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For Immediate Release
May 5, 2008

**BLUE RIDGE CAPITAL APPOINTS STEVE PATRICK
DIRECTOR OF LEASING**

Atlanta, Georgia, May 5, 2008 Blue Ridge Capital announced today that Steve Patrick joined the company. Mr. Patrick will be Director of Leasing for all of the company's properties.

Mr. Patrick has 20 years of shopping center experience including property management, marketing, redevelopment, construction and leasing at Coro Realty Advisors, Brandywine Real Estate Services, Halpern Enterprises, Branch Properties and Galen Kilburn & Co. in Atlanta, GA.

"We are very excited to have Steve join Blue Ridge," stated Fritz McPhail, president of Blue Ridge Capital. "His prior leasing experience and his extensive redevelopment experience are a great combination for the type of properties we purchase."

Blue Ridge Capital was started in 1999 and specializes in the acquisition, leasing, and redevelopment of value-added and high yield retail centers in the Southeast. For more information, please visit www.blueridgecapital.com.

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*Distribution: Atlanta Business Chronicle
Deal Makers
Southeast Real Estate News
Shopping Centers Today*