



Founded in 2006, Paragon Equity Group is a Dallas-based middle-market private equity and special situations firm.

With over \$100 million in committed capital, we provide both industry expertise and financial resources to portfolio companies in North America, contributing to their long-term success.

PROFILE Because we are investing our partner's capital we have more flexibility than most firms with regards to structure, holding period and industries in which we can invest.

We seek companies that possess proven management, strong market position and significant potential growth. In partnership with company management, we seek to add value through our investment of capital, our operational and financial expertise and our extensive network. We will, however, consider companies with significant obstacles, such as succession issues, customer/supplier concentration, environmental risks, and markets with high levels of cyclicity.

Overall, Paragon Equity Group seeks to lead control or minority equity investments of \$2 to \$20 million, with most investments ranging from \$5 to \$10 million. We have the ability to exceed \$20 million in equity for companies with inherent significant real estate portfolios. Typical structures for Paragon Equity Group investments consist of leveraged and management buyouts, turnarounds, corporate carveouts or spinoffs, growth and start-up financing.



FOCUS Preference is given to real estate intensive companies, and as such our current areas of interest include:

- Retail, including restaurants, supermarkets and convenience stores
- Value-added distribution, trucking and third-party logistics
- Facilities based health care providers
- Tech-enabled health care service companies
- Food manufacturers and distributors
- Regional and community banks, savings and loans and insurance carriers
- Energy, including oil and gas production, oil field services and merchant power

Areas of interest in conjunction with our real estate affiliates:

- Sale-leasebacks
- Build-to-suits
- REO properties
- Distressed real estate loans, including those for commercial multi- and single family
- Real estate operating companies
- Class A and B office properties

Please direct new investment opportunities to Steve Tagtmeier or Chris Price.

CONTACT **Paragon Equity Group**
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We are located in the heart of Preston Center, five miles north of downtown Dallas on the top floor of the BB&T Plaza. Visitor parking garage is accessible from Westchester drive.



TEAM

Steve Tagtmeier, Partner

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Steve is a Founding Partner of Paragon Equity Group.

Prior to Paragon Equity Group, Steve was a Vice President at Ewing Management Group (fka Carlyle Management Group) in Dallas, Texas. Ewing Management Group is a buyout firm with over \$1.0 billion under management and focuses on taking control positions in underperforming and distressed companies. While at Ewing, Steve sourced, evaluated and negotiated investments in companies within in the automotive parts, ship repair and aircraft parts industries.

Prior to Ewing, he was a Partner at Celerity Partners a private equity firm with over \$200 million under management where his portfolio companies included ABC Laboratories, a contract research outsourcing company.

Prior to Celerity, he served as Vice President of Summit Partners, a \$9 billion private equity firm where his portfolio included Keystone RV, Implementation Specialists for Healthcare (ISH), B&W Loudspeakers and TriCo Solutions.

He began his career at McKinsey & Co. working in several different countries on turnarounds and strategy projects. Steve received his Bachelor in Business Administration from the University of Texas, graduating summa cum laude and first in his class. He also holds an MBA from and is a Sord Scholar of the McCombs School of Business at The University of Texas at Austin.

Executive Assistant: Victoria McMonagle | 214.346.1002 | vmcmonagle@paragonequitygroup.com



TEAM

Craig Cooper, Partner

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Craig is a Founding Partner of Paragon Equity Group.

Prior to Paragon Equity Group, Craig was Vice President of Paragon Group, where he was responsible for development, marketing and asset management of a portfolio that consisted of approximately three million square feet of office and retail space and 3,709 apartment units.

With fourteen years of real estate experience, Craig has been directly involved with the leasing, management and development of over 5 million square feet of office, industrial and retail space.

Craig earned his Bachelor of Science degree in Economics from the University of Arkansas in 1991. He is an avid golfer and a member of Highland Park Presbyterian Church. Craig and his wife, Ami, have two children, Caroline and William Cooper, II.

Executive Assistant: Tanya Nelson | 214.360.1833 | tnelson@paragonequitygroup.com



TEAM

Bill Cooper, Senior Advisor

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He began his career as an officer in the U.S. Army, serving from 1959 through 1961.

After his years of service, Bill joined Murray Investment Company, a Dallas-based mortgage banking firm, where he became manager of the Commercial Loan Division. In 1966, he joined Lincoln Property Company, where he was a Managing Partner.

In 1979, Bill formed Paragon Group, which in 1994 became a publicly traded Real Estate Investment Trust listed on the New York Stock Exchange. In 1997, Paragon Group merged with Camden Property Trust, where Bill is a principal shareholder, forming one of the nation's largest apartment companies.

Throughout his career with Paragon Group, Bill has demonstrated a leading role in the development, financing and management of a multi-billion dollar portfolio, comprised of real estate projects across the country. In addition to managing and developing its own properties, Paragon Group has provided real estate asset management services for institutional real estate investors, including GE Capital, JP Morgan, Travelers Insurance, Citicorp and Wells Fargo.

Bill shares his talent for business and commitment to country through his service on corporate, organizational and civic boards. Bill has served as a board member of The National Realty Committee; The Salvation Army; and The Society of Office and Industrial Realtors; as well as chairman of the Governor's Committee for Office Facilities for the State of Texas. Currently, Bill serves on the following boards: Bartush Schnitzius Foods Company; Camden Property Trust; Cardinal Paragon Holdings; and The Edwin L. Cox School of Business at Southern Methodist University. Bill is also a member of the Urban Land Institute; Chairman Emeritus of the Board of Trustees of the Presbyterian Healthcare System and an Elder of Highland Park Presbyterian Church.

