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**Miller Capital Advisory Awards Contract to Bayer Properties
to Manage and Lease Mount Pleasant Towne Centre**

Birmingham, Ala./Skokie, IL — Birmingham-based Bayer Properties, L.L.C., one of the top 75 retail property managers in the United States, has been awarded the management, leasing and marketing responsibility for the *Mount Pleasant Towne Centre* shopping center in Mount Pleasant, South Carolina, by Miller Capital Advisory, Inc.

Mount Pleasant Towne Centre has been named Charleston's best shopping area for the past seven years. The regional lifestyle center includes 450,000-square feet of retail space on 39 acres. The shopping center has 65 national and local retail tenants including four anchors: a newly expanded *Belk* department store, *Palmetto Grande 16 Stadium Theater*, *Bed Bath & Beyond* and *Barnes and Noble*. Other major retailers include *Ann Taylor Loft*, *Banana Republic*, *Coldwater Creek*, *Gap*, *Jos A Bank Clothiers*, *ULTA Cosmetics*, *Old Navy*, *Victoria's Secret* and *White House/Black Market*, among others. See www.mtpleasanttownecentre.com.

Mount Pleasant Towne Centre is owned by Institutional Mall Investors, LLC (IMI). Miller Capital Advisory, Inc., a privately held real estate investment management company based in Skokie, Illinois, manages IMI. This is the first time Miller Capital has hired Bayer Properties to manage one of its shopping centers.

"We know Bayer Properties can deliver the quality experience which the *Mount Pleasant Towne Centre* shoppers, tenants and the community expect," said Andrew Miller, President & CEO of Miller Capital. "Bayer Properties is a proven owner and manager of high caliber regional shopping destinations; they know what it takes to create asset value with vibrant and successful shopping destinations."

"The Charleston area has a number of great shopping choices," said Bayer Properties President & CEO Jeffrey Bayer. "We're committed to giving Charleston area shoppers and tourists an enjoyable environment in which to shop, dine and relax. *Mount Pleasant Towne Centre* is an outstanding asset and we're thrilled to be working with the Miller Capital Advisory team."

(More)

About Miller Capital Advisory

Miller Capital Advisory is a privately held real estate investment management company based in Skokie, Illinois. The company serves as manager of Institutional Mall Investors LLC (IMI), a regional shopping center investment company which owns fashion-orientated regional shopping centers, lifestyle centers and mixed-use properties such as *Kierland Commons* in Phoenix, AZ, *Oakbrook Center* in Oak Brook, IL, *The Westchester* in Westchester, NY and *Mount Pleasant Towne Centre* in Mount Pleasant, S.C. For more information, visit www.miller-capital.com.

About Bayer Properties

Birmingham, Alabama-based Bayer Properties L.L.C. specializes in developing, leasing, managing and marketing mixed-use properties nationwide. Bayer Properties is a pioneer in the development of regional shopping destinations such as *The Summit*, the company's signature brand. The company currently manages more than five million square feet, including owned properties such as *Front Range Village* in Fort Collins, Colo., *The Summit* in Birmingham, Ala. and Reno, Nev., as well as managing Third-Party assets such as *Legacy Village* (First-Interstate Properties) in Cleveland, Ohio, *The Summit* (Prudential Financial) in Louisville, KY, *Inverness Plaza and Corners* (LaSalle Investment Management) in Birmingham, Ala. and *Mount Pleasant Towne Centre* (Miller Capital Advisory) in Mount Pleasant, S.C. Bayer Properties is ranked #75 on *Retailtraffic.com*'s list of top retail managers and #90 among top retail owners in the United States. Projects currently in development include *The Summit Fremaux* in Slidell, La., and the expansion of *The Summit* in Birmingham, Ala. For more information, visit bayerproperties.com.

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