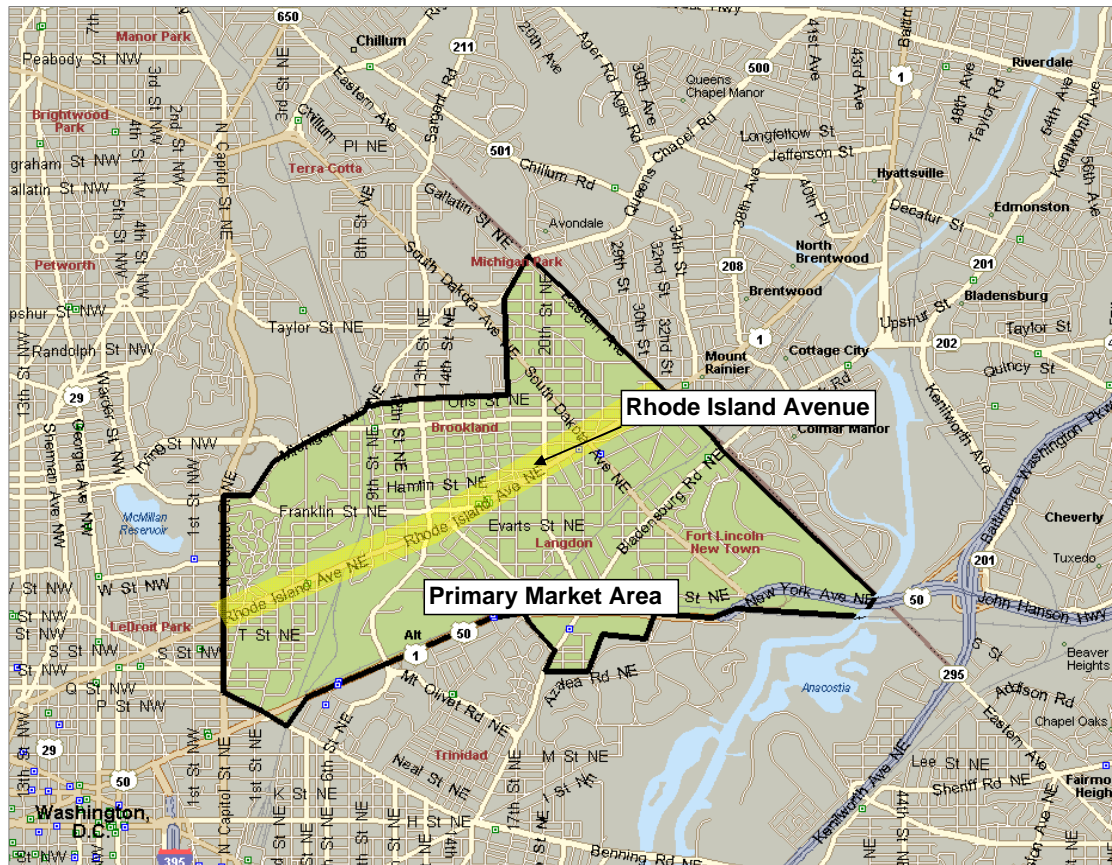


Exhibit 1.01

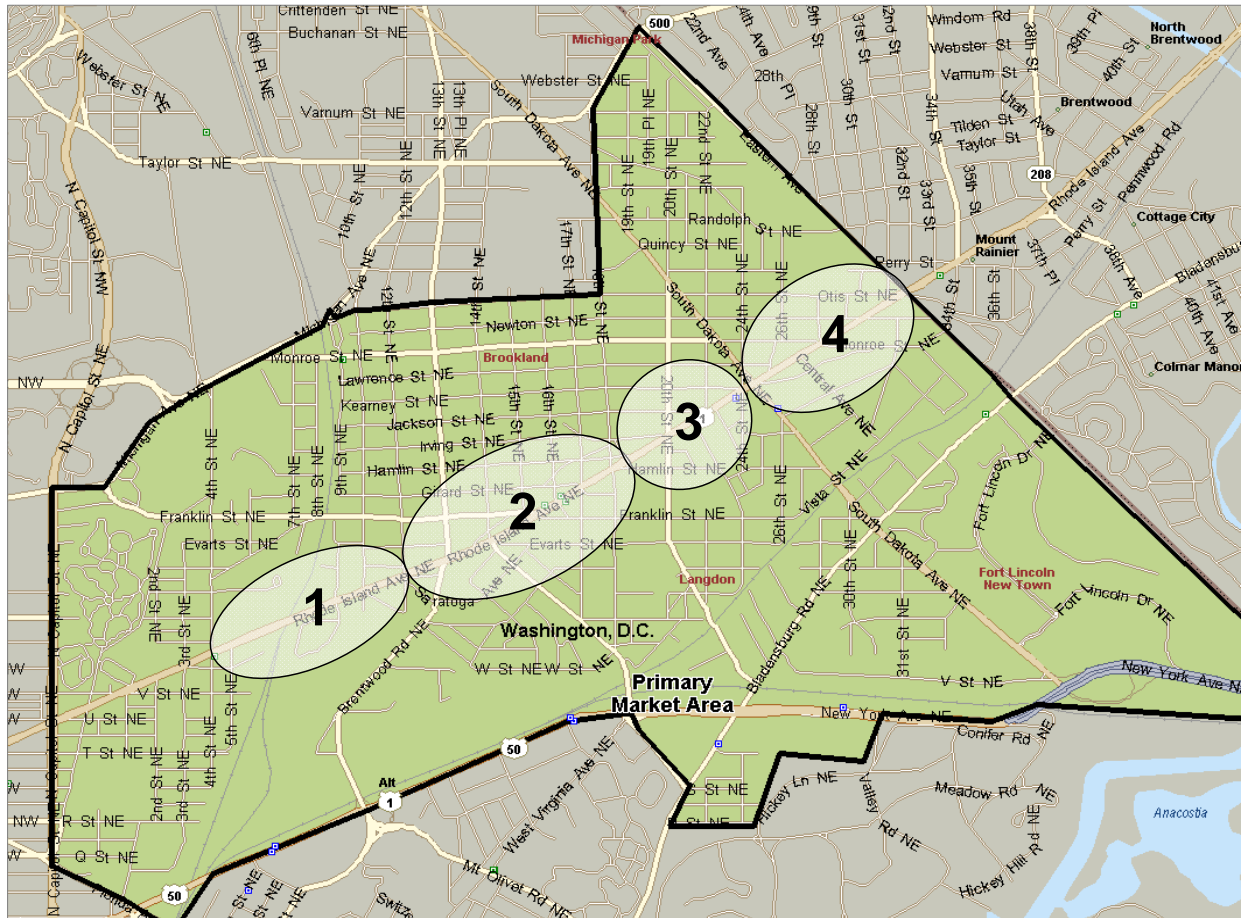
PRIMARY MARKET AREA LOCATION MAP
RHODE ISLAND AVENUE STUDY AREA
NOVEMBER 2008



NOTE: Area includes the following census tracts: 92.03, 87.01, 97.02, 92.04, 92.01, 93.01, 93.02, 91.02, 91.01, 94.00, 90.00.
SOURCE: Microsoft MapPoint; GDA

Exhibit 1.02

**PRIMARY MARKET AREA DETAIL MAP
RHODE ISLAND AVENUE STUDY AREA
NOVEMBER 2008**



#	SECTION BOUNDARIES / DESCRIPTION
1	4th St. NE to 12th St. NE Primarily industrial, office, and commercial land uses, including Home Depot and a nearby postal distribution facility; Rhode Island Avenue metro stop; significant ground level parking.
2	12th St. NE to 18th St. NE Detached homes, some multi-family apartment building; pockets of commercial land uses; churches and community facilities.
3	18th St. NE to Monroe St. NE Detached homes and light retail to the west; traditional-looking Main Street consisting of primarily vacant small retailers; additional retail and community facilities such as places of worship; detached homes to the east.
4	South Dakota Ave. NE to Eastern Ave. Low-intensity auto-oriented land uses; parking lots and vacant parcels.

