

FOR IMMEDIATE RELEASE

Barnes & Noble, the world's largest bookseller, to relocate to The Market Common, Myrtle Beach.

September 5, 2006 – McCaffery Interests, Inc. of Chicago, Illinois, (www.mccafferyinterests.com) is pleased to announce they have an executed lease with Barnes & Noble Booksellers of New York, New York (www.barnesandnobleinc.com) (NYSE: BKS) to open a location at The Market Common, Myrtle Beach located in Myrtle Beach, South Carolina, scheduled to open 2008. Barnes & Noble will be relocating from its current location at Seaboard Commons Shopping Center to The Market Common, Myrtle Beach.

The Barnes & Noble store at The Market Common, Myrtle Beach will be 28,000 square feet and carry up to 200,000 titles. Customers will find a vast and deep selection of book titles with an experienced bookselling staff in a warm, comfortable and spacious atmosphere. There will also be a comprehensive inventory of music and DVDs including a deep selection of classical, jazz, opera and show tunes. Further enhancing the stores' appeal will be a café, which through an exclusive arrangement with Starbucks, distinguishes Barnes & Noble as the only bookseller serving America's premier coffee brand.

The original Barnes & Noble can be traced back to 1873, when Charles M. Barnes started a book business from his home in Wheaton, Illinois. In 1917, his son, William, went to New York to join G. Clifford Noble in establishing Barnes & Noble. Today, Barnes & Noble is the world's largest bookseller and a Fortune 500 company operating 819 bookstores in 50 states. For the fifth year in a row, the company is the nation's top retail brand for quality, according to the EquiTrend® Brand Study by Harris Interactive®.

About The Market Common, Myrtle Beach.

Located on a 3,790-acre parcel of land with \$30-million of new infrastructure including 29 acres of lakes, new community parks and four miles of new roads, The Market Common, Myrtle Beach at 121-acres is the focal point of the redevelopment program by the Myrtle Beach Air Force Base Redevelopment Authority.

McCaffery Interests will bring to Myrtle Beach the same creative and thoughtful development initiative that earned the company national recognition with the award-winning mixed-use project, The Market Common, Clarendon in Arlington, Virginia.

About McCaffery Interests, Inc.

Well respected in the commercial industry for creating exciting environments, McCaffery Interests has received numerous prestigious awards including: 2004 Winner for the National Association of Home Builders' Pillars of the Industry Award; 2001 Washington Business Journal Best Retail Deal of the Year; 2001 Delta Associates' Mid-Atlantic Community Impact Award for an Apartment Property; 1999 Transwestern Carey Winston DC Area Commercial Real Estate Services Trendsetter of the Year.

Established in 1991, McCaffery Interests, Inc. is a privately held real estate development company specializing in the development, leasing, and construction and management of urban mixed-use properties nationwide. McCaffery Interests, Inc. is located at 737 Michigan Avenue, Suite 2050, Chicago, IL 60611, (312) 944-3777.

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