

PRESS RELEASE
For Immediate Release – August 2, 2006

Federal Capital Partners Acquires Garden Community in Greenbelt, MD

Federal Capital Partners (FCP) and Angelo, Gordon & Company announced today the \$23.5-million acquisition of Greenway Village Apartments, a 320-unit garden apartment community located in Greenbelt, MD.

Greenway Village consists of nine four-story residential buildings situated on 15 acres visible from I-495. The property is strategically located at the intersection of the Washington Beltway (I-495) and the Baltimore Washington Parkway (I-295), contiguous to the Greenway Center, a 265,000-square-foot shopping center.

FCP brings to Greenway Village a legacy of proven experience repositioning apartment communities in the Washington-Baltimore area. Though located on a “Class A” parcel visible from the DC Beltway, Greenway Village has long been Greenbelt’s most under-capitalized, under-managed apartment community.

“This is an outstanding value-creation opportunity – a “Class C” property in a “Class A” location,” stated FCP Associate James Rizzo. “It is rare to find 15 developable acres that are in a great neighborhood, visible from the Beltway, adjacent to quality retail and readily accessible from I-95, I-295, and I-495.”

Because the property is so under-utilized, FCP is exploring various redevelopment alternatives, including total demolition, partial demolition, or extensive renovation. The property’s strong in-place performance provides FCP time needed to determine the best use for the property and obtain appropriate entitlements.

Renovation of the property would involve investing up to \$12 million to enhance the site’s curb appeal, renovate apartment interiors, update antiquated infrastructure, re-face building exteriors, and enhance existing amenities. Redevelopment could include a combination of town-homes, apartments, and/or age-restricted housing.

FCP is a real estate investment and development company headquartered in Washington, DC. FCP owns a diversified portfolio of multi-family, office and industrial properties in the Washington-Baltimore region, representing over 6 million square feet valued in excess of \$800 million.

For more information, please visit our Web site at www.fcfdc.com or contact Lacy Rice or James Rizzo at (202) 333-6030.

