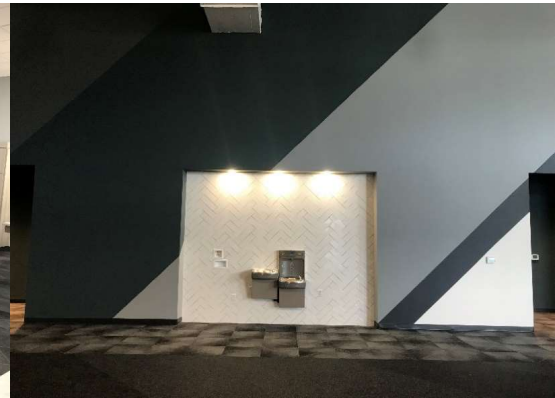
4,382 SF QUICK SERVICE RESTAURANT



7.5 AC DEVELOPMENT – INCL. RETAIL, MEDICAL, VANILLA SHELL



30,000 SF FITNESS CENTER



# UPFITS & RENOVATIONS

Professionals Dedicated to Construction, Design & Site Selection



# UPFIT & RENOVATION CONSTRUCTION PORTFOLIO

2,072 SF RETAIL RENOVATION



3,569 SF RETAIL UPFIT



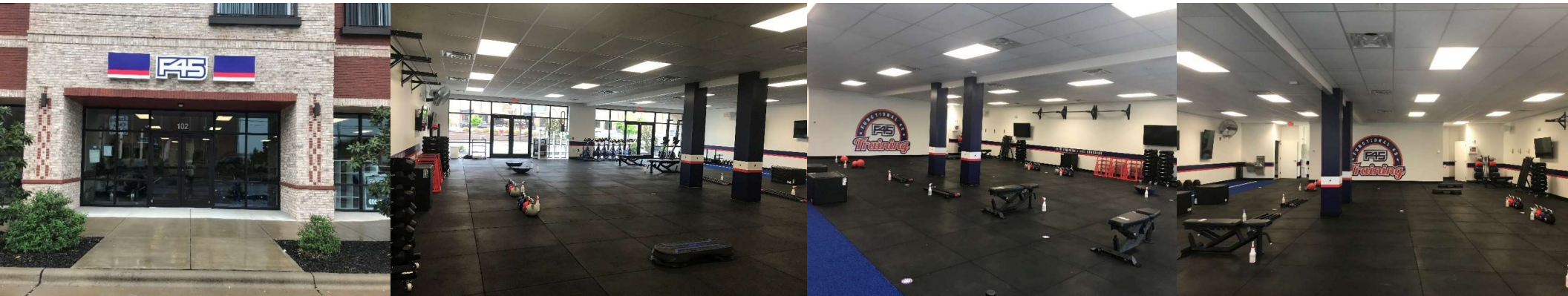
12,000 SF RETAIL RENOVATION



20,000 SF CLUBHOUSE UPFIT



2,000 FITNESS CENTER UPFIT



1,700 SF QUICK SERVICE RESTAURANT UPFIT



1,670 SF FAST CASUAL RESTAURANT UPFIT





2,223 SF FAST CASUAL RESTAURANT UPFIT



2,164 SF FAST CASUAL RESTAURANT UPFIT



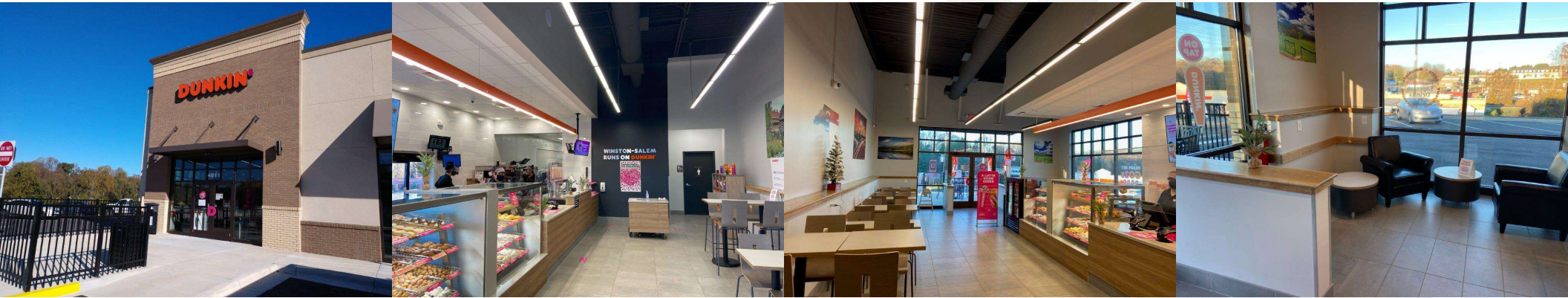
2,583 SF RESTAURANT UPFIT



3,000 SF RESTAURANT UPFIT



1,895 QUICK SERVICE RESTAURANT UPFIT



1,620 SF FAST CASUAL RESTAURANT UPFIT



TRISECT  
COMMERCIAL

THANK YOU



[BUILD@TRISECTCOMMERCIAL.COM](mailto:BUILD@TRISECTCOMMERCIAL.COM)



[TRISECTCOMMERCIAL.COM](https://www.trisectcommercial.com)