SOURCE: Microsoft MapPoint; GDA

Exhibit 1.03

**HISTORICAL AND PROJECTED HOUSEHOLD GROWTH
RHODE ISLAND AVENUE STUDY AREA
2000 - 2013**

AREA	Census 2000	Claritas Estimates ¹		MCOG Estimates ²	
		2008	2013	2008	2013
Rhode Island Ave Study Area					
Population	31,057	30,788	30,568	29,051	30,037
Households	12,362	12,552	12,657	12,388	13,413
Total HH Growth		190	105	26	1,025
Average Annual Growth		24	21	3	205
Annual Growth Rate		0.2%	0.2%	0.0%	1.6%
Median HH Income	\$34,810	\$46,424	\$53,915	--	--
Annual Income Growth		3.7%	3.0%	--	--
Average Household Size	2.39	2.34	2.30	2.35	2.24
Washington, DC					
Population	572,059	582,325	586,532	556,106	580,680
Households	248,338	257,819	262,937	255,263	276,055
Total HH Growth		9,481	5,118	6,925	20,792
Average Annual Growth		1,185	1,024	866	4,158
Annual Growth Rate		0.5%	0.4%	0.3%	1.6%
Median HH Income	\$40,831	\$54,181	\$63,358	--	--
Annual Income Growth		3.6%	3.2%	--	--
Average Household Size	2.16	2.13	2.10	2.18	2.10

¹ Area includes the following census tracts: 92.03, 87.01, 97.02, 92.04, 92.01, 93.01, 93.02, 91.02, 91.01, 94.00, 90.00.

² Area includes the following TAZ Groups from the Metropolitan Washington Council of Governments: 133, 138, 139, 144, 145, 146, 147, 148, 253, 254, 255, 256, 260, 261, 262, 263, 264, 265, 266, 267, 268.

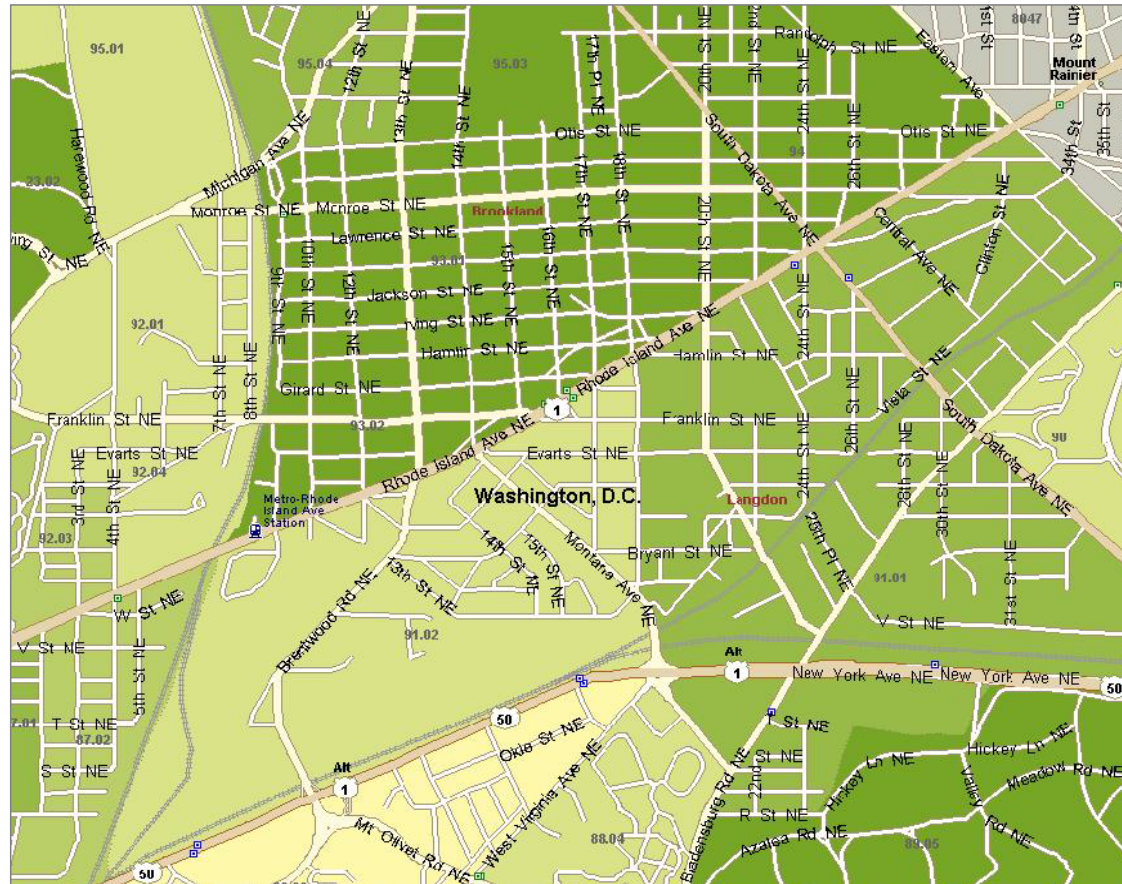
SOURCE: Claritas, Inc.

