



RILEY MCGUIRE  
PARTNERS LLC

Service Disabled Veteran Owned  
Small Business

DUNS Number: 080-370-589

CAGE Code: 7QNY4

## CORPORATE CAPABILITIES

Riley McGuire Partners, LLC (RMP LLC) is a CVE verified Service Disabled Veteran-Owned Small Business providing superior **financial advisory, real estate and management consulting** services to government, quasi-government and private sector entities. The **RMP LLC** partnership culminates the dynamic working relationship forged by Neil Riley, Esq. and Emax Financial & Real Estate Advisory Services, LLC (Emax), having worked closely on numerous engagements for Federal clients. **RMP LLC** is headquartered in Washington D.C. with an additional office in New York City.

### NAICS Codes

Primary : **541611**

#### Management Consulting Services

523110	541618
523920	541620
523930	541910
531390	561110
541612	561210
541613	561990
541614	611430

### Real Estate and Program Support

- Real Estate Advisory
- Program Monitoring & Oversight
- Default Advisory
- Portfolio Management
- Utilities & Alternative Energy
- IT Services

### Distinguishing Capabilities

- SDVOSB
- Client partnerships spanning over 15 years
- Small business with national reach
- Superior execution of programs and policy initiatives

### Management Consulting

- Strategic Planning and Management
- Business Process Improvement
- Credit Advisory and Scoring
- Financial Modeling and Analysis
- Risk Management Internal Controls
- Compliance Management

**Mr. Riley** has worked in the legal and professional services industries for over 10 years in various capacities including as a licensed attorney in the District of Columbia, Kentucky, and Maine, and as a certified Enterprise Architect working on various projects for federal agencies. Over the last 10 years, Mr. Riley has developed and maintained Enterprise Architectures for the United States Marine Corps, the Defense Information Systems Agency (DISA), and the Department of Defense, as well as pursuing, in both private practice and as counsel for the VA, complex federal civil litigation from inception in the District Courts and Agency level through the Circuit Appellate level. **Emax** is a women-owned small business that has continuously operated for over 25 years providing an array of advisory services to a variety of Federal government and corporate clients with complex real estate and asset management needs.

## RECENT CLIENTS





RILEY MCGUIRE  
PARTNERS LLC

Service Disabled Veteran Owned  
Small Business

DUNS Number: 080-370-589

CAGE Code: 7QNY4

## CORPORATE CAPABILITIES

RMP LLC professionals provide real estate and program support services to federal, state, and local government agencies as well as, private industry clients. We are a recognized leader in managing and executing all phases of Value Based Transactions (VBT), Enhanced Use Leasing (EUL), Military Housing Privatization (MHPI) and other public-private transactions. RMP LLC has been involved in the execution of new construction and renovation of commercial and residential real estate projects, the financing of energy and real estate projects, and the negotiation and execution of leases. RMP LLC provides program monitoring & oversight, default advisory, portfolio management and real estate advisory assistance. Our expertise in capital markets, real estate development, and property operations, along with our superior analytical capabilities, has allowed us to present our clients with a range of financial scenarios and develop recommendations based on market conditions. Our clients know that they can rely on RMP LLC to provide objective recommendations that balance their short- and long-term needs. Real estate and program support services offered by RMP LLC are highlighted below.

### Real Estate Advisory

- ✓ Provide technical and administrative support service to assist with real estate transactions
- ✓ Conduct project feasibility analyses
- ✓ Prepare property valuations including BPO's, appraisals and title searches
- ✓ Collect and review due diligence
- ✓ Facilitate marketing services
- ✓ Perform market research by gathering information from primary and secondary market participants
- ✓ Provide property preservation services

### Program Monitoring & Oversight

- ✓ Evaluate project management processes using industry standards and best practices
- ✓ Develop and implement protocols to efficiently and effectively monitor new and ongoing programs
- ✓ Establish a performance metric system to track and monitor projects overall performance
- ✓ Provide clients with an early warning of risks and issues that may threaten the success of a project

### Default Advisory

- ✓ Review defaulted loan portfolios
- ✓ Prepare risk assessments
- ✓ Identify disposition strategies that are cost effective and reduce losses based on client requirements
- ✓ Negotiate with transaction parties to provide for a successful workout strategy

### Real Estate Portfolio Management

- ✓ Advise clients of opportunities leveraging property or land that is under-utilized to generate additional revenue and/or reduce expenses.
- ✓ Assist clients with the determination of portfolio management objectives
- ✓ Prepare opportunity assessments for client real estate holdings

### Utilities & Alternative Energy Services

- ✓ Provide comprehensive financial and energy feasibility studies
- ✓ Conduct cost-benefit analyses of energy projects
- ✓ Evaluate industry trends and their impact on utilities
- ✓ Perform risk assessments

### IT Services

- ✓ Develop appropriate IT strategies that support our clients business objectives
- ✓ Establish operational standards, policies and methods
- ✓ Create database management systems
- ✓ Sync government systems with private sector technologies



RILEY MCGUIRE  
PARTNERS LLC

Service Disabled Veteran Owned  
Small Business

DUNS Number: 080-370-589

CAGE Code: 7QNY4

## MANAGEMENT CONSULTING SERVICES

RMP LLC offers a broad array of management consulting services to help our clients operate efficiently and effectively with limited resources in a constantly evolving environment. Government organizations face increasing pressure to control spending while simultaneously improving services and strategic initiatives. We recognize leaders must manage their institutions for greater accountability, transparency, and spending effectiveness. We work closely with our clients to understand their organization's internal processes, operating procedures, culture, objectives and mission in order to develop a customized approach, innovative solutions, and recommendations for improvement with a high degree of success. Our clients benefit from our staff's in-depth knowledge in diverse disciplines as well as our commitment to provide meaningful services and products that meet or exceed their expectations. Management consulting services offered by RMP LLC are highlighted below.