A Dallas native, Bill is a graduate of Southern Methodist University, where he earned his Bachelor of Business Administration, Class of 1958. He and his wife, Susan Smith Cooper, have two children – Craig Cooper, Dallas, Texas, and Katie Cooper Matthews, Memphis, Tennessee – and four grandchildren – Caroline & William Cooper and Butch & Cooper Matthews.

Executive Assistant: Tanya Nelson | 214.360.1833 | tnelson@paragonequitygroup.com



TEAM

Ronald Johansson, Chief Financial Officer

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Ron joined Paragon Equity Group as chief financial officer in April 2007. Ron's duties include the oversight of all accounting and tax operations. In addition, he coordinates the due diligence efforts, and he sits on the investment committee.

Ron has 27 years experience providing accounting, auditing, and management advisory services (including fraud & investigative services) to companies in the financial services and real estate industries. Prior to joining Paragon Equity Group he was a partner in Ernst & Young's Dallas office.

Ron received a B.S. in Accounting from the State University of New York in Albany. He is a Certified Public Accountant and a member of the AICPA and Texas Society of CPAs and holds licenses to practice in Texas, New York, and Louisiana. In addition, Ron is a member of the Association of Certified Fraud Examiners.

Ron and his wife Elizabeth reside in Southlake, TX with their three children: Chris, Emily, and Jack.

Executive Assistant: Victoria McMonagle | 214.346.1002 | vmcmonagle@paragonequitygroup.com



TEAM

Lynn Caldwell, Chief Investment Officer

214.346.1002 | lcaldwell@paragonequitygroup.com

Lynn has been Chief Investment Officer of Paragon Equity Group since its founding.

Prior to joining Paragon Equity Group, Lynn served as Chief Investment Officer for Paragon Group, one of the nation's largest multi-family companies and a publicly traded Real Estate Investment Trust listed on the NYSE. Reporting directly to the Chairman of the Board, Lynn's primary responsibilities for Paragon Group encompassed its commercial and residential investments, including access to capital markets and nationwide project financing.

With over 25 years of real estate finance and workout experience, Lynn represents an extensive background in real estate legal matters, such as bankruptcy, litigation and foreclosure. Her portfolio of work contains the financing and restructuring of more than \$2 billion of real estate indebtedness.

A licensed Texas Real Estate Broker, Lynn holds a Bachelor of Arts degree in Psychology and a Bachelor of Business Administration in Finance from Southern Methodist University. She resides in Dallas and is married with two children.

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TEAM

Christopher Price, Vice President

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Chris joined Paragon Equity Group in November of 2006 as an Associate and was promoted to Vice President in November of 2008. His primary responsibilities include the sourcing and evaluation of new acquisition candidates, the closing and financing of transactions, and the oversight of existing portfolio companies.

Chris has eight years of investing and operating experience in the health care, logistics and technology sectors. His operating experience was gained through co-founding an e-learning and corporate communications SaaS provider and a health care finance company. Prior to joining Paragon, he was an associate for Harren Equity Partners, a middle-market private equity firm with \$250 million under management. Prior to Harren, he worked as a financial analyst for a regional financial and operational consulting practice.

He received a Bachelor of Science in Economics with Financial Applications at Southern Methodist University. While at SMU, he interned as an Analyst for Carlson Capital, a \$5.5 billion Multi-Strategy Hedge Fund, in the fund-of-funds and distressed debt groups.

Chris continues to be involved with SMU through the Cox Graduate School of Business Associate Board and Venture Practicum programs. He resides in Dallas with his wife Nancy.

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PORTFOLIO

Paragon Sports Constructors

Paragon Sports Constructors (fka Sports Constructors, Inc.) develops and installs world class sports fields and running tracks.

Paragon funded the DIP financing and subsequently purchased all the assets of Sports Constructors.

Status: Current

www.paragon-sports.com



Mountain View Capital Group

Mountain View Capital Group is a third-party trading, pricing and servicing firm for mortgage owners.

Paragon invested in a joint venture with Mountain View to purchase and service performing and non-performing residential mortgages.

Status: Current

www.mvcg.com



Gemcraft Homes

Gemcraft Homes is a Mid-Atlantic homebuilder and residential lot developer.

Paragon funded a first and second lien bridge loan that came with a purchase option on over 6,000 residential lots and a long-term takedown agreement on a portion of those lots from Gemcraft. Paragon did not execute its purchase option and the bridge loan was repaid in full.

Status: Exited

www.gemcrafthomes.com





PORTFOLIO

RediClinic

RediClinic operates urgent care clinics inside of HEB grocery stores in Houston, Austin and San Antonio.

Paragon co-invested alongside Kestrel Capital in several rounds of financing for the company.

Status: Current

www.rediclinic.com



Marsh Supermarkets

Marsh operates supermarkets and convenience stores in Indiana and Ohio.

Paragon and its affiliates provided sale-leaseback financing for Sun Capital's take-private of Marsh.

Status: Exited

www.marsh.net



Hardee's

Confidential Hardees Franchisee.

Paragon and its affiliates provided sale-leaseback financing to support a recapitalization of this franchisee.

Status: Exited

www.hardees.com



Avery Outdoors

Avery Outdoors is the nation's leading manufacturer of waterfowl hunting accessories.

Paragon invested in the company and played a hands-on role in scaling the on- and off-shore operations.

Status: Exited

www.averyoutdoors.com



Brush Creek Flies

Brush Creek Flies is a Crested Butte-based outfitter and manufacturer of high quality flies and related accessories.

Paragon led the management buyout of the company.

Status: Current

www.brushcreekflies.com



Melbourne Greyhound Park

Melbourne Greyhound Park operates live and simulcast racing and poker rooms.

Paragon co-invested alongside EFO Holdings in the buyout of Melbourne.

Status: Current

www.mgpark.com