Exhibit 1.04

MEDIAN HOUSEHOLD INCOME BY CENSUS TRACT
RHODE ISLAND AVENUE STUDY AREA
2008

Median Household Income

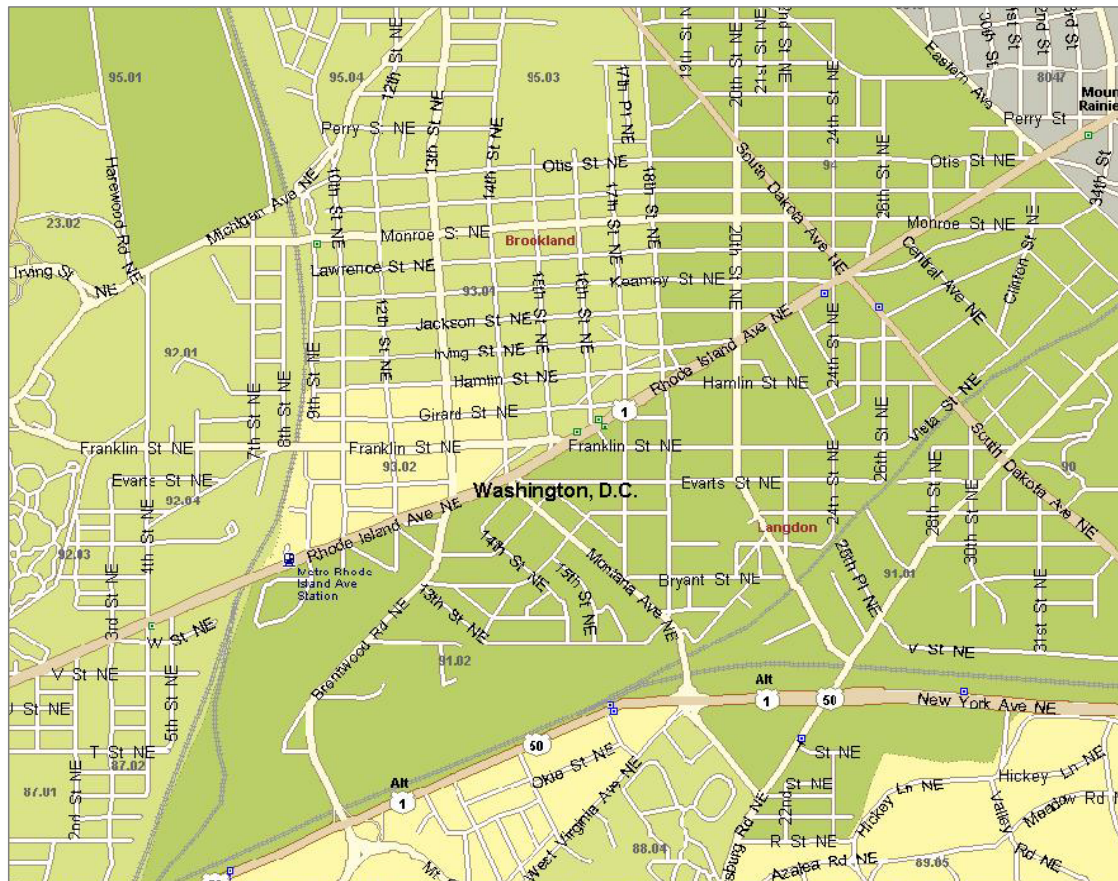
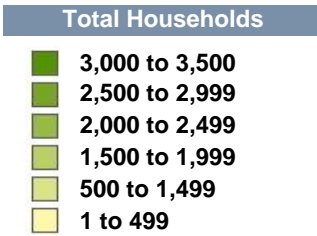
- Above \$80,000
- \$60,000 to \$79,000
- \$50,000 to \$59,000
- \$40,000 to \$49,000
- Under \$25,000



¹ Area includes the following census tracts: 92.03, 87.01, 97.02, 92.04, 92.01, 93.01, 93.02, 91.02, 91.01, 94.00, 90.00.
SOURCE: Claritas, Inc.