### Strategic Program Planning and Management

- ✓ Review organizations' goals and objectives
- ✓ Evaluate organizational structure, roles, and responsibilities
- ✓ Analyze internal operations and processes
- ✓ Assess strengths and weaknesses
- ✓ Recommend best practices
- ✓ Provide communication strategies for stakeholder outreach
- ✓ Conduct market outreach, meeting and conference support

### Credit Advisory and Credit Scoring

- ✓ Assess overall quality of agency portfolios
- ✓ Prepare and evaluate program scorecards
- ✓ Develop financial models to evaluate risk
- ✓ Create indicators for reporting, tracking and providing results for review
- ✓ Review and determine scoring for credit programs
- ✓ Evaluate credit scoring implications and ensure compliance through transaction execution

### Risk Management: Internal Controls

- ✓ Assess existing internal controls
- ✓ Identify potential areas of risks and fraud
- ✓ Recommend solutions to minimize risk
- ✓ Develop and document policies and procedures
- ✓ Implement necessary controls to effectively pursue organizational objectives

### Compliance Management

- ✓ Provide technical assistance for compliance reviews
- ✓ Prepare quality control plans and quality assurance plans
- ✓ Develop management workflow and tracking systems
- ✓ Create sampling methodologies
- ✓ Conduct onsite reviews
- ✓ Prepare analytical reports
- ✓ Recommend monitoring strategies

### Business Process Improvement

- ✓ Review and develop recommendations for process improvements
- ✓ Offer recommendations to streamline processes
- ✓ Standardize the decision-making process
- ✓ Streamline budget planning and execution process
- ✓ Create handbooks identifying roles, responsibilities, and schedules
- ✓ Develop training material and program guidance
- ✓ Satisfy client reporting requirements

### Financial Modeling and Data Analytics

- ✓ Assess financial feasibility for financial transactions
- ✓ Conduct portfolio analyses
- ✓ Provide cost-benefit and cash flow analyses
- ✓ Develop sophisticated models and tools for client support
- ✓ Prepare data for client evaluation



RILEY MCGUIRE  
PARTNERS LLC

Service Disabled Veteran Owned  
Small Business

DUNS Number: 080-370-589

CAGE Code: 7QNY4

## SENIOR STAFF



### **Neil Riley, Esq.** – *Chief Executive Managing Member*

Mr. Riley has worked in the legal and professional services industries for over 10 years in various capacities including as a licensed attorney in the District of Columbia, Kentucky, and Maine, and as a certified Enterprise Architect working on various projects for federal agencies. Over the last 10 years, Mr. Riley has developed and maintained Enterprise Architectures for the United States Marine Corps, the Defense Information Systems Agency (DISA), and the Department of Defense, as well as pursuing, in both private practice and as counsel for the VA, complex federal civil litigation from inception in the District Courts and Agency level through the Circuit Appellate level.

#### **Education**

**University of Maine** – J.D., 2014

**College William and Mary** – B.A., 2008

Public Policy and Economics

#### **Expertise**

Program Development, Execution and Oversight

Compliance and Oversight

Real Estate Portfolio Management



### **Audrey McGuire** – *Member*

With over 37 years of experience, Ms. McGuire has advised numerous federal and local government agencies, as well as private sector developers and real estate investment groups on real estate, financial and capital market transactions. Her expertise includes project management, business process improvement, oversight of new programs, implementation of new business strategies, strategic planning, program compliance and oversight, portfolio management, government budgeting, feasibility analyses, and program risk evaluations. Her implementation skills include the execution of new governmental programs based upon newly enacted legislative or policy initiatives.

#### **Education**

**Georgetown University**

B.S.F.S. International Economics

#### **Expertise**

Real Estate Capital Markets

Transaction Advisory and Execution

Loan Sales



RILEY MCGUIRE  
PARTNERS LLC

Service Disabled Veteran Owned  
Small Business

DUNS Number: 080-370-589

CAGE Code: 7QNY4

## SENIOR STAFF



### **Michael McGuire** – *Chief Financial Officer*

Mr. McGuire has worked in finance for over 10 years and has advised numerous federal, state, and local government agencies. Mr. McGuire manages engagements for the U.S. Airforce, the Department of Veterans Affairs, the General Services Administration, the District of Columbia, and the Department of Treasury. His expertise includes the execution of government real estate and capital market transactions, portfolio management, program compliance and oversight, government budgeting, feasibility analysis, and on-site file reviews.

#### **Education**

**St. John's University** – M.B.A., 2006

**Georgetown University** – B.A., 2004

#### **Expertise**

Project Management

Compliance and Oversight

Real Estate Portfolio Management