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Contact: Jamye Jack
The Muller Company
949.465.0177

Anne Monaghan
Monaghan Communications
949.677.2933

The Muller Company Wins BOMA's 2010 Outstanding Building of the Year Award

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**Hohokam Towers in Phoenix, Ariz. Now Called Sky Harbor Towers
Receives TOBY Award from BOMA/Greater Phoenix**

LAGUNA HILLS, CALIF. (October 18, 2010) – The Muller Company, a full service real estate company specializing in management, investment and development of commercial real estate in the western United States, announced today that the Building Owners and Managers Association (BOMA) of Greater Phoenix, Ariz., awarded the Hohokam Towers in Phoenix the 2010 The Outstanding Building of the Year (TOBY®) Award. Hohokam Towers, which has since been renamed Sky Harbor Towers to better reflect its close proximity to the Phoenix International Sky Harbor Airport, earned the prestigious recognition in the Corporate Facility category for its excellence in office building management and operations. This is The Muller Company's third TOBY in two years.

Located at 4605, 4615 & 4635 East Elwood in Phoenix, Sky Harbor Towers consists of three Class A office buildings totaling 272,728 square feet and is located in an office campus facility. It is currently 100 percent occupied by the University of Phoenix and Matson Navigation and will be available for lease in 2011. Sky Harbor Towers features a variety of amenities including two cafes, a Wells Fargo ATM, covered bicycle/motorcycle parking, shaded outside seating, a fitness center, a locker room and onsite property management, which is managed by The Muller Company's Senior Property Manager Tiffany Lauchlan, CPM. Sky Harbor Towers was purchased by The Muller Company and its financial partner in December 2005.

"We are thrilled and honored to be the recipient of this prestigious award. We take a lot of pride in building ownership and we maintain the property at a very high standard. There is no deferred maintenance, we take sustainability seriously and we have a strong base of vendors. In addition, The Muller Company as the management company is very involved in the daily operations, tenant relations and community involvement," says Lauchlan.

"Additionally, with the rebranding of the Hohokam Towers to Sky Harbor Towers, and an aggressive leasing effort, we hope to attract a large corporate tenant moving to Phoenix or relocating in the Phoenix area. We are working hand-in-hand with the Phoenix office of Lee & Associates as The Muller Company's exclusive leasing and marketing agent for Sky Harbor Towers," Lauchlan notes. The Lee & Associates leasing team consists of Mark Seale, Principal and Christopher Krewson, Principal.

"Our leasing team is targeting corporations moving to the Phoenix Metropolitan Area from out of state, universities and schools looking to expand, and talking with local corporations with leases expiring in the next 24 months," Lauchlan adds.

The Phoenix BOMA chapter sponsors the annual award and criteria include all facets of a building's operations, including tenant relations, community involvement, emergency evacuation processes, continuing education for building personnel and overall exceptional service. The Muller Company received its TOBY award at the chapter's awards gala held last month at the Wyndham in downtown Phoenix.

For more information about Sky Harbor Towers, see www.skyharbortowers.com.

About The Muller Company

The Muller Company has over 30 years of experience in developing, acquiring and managing a diverse portfolio of over 20 million square feet of office, industrial and retail real estate throughout the western United States, with nearly 11 million square feet currently under management in the California and Phoenix markets. Over the years, The Muller Company has partnered with institutional owners such as GE Capital Real Estate, Capmark, Rockwood Capital, BlackRock, ING Realty and Metlife. Empowered by an entrepreneurial spirit and guided by an owner's perspective, The Muller Company excels at mining the long-term value from every asset that it manages by adding value, either through leasing, capital improvements, refinancing, operational audits and repositioning. For more information, contact Jamye Jack at 949.680.9777 or visit www.themullercompany.com.

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