Exhibit 1.05

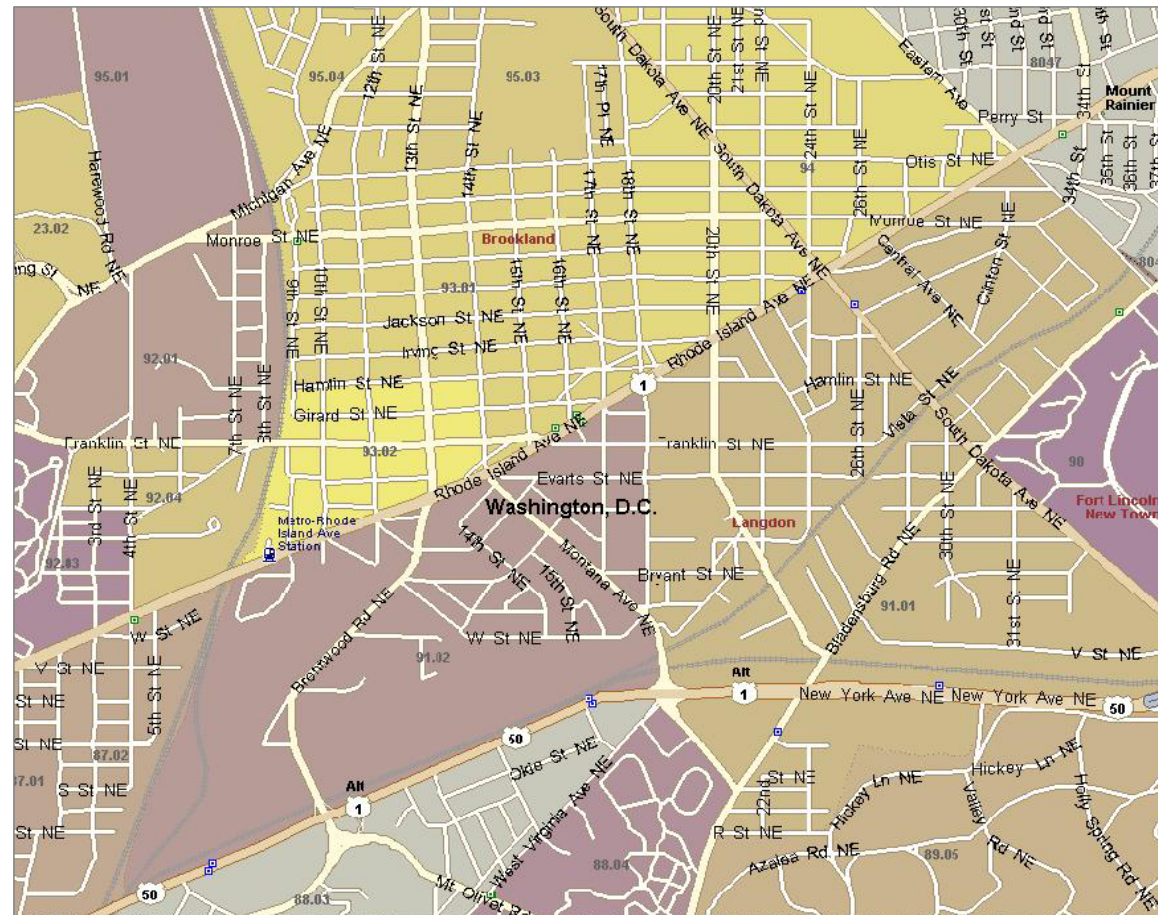
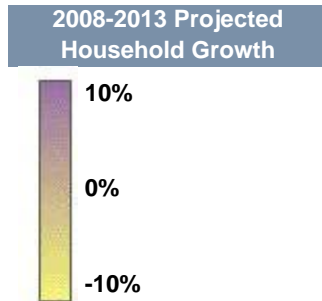
TOTAL HOUSEHOLDS BY CENSUS TRACT
RHODE ISLAND AVENUE STUDY AREA
2008



¹ Area includes the following census tracts: 92.03, 87.01, 97.02, 92.04, 92.01, 93.01, 93.02, 91.02, 91.01, 94.00, 90.00.
SOURCE: Claritas, Inc.

