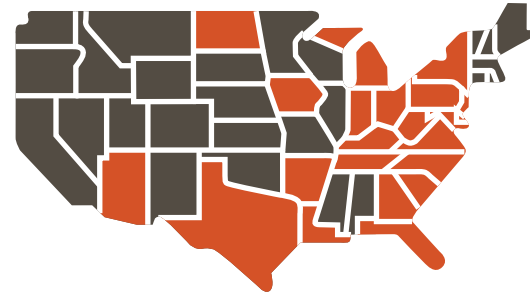


Miller-Valentine Group Project Locations

Arizona
Arkansas
Delaware
Florida
Georgia
Indiana
Iowa
Kentucky
Louisiana
Maryland
Michigan

New Jersey
New York
North Carolina
North Dakota
Ohio
Pennsylvania
South Carolina
Tennessee
Texas
Virginia
West Virginia



Miller
Valentine
Group

total
real estate
solutions

MV Commercial Construction

experience **expertise** excellence

WE LISTEN AND DELIVER

Miller
Valentine
Group

total
real estate
solutions

Since 1963, Miller-Valentine Group has been serving clients across the country in a continuing commitment to quality and integrity—in the structures we build and in the services we deliver.

We are proud of the long-standing relationships we've built with clients through the years, traveling with them as they expand their operations throughout the United States.

Our building solutions include:

- Design/build construction
- Development
- Management
- Brokerage
- Leasing
- Financing

Our construction and real estate capabilities cover:

- Active adult/senior housing
- Religious facilities
- Healthcare
- Student housing
- Military family housing
- Historical renovations
- Educational facilities
- Research & development
- Office
- Municipal buildings
- Commercial/manufacturing
- Industrial

On the cover:
Marianist Hall
Student Housing



For more information:

1-513-588-1000

www.mvg.com

Locations:

Cincinnati, OH

Columbia, SC

Dayton, OH

Durham, NC

Ft. Wayne, IN

mvg.com

THE RIGHT CHOICE. THE RIGHT SOLUTION.

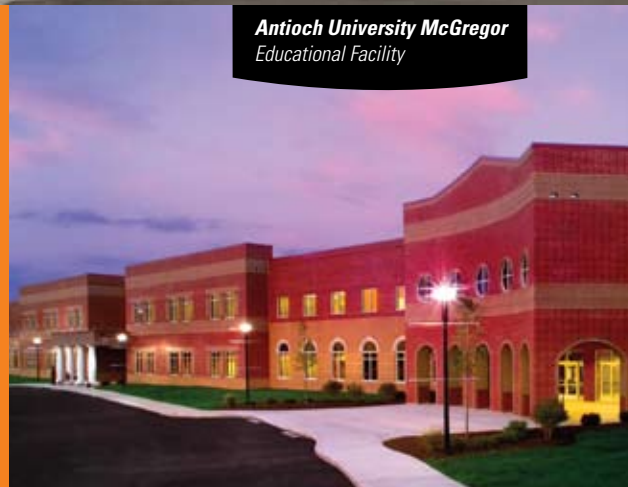
BECAUSE MILLER-VALENTINE OWNS MORE THAN 10 MILLION SQUARE FEET OF REAL ESTATE, WE BRING A UNIQUE OWNERSHIP PERSPECTIVE TO YOUR DESIGN/BUILD PROJECT. AND BECAUSE WE CAN PROVIDE REAL ESTATE, DEVELOPMENT, FINANCING, BROKERAGE AND LEASING SUPPORT, WE ADD VALUE IN THE FORM OF BROAD EXPERIENCE AND EXPERTISE UNCOMMON IN OUR INDUSTRY. WE ARE A TOTAL REAL ESTATE SOLUTIONS PROVIDER.



Midland
Office Headquarters

You and your team have really done an amazing job taking our vision and building this wonderful facility within 12 months. Your team oversaw every detail with great professionalism and respect for the people who would eventually occupy the space. We are very grateful for your leadership and oversight of this project.

Barbara Gellman-Danley, Ph.D
President
Antioch University McGregor



Antioch University McGregor
Educational Facility



Red Bank Village
Office

Miller-Valentine's feasibility services include:

- Pre-architectural budget/feasibility analysis
- Site selection and acquisition
- Government incentives
- Ownership versus lease analysis
- Financing options

Our pre-construction services include:

- Preliminary budget/design/schedules
- Master planning
- Value engineering
- Fast track scheduling
- Interior design/space planning
- Building design
- Facility operating cost
- Government approvals

Miller-Valentine construction services include:

- Guaranteed project costs
- Weekly project communication
- Weekly quality review on project
- Guaranteed completion date
- As-built drawings
- Operating and maintenance manuals and training
- Timely punch list completion

Miller-Valentine also offers post-construction follow up. These services include:

- Quality Assurance Warranty
- Building maintenance services
- Building renovations and expansions
- Small projects services

Miller-Valentine's flexible ownership options include:

- Joint ventures
- Build-to-suit-to-lease
- Build-to-suit-to-own
- Lease to purchase



Seligman
Distribution

On behalf of my fellow trustees, I wish to congratulate the entire Miller-Valentine Group Team of the execution and completion of this very important work adjacent to the University of Cincinnati. Given the difficult challenges provided by this site, the budget and the schedule, I cannot say enough about the expertise and the enthusiasm that your team portrayed on a weekly, monthly and even annual basis.

Gary E. Menchhofer, President
University Heights Community Urban Redevelopment Corporation



Stratford Heights
Student Housing



Waterstone II
Office

University Place
Mixed Use Office/Residential



WHEN IT'S TIME TO BUILD, MILLER-VALENTINE GROUP LISTENS CLOSELY TO YOUR NEEDS AND OFFERS CONSTRUCTION SOLUTIONS AS WELL AS FLEXIBLE DELIVERY SYSTEMS AND OWNERSHIP OPTIONS.

SOME OF OUR CLIENTS INCLUDE:

- ACOSTA SALES AND MARKETING
- PAPER SYSTEMS INC. (PSI)
- SUPPLIER INSPECTION SERVICES (SIS)
- UC PHYSICIANS
- WRIGHT HEALTH ASSOCIATES
- MILLER BRANDS DISTRIBUTING
- R&N LOGISTICS
- SALLY BEAUTY SUPPLY
- DELPHI
- HEIDELBERG
- IAMS
- KETTERING MEDICAL CENTER
- WHIRLPOOL
- IDEAL IMAGE
- INTERNATIONAL FINE BLANKING CORPORATION (IFC)
- UNIVERSITY OF DAYTON