

**PRESS RELEASE**  
**For Immediate Release – July 11, 2005**

**Federal Capital Partners Exits Warehouse Investment in \$6.9 Million Sale**

Federal Capital Partners (FCP) announced today the sale of 8441 Dorsey Run Road, a 135,000-square-foot warehouse in Jessup, MD, for \$6.9 million.

FCP purchased the building vacant for \$2.32 million in April 2004 after the property had sustained substantial roof damage during the harsh 2003 winter.

Due to the steep discount in pricing, FCP viewed the deal as a terrific value-add opportunity in a strong market. Accordingly, the firm quickly mobilized and redeveloped the property, including significant structural repairs, system modernization and the installation of additional dock doors. After reviewing several competitive offers, FCP sold the property to a full-building user, Sterling Moving & Storage, based in Jessup, MD. FCP's ability to redevelop the property quickly and cost effectively was the catalyst to significant economic gains.

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.

Federal Capital Partners is a real estate investment and development company focused on the Mid-Atlantic Region. The firm owns and manages a portfolio of over 4.5 million square feet of office and residential properties. 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.