Exhibit 1.06

PROJECTED HOUSEHOLD GROWTH BY CENSUS TRACT
RHODE ISLAND AVENUE STUDY AREA
2008 - 2013



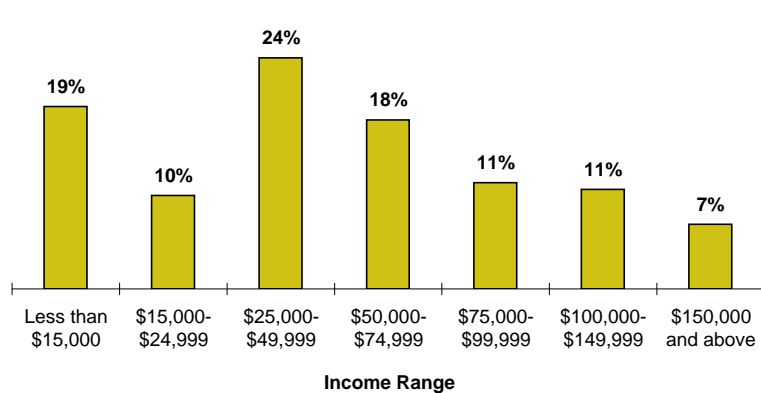
¹ Area includes the following census tracts: 92.03, 87.01, 97.02, 92.04, 92.01, 93.01, 93.02, 91.02, 91.01, 94.00, 90.00.
SOURCE: Claritas, Inc.

Exhibit 1.07

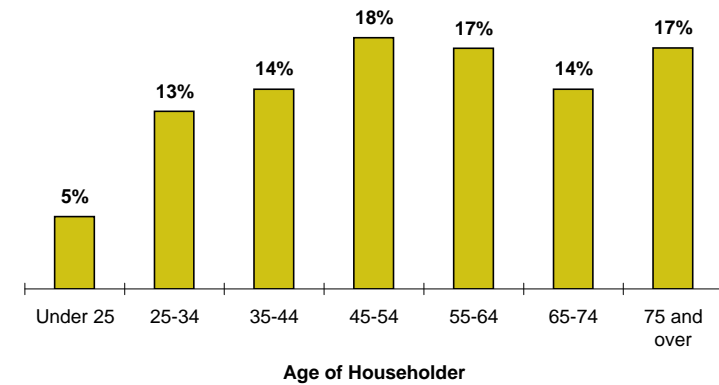
**2008 HOUSEHOLDS BY AGE AND INCOME
RHODE ISLAND AVENUE PMA ¹**

Income Range	Under 25		25-34		35-44		45-54		55-64		65-74		75 and over		TOTAL	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Less than \$15,000	178	27%	250	15%	236	13%	241	11%	464	21%	457	25%	593	27%	2,419	19%
\$15,000 - \$24,999	107	16%	163	10%	94	5%	131	6%	204	9%	221	12%	320	15%	1,240	10%
\$25,000 - \$34,999	82	12%	143	9%	175	10%	115	5%	174	8%	216	12%	287	13%	1,192	9%
\$35,000 - \$49,999	154	23%	310	19%	356	20%	248	11%	274	13%	220	12%	309	14%	1,871	15%
\$50,000 - \$74,999	73	11%	324	20%	376	21%	541	24%	385	18%	259	14%	284	13%	2,242	18%
\$75,000 - \$99,999	21	3%	195	12%	200	11%	409	18%	229	10%	196	11%	158	7%	1,408	11%
\$100,000 - \$124,999	3	0%	89	6%	123	7%	189	8%	154	7%	94	5%	113	5%	765	6%
\$125,000 - \$149,999	10	2%	42	3%	112	6%	175	8%	107	5%	60	3%	51	2%	557	4%
\$150,000 - \$199,999	16	2%	63	4%	107	6%	175	8%	104	5%	42	2%	44	2%	551	4%
\$200,000 and above	14	2%	35	2%	34	2%	57	2%	90	4%	48	3%	29	1%	307	2%
TOTAL	658	100%	1,614	100%	1,813	100%	2,281	100%	2,185	100%	1,813	100%	2,188	100%	12,552	100%
Percent of Total	5%		13%		14%		18%		17%		14%		17%		100%	
Median Income	\$30,128		\$47,389		\$52,542		\$68,225		\$48,561		\$35,568		\$30,430			

