



## **FOR IMMEDIATE RELEASE**

### **AMERICAN VALUATION GROUP, INC. RETAINED FOR MAPLE TREE PLACE**

Lansdale, PA (September 24, 2009) - American Valuation Group, Inc. was retained to provide appraisal consulting services and expert witness testimony on Maple Tree Place, a ten-building modern “lifestyle center” located in the Town of Williston, Vermont. The 489,030 square foot multi-level, open air-type center has an excellent mix of retail, office, restaurants and entertainment with “Main Street” charm. The center, which was acquired by Inland Western Retail Real Estate Trust, Inc. in 2005, is located east of Burlington in a growing Chittenden County town on Route 2A with convenient access to I-89. Maple Tree Place is anchored by Shaw’s Supermarket, Best Buy, Christmas Tree Shops, Dick’s Sporting Goods, Majestic Cinema and Staples.

Maple Tree Place has an impressive collection of stores and family-friendly features and is the dominant lifestyle center in its trade area due to size, location and tenant mix. In addition to the anchor stores, the center has 60 store spaces and restaurants including iParty, Yankee Candle, GameStop, Chili’s, Longhorn Steakhouse, Asian Bistro, Three Tomatoes, Starbucks, Belle’s Café and many others. Each year, tourism brings in revenue to the Greater Burlington Region, creating a “second holiday season” for retailers at Maple Tree Place. Inland Western Retail Real Estate Trust, Inc., a self-administered, publicly registered, non-listed real estate investment trust sponsored by an affiliate of The Inland Real Estate Group, owns the center and handles leasing and management.

American Valuation Group, Inc. has been retained for appraisal consulting services and expert testimony for a tax appeal litigation proceeding. “The possible existence of business value in the acquisition of this property, and the current appropriate cap rate for this property will be major issues in this case,” said Mark T. Kenney, MAI, SRPA, MBA, President of American Valuation Group, Inc. He added, “Tax assessors are increasingly concerned about appropriate values for shopping centers given the current recessionary environment and credit crisis.” Mr. Kenney is the author of “Business Enterprise Value: The Debate Continues,” and other shopping mall articles that appeared in *The Appraisal Journal*, a leading industry journal published by the Appraisal Institute.

American Valuation Group, Inc. is a leader in the appraisal of shopping malls and shopping centers, and specializes in property tax appraisal and litigation support for assessors nationwide. For information about our litigation support services, contact Mark Kenney at (215) 855-1800.