

PRESS RELEASE
For Immediate Release – September 20, 2004

Federal Capital Partners Acquires Apartment Community in Landover Hills, MD

Federal Capital Partners (FCP) announced today the acquisition of Cooper's Crossing Apartment Community, a 727-unit complex in Landover Hills, MD, for \$47.5 million.

The transaction marks FCP's sixth acquisition in the past eighteen months. Other recent transactions include the acquisition of 8441 Dorsey Run Road, a 135,000-square-foot warehouse in Jessup, MD; Ashford at Woodlake Apartment Community, a 534-unit apartment community in Silver Spring, MD; Ashford Park Apartments, 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 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.