HOUSEHOLD INCOME DISTRIBUTION



DISTRIBUTION OF HOUSEHOLDERS BY AGE



¹ Area includes the following census tracts: 92.03, 87.01, 97.02, 92.04, 92.01, 93.01, 93.02, 91.02, 91.01, 94.00, 90.00.
SOURCE: Claritas Inc.

Exhibit 1.08

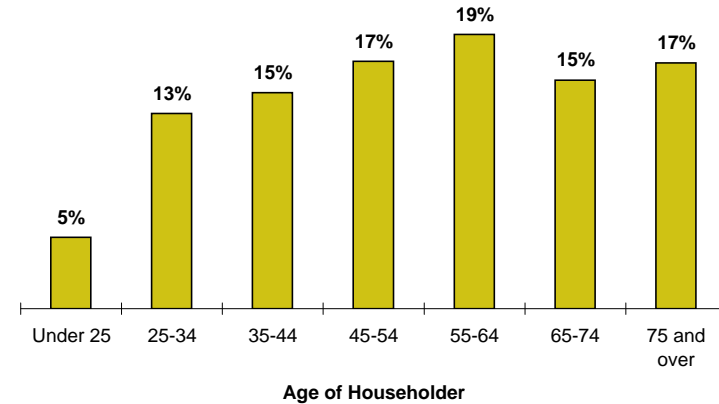
**2013 HOUSEHOLDS BY AGE AND INCOME
RHODE ISLAND AVENUE PMA ¹**

Income Range	Under 25		25-34		35-44		45-54		55-64		65-74		75 and over		TOTAL	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Less than \$15,000	155	25%	222	13%	197	11%	204	10%	423	18%	431	22%	494	23%	2,126	17%
\$15,000 - \$24,999	72	12%	114	7%	93	5%	119	6%	213	9%	258	13%	299	14%	1,168	9%
\$25,000 - \$34,999	91	15%	151	9%	108	6%	112	5%	178	8%	170	9%	224	11%	1,034	8%
\$35,000 - \$49,999	128	21%	228	14%	328	18%	148	7%	244	10%	288	15%	292	14%	1,656	13%
\$50,000 - \$74,999	96	16%	343	21%	407	22%	423	20%	391	17%	247	13%	293	14%	2,200	17%
\$75,000 - \$99,999	23	4%	254	15%	230	12%	356	17%	274	12%	212	11%	174	8%	1,523	12%
\$100,000 - \$124,999	10	2%	135	8%	134	7%	266	13%	199	8%	141	7%	124	6%	1,009	8%
\$125,000 - \$149,999	1	0%	81	5%	106	6%	141	7%	136	6%	76	4%	88	4%	629	5%
\$150,000 - \$199,999	14	2%	65	4%	146	8%	203	10%	141	6%	74	4%	63	3%	706	6%
\$200,000 and above	20	3%	78	5%	101	5%	145	7%	149	6%	60	3%	53	3%	606	5%
TOTAL	610	100%	1,671	100%	1,850	100%	2,117	100%	2,348	100%	1,957	100%	2,104	100%	12,657	100%
Percent of Total	5%		13%		15%		17%		19%		15%		17%		100%	
Median Income	\$33,143		\$56,549		\$60,818		\$78,687		\$56,311		\$40,114		\$36,332			

