

**PRESS RELEASE**  
**For Immediate Release – September 6, 2006**

**Federal Capital Partners and Angelo, Gordon Purchase**  
**Retail Center in Landover Hills, MD**

Federal Capital Partners (FCP) and partner Angelo, Gordon & Company announced today the \$11.8 million acquisition of Cherry Hill Shopping Center, a 70,000-square-foot retail center in Landover Hills, MD. The property includes two premier pad sites fronting Route 450, along with the potential to add up to 16,000 square feet of additional in-line space.

Cherry Hill Shopping Center is strategically located opposite Wal-Mart's new Capital Plaza Mall store, which opens in November. Located near the intersection of Annapolis Road (Route 450) and the Baltimore-Washington Parkway, the site is adjacent to Coopers Crossing Apartments, a 727-unit community which FCP and Angelo, Gordon are currently repositioning through a \$10 million capital improvement program.

Cherry Hill Shopping Center was built in 1971 and substantially renovated in 2004. The property is fully occupied by 14 tenants, including Family Dollar, H&R Block, Pizza Hut, Subway, Value Village and a variety of local merchants. There is virtually no retail vacancy in the Landover Hill's submarket.

FCP plans to complete the renovation of the center, add additional in-line space and complete leasing and build-out of the two pad sites. In the process, FCP will upgrade landscaping, parking, and other shared amenities. Michael Isen of The Michael Companies has been selected to lease the center.

Landover Hills is another DC-area micro-market on the rise. Revitalization of the Capital Plaza Mall is the most visible development. Over 350,000 square feet of retail are planned, including the first Wal-Mart to be located inside the Washington Beltway. In addition, 187 luxury town homes were recently completed adjacent to the Cherry Hill Shopping Center, and more town homes are planned along Route 450. FCP's repositioning of Coopers Crossing Apartments is another major boost for the Landover Hills market.

"We know this submarket very well and like the trends we see," stated Tom Carr, FCP Vice President. "The Cherry Hill Shopping Center is in great physical condition with upside available through pad sales, additional development, and lease rate growth. Traffic from Capital Plaza and Wal-Mart will be an additional boost."

FCP is a real estate investment and development company headquartered in Washington DC. Since 2001, FCP has acquired a diversified mix of multi-family, office and industrial properties in the Washington-Baltimore region, representing over 6 million square feet valued in excess of \$900 million.

For leasing information contact Mike Isen at The Michael Companies on (301) 918-2908 or contact Lacy Rice or Sam Glass on (202) 333-6030. Visit the FCP Web site at [www.fcpdc.com](http://www.fcpdc.com).

