

**PRESS RELEASE**  
**For Immediate Release – April 5, 2004**

**Federal Capital Partners Acquires Warehouse in Jessup, MD**

Federal Capital Partners (FCP) announced today the acquisition of 8441 Dorsey Run Road, a 135,000-square-foot warehouse in Jessup, MD. The property is adjacent to the Baltimore-Washington Industrial Park, the largest industrial campus in the Baltimore-Washington Corridor.

The property is a stand-alone, fully fenced, secure facility that has 26-foot clear ceiling heights and immediate rail access. It is located adjacent to the new Dorsey Run Road interchange off Route 32, a major east-west artery linking I-95 and the Baltimore-Washington Parkway.

FCP will immediately begin extensive improvements to the property, including structural repairs and system modernization. The fully revitalized facility is expected to be ready for occupancy in the 3rd quarter of 2004.

Federal Capital Partners has closed several transactions in the last several months including the acquisition of the Ashford at Woodlake, a 534-unit apartment community in Silver Spring, MD; Ashford Park, a 305-unit apartment community in Prince George's County; and The Flour Mill, a 130,000-square-foot office building in Georgetown.

Federal Capital Partners is a real estate investment and development company focused on acquiring assets 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](http://www.FCPDC.com) or contact Alex Marshall or James Rizzo at 202 333-6030.

