

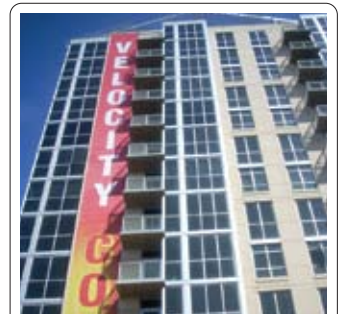
2/3. JEFFERSON/AXIOM AT CAPITOL YARDS JPI, 694 UNITS



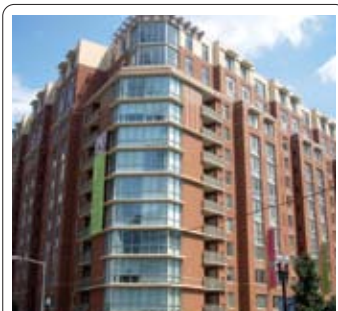
4. 909 AT CAPITOL YARDS JPI, 237 units



6. CAPITOL QUARTER TOWNHOMES EYA, 323 units



11. VELOCITY CONDOMINIUMS Cohen Companies, 200 units



12. CAPITOL HILL TOWER Valhal, 344 units



13. ONYX ON FIRST Faison, 266 units



15. AKRIDGE AT HALF STREET Akridge, 280 units



16. HALF STREET RESIDENTIAL Monument Realty, 340 units



21. FOUNDRY LOFTS Forest City Washington, 170 units

- 1. **23 I STREET** Residential TBD
- 5. **ACC MULTIFAMILY** 935 units
- 7. **ACC SENIOR BUILDING** 162 units
- 8. **MARINE BEQ** 166 units
- 9. **ACC MULTIFAMILY SQUARE 882** 189 units

- 10. **400 M STREET AND CARROLL APARTMENTS** 198 units
- 14. **41 L STREET** 84 units
- 17. **SQUARE 701 RESIDENTIAL**
- 18. **THE YARDS PHASE II**
- 19. **THE YARDS PHASE II**

- 20. **THE YARDS PHASE II**
- 22. **THE YARDS PHASE II**
- 23. **THE YARDS PHASE II**
- 24. **THE YARDS: 401 M STREET** 200 units
- 25. **THE YARDS: 400 TINGEY STREET** 190 units

- 26. **THE YARDS: FACTORY 202** 250 units
- 27. **THE YARDS: BUILDING 74**
- 28. **RIVERFRONT ON THE ANACOSTIA** 275 units
- 29. **MARINA PLACE** 99 units

DEVELOPMENT SUMMARY – 2Q 2010

	EXISTING	UNDER CONSTRUCTION**	PLANNED	TOTALS
Office Sq. Ft.	6,552,967	379,000	9,364,780	16,266,747
Retail Sq. Ft.	150,280	31,000	858,790	1,040,070
Residential Units	2,427	170	5,696	8,293
Hotel Rooms	204	0	921	1,125
Total Sq. Ft.	10,365,493	563,000	24,747,713*	35,676,206*
Est. Total Cost	\$2.3 billion	\$532 million	\$6.0 billion	\$8.8 billion

DEMOGRAPHICS

The current residential population within the Capitol Riverfront is estimated at over 3,100 and expected to approach 3,300 residents by the end of 2010.

- Population within 1 mile: 27,654*
- Avg. HH income within 1 mile: \$82,830*

*ESRI 2009 estimates courtesy of WDCEP