

THE MCGAREY GROUP

CREATING PLACES ALIVE WITH POSSIBILITY

US CAPITAL HOLDINGS HIRES NATIONAL LEASING CONSULTANT THE MCGAREY GROUP FOR THE RETAIL COMPONENT OF 321 NORTH

PLANTATION, Fla. (August 12, 2008) – US Capital Holdings, LLC announced that The McGarey Group has been commissioned as national leasing agent and retail consultant at 321 North, the \$1 billion master-planned, mixed-use urban lifestyle destination in Plantation. The nationally-recognized leader in planning, development and leasing of preeminent urban retail projects throughout the US is now part of the stellar team of professionals on board. 321 North will comprise 613,500 square feet of retail as well as 613,000 combined new and existing office space; and 590 residential units as part of the redevelopment of the Plantation Fashion Mall. The new retail portion will face outward and open up onto a spectacular main street setting with additional open-air retail and a colony of unique and nationally recognized restaurants and entertainment brands.

The existing development on the property includes a 650,000 square-foot enclosed retail mall, a 138,000 square-foot office pavilion, and a separately owned Sheraton Suites hotel, whose own \$15 million renovation is now complete.

Selected interiors of the mall are scheduled to be demolished this quarter. Construction will begin on the retail and under plaza parking in summer 2009. The office component is now under construction.

“A project of 321 North’s size, scope and caliber is a natural fit for us,” said [F. Denver McGarey](#), founder and president of The McGarey Group. “We are eager to take the principles from other overwhelmingly successful mixed-use projects we have worked on in the past and apply them here, where there is a need for a seminal project that embodies the urban lifestyle.”

“The McGarey Group shares our vision,” added Wei Chen, president of US Capital. “and has a real passion for what we will deliver here. They also have wonderful networking skills, which has enabled them to cultivate an impressive cache of broker contacts.”

321 North was recently accepted into the LEED for Neighborhood Development pilot program, a program created by the U.S. Green Building Council, the Congress for the New Urbanism and Natural Resources Defense Council to evaluate developments in their entirety and establish a uniform rating system for like communities. The program recognizes projects that incorporate smart growth, new urbanism, and green design principles.

The project is designed to fit seamlessly into the City of Plantation’s master plan to build an urban town center, called Plantation Midtown. Site plan approval process is currently underway and renovation has commenced on the existing seven-story office tower.

Leading the architectural design and development of the project is ADD Inc, a national award-winning design firm. Other team members include ID & Design International, an award-winning, full service design consultant firm; EDAW, consistently ranked among the world’s leading landscape design firms; DDG, an internationally renowned planning, architecture and design firm, and Kimley-Horn and Associates, Inc., one of the nation’s most comprehensive and best respected engineering and land planning firms.

For more information, visit www.321north.com or call (877) 321-8866. For retail leasing information, call 619-435-6410 or visit www.themcgareygroup.com.

About The McGarey Group

Founded in 2000, The McGarey Group is led by [F. Denver McGarey](#) and [Chris Jennings McGarey](#). [The pair is](#) responsible for a variety of landmark developments that have served as catalysts for economic and social revitalization across numerous and diverse communities. Notable projects

include Westgate CityCenter in Glendale,AZ; Worthington in Malvern, PA;Gallery Place in Washington, DC; and The Town Center at Atlantic Station in Atlanta,GA.

About US Capital

Founded in 2004, US Capital Holdings is an international private equity investor based in Plantation, Florida. The firm was formed to identify and reposition underperforming or distressed properties in advantageous locations and provide capital and real estate management services to institutions and personal investors overseas.