

## **Hart Advisers, Inc. announces the formation of a Joint Venture Partnership with AmCap Inc.**

**BLOOMFIELD, CT / March 11, 2005** – Hart Advisers, Inc., representing an institutional investor, formed a Joint Venture Partnership with AmCap, Inc. to begin a \$270 million acquisitions program of dominant, grocery-anchored retail centers. The program will target markets East of the Mississippi River, greater Denver, and greater Phoenix. The first acquisition of the program, Copaco Center in Bloomfield, Connecticut, was purchased for \$40.385 million. Copaco Center is a 417,000 square foot community center anchored by Super Stop & Shop, Lowe's Home Improvement, and Burlington Coat Factory.

AmCap Inc., based in Stamford, CT, concentrates on dominant, grocery-anchored retail real estate in high-density, supply constrained major metropolitan markets.

Hart Advisers, Inc. is an institutional real estate advisor located in Simsbury, CT.

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