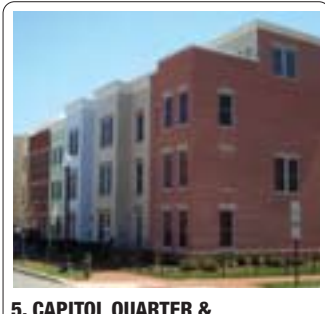


2/3. JEFFERSON/AXIOM AT CAPITOL YARDS
JPI, 694 units



4. 909 AT CAPITOL YARDS
JPI, 237 units



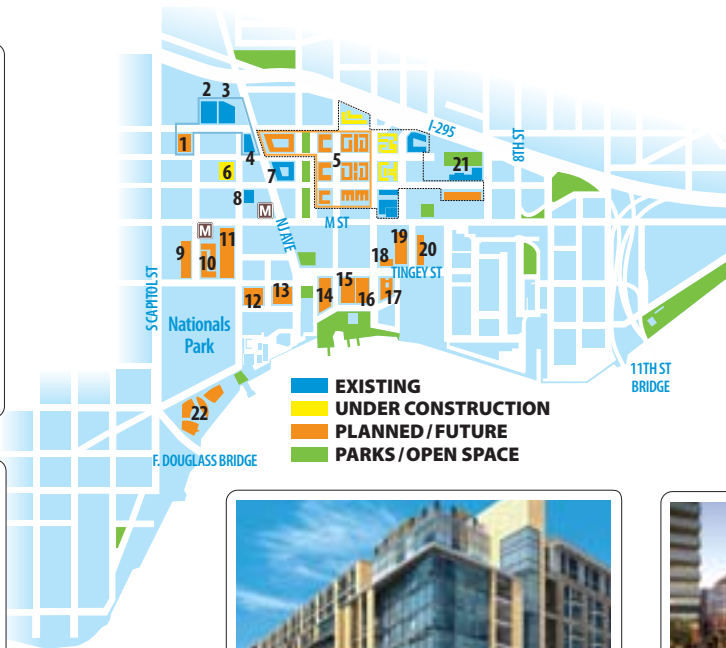
5. CAPITOL QUARTER & CAPPER/CARROLLSBURG,
EYA/Mid City Urban /Forest City, 2,182 units



6. VELOCITY CODOMINIUMS
Cohen Companies, 200 units



7. CAPITOL HILL TOWER
Valhal, 344 units



8. ONYX ON FIRST
Faison, 266 units



9. AKRIDGE AT HALF STREET
Akridge, 280 units



10. HALF STREET RESIDENTIAL
Monument Realty, 340 units



15. FOUNDRY LOFTS
Forest City Washington, 170 units

1. 23 EYE AT CAPITOL YARDS
421 units

11. SQUARE 701 RESIDENTIAL

12. THE YARDS PHASE II

13. THE YARDS PHASE II

14. THE YARDS PHASE II

16. THE YARDS PHASE II

17. THE YARDS PHASE II

18. 400 TINGEY STREET

190 units

19. FACTORY 202
250 units

20. BUILDING 74

21. MARINE BEQ
166 units

22. RIVERFRONT ON THE ANACOSTIA
275 units

DEVELOPMENT SUMMARY – 2Q 2009

	EXISTING	UNDER CONSTRUCTION	PLANNED	TOTALS
Office Sq. Ft.	6,552,967	379,000	8,705,747	15,607,714
Retail Sq. Ft.	148,280	23,000	847,065	1,018,345
Residential Units	2,067	313	6,675	9,055
Hotel Rooms	204	0	921	1,125
Total Sq. Ft.	9,921,493	805,000	23,274,565	34,001,058
Est. Total Cost	\$2.3 billion	\$260 million	\$5.2 billion	\$7.7 billion

DEMOGRAPHICS

The current residential population within the Capitol Riverfront is estimated at 1,584 and expected to approach 2,000 residents by the end of 2009.

- Population within 1 mile: 27,645*
- Avg. HH income within 1 mile: \$86,052*

*ESRI 2008 estimates courtesy of WDCEP