

PRESS RELEASE
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Federal Capital Partners Acquires Three Apartment Communities for \$191 Million

Federal Capital Partners (FCP) announced today the \$191-million acquisition of three apartment communities in the Baltimore market. The 2417-unit portfolio includes Fairways at Towson, in Towson, MD, Charleston Manor in Ellicott City, MD, and Seasons in Bel Air, MD.

The transaction marks FCP's fourth major acquisition in the past 60 days. Other recent transactions include the acquisitions of: the 450-unit Arbor View Apartments; "Ballston 880," a 123-unit, luxury high-rise condominium conversion in Arlington, VA; and 1001 N. Fairfax Street, an 111,000-square-foot office building in the Old Town submarket of Alexandria, VA.

In the past two years, FCP has purchased approximately 4500 apartments in the Washington/Baltimore market. The Baltimore portfolio marks its first move into the Baltimore market place.

"We believe Towson, Ellicott City and Bel Air are three of the top markets in the Baltimore area, and we are fortunate to be able to establish a material presence in each of these strong and growing regions," said Alex Marshall, a partner at FCP. FCP has ambitious plans to expand its presence in the Baltimore and Washington apartment markets in coming years.

Federal Capital Partners is a real estate investment and development company focused on acquiring office, industrial and multi-family properties in the Mid-Atlantic Region. Esko I. Korhonen and Lacy I. Rice founded the firm in 1999.

For more information, please visit our Web site at www.FCPDC.com or contact Alex Marshall or James Rizzo at 202 333-6030.