HOUSEHOLD INCOME DISTRIBUTION



DISTRIBUTION OF HOUSEHOLDERS BY AGE



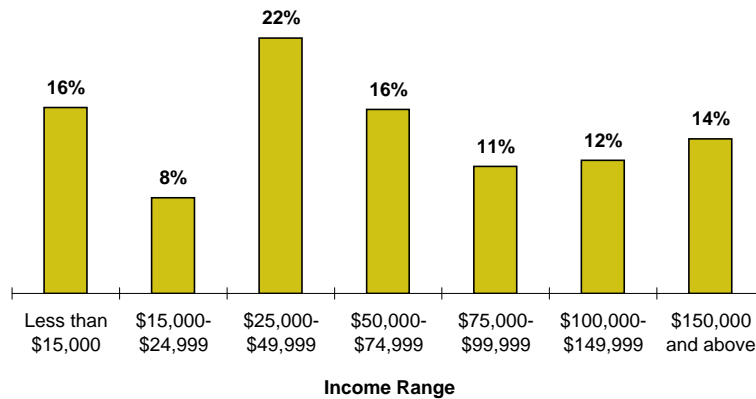
¹ Area includes the following census tracts: 92.03, 87.01, 97.02, 92.04, 92.01, 93.01, 93.02, 91.02, 91.01, 94.00, 90.00.
SOURCE: Claritas Inc.

Exhibit 1.09

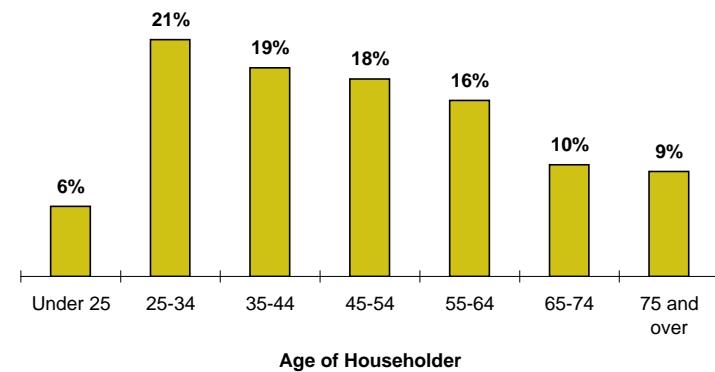
**2008 HOUSEHOLDS BY AGE AND INCOME
WASHINGTON, DC**

Income Range	Under 25		25-34		35-44		45-54		55-64		65-74		75 and over		TOTAL	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Less than \$15,000	5,568	34%	7,120	13%	6,595	14%	5,708	12%	5,758	14%	5,548	21%	5,901	24%	42,198	16%
\$15,000 - \$24,999	2,070	13%	4,088	7%	3,248	7%	3,065	7%	3,116	8%	2,965	11%	3,171	13%	21,723	8%
\$25,000 - \$34,999	2,154	13%	5,345	10%	4,277	9%	2,981	6%	3,128	8%	2,577	10%	2,730	11%	23,192	9%
\$35,000 - \$49,999	2,485	15%	9,489	17%	6,685	14%	5,067	11%	4,930	12%	3,108	12%	3,045	12%	34,809	14%
\$50,000 - \$74,999	1,976	12%	11,045	20%	8,280	17%	7,398	16%	6,089	15%	3,809	15%	3,180	13%	41,777	16%
\$75,000 - \$99,999	963	6%	6,682	12%	5,882	12%	6,134	13%	4,597	11%	2,493	10%	2,085	9%	28,836	11%
\$100,000 - \$124,999	443	3%	3,904	7%	3,642	7%	3,918	9%	2,833	7%	1,451	6%	1,318	5%	17,509	7%
\$125,000 - \$149,999	275	2%	2,483	4%	2,634	5%	2,909	6%	2,367	6%	1,140	4%	904	4%	12,712	5%
\$150,000 - \$199,999	206	1%	2,658	5%	3,259	7%	3,234	7%	2,890	7%	1,212	5%	1,014	4%	14,473	6%
\$200,000 and above	178	1%	2,389	4%	4,168	9%	5,649	12%	5,339	13%	1,743	7%	1,124	5%	20,590	8%
TOTAL	16,318	100%	55,203	100%	48,670	100%	46,063	100%	41,047	100%	26,046	100%	24,472	100%	257,819	100%
Percent of Total	6%		21%		19%		18%		16%		10%		9%		100%	
Median Income	\$27,474		\$52,864		\$59,051		\$70,674		\$63,044		\$43,274		\$36,710			

HOUSEHOLD INCOME DISTRIBUTION



DISTRIBUTION OF HOUSEHOLDERS BY AGE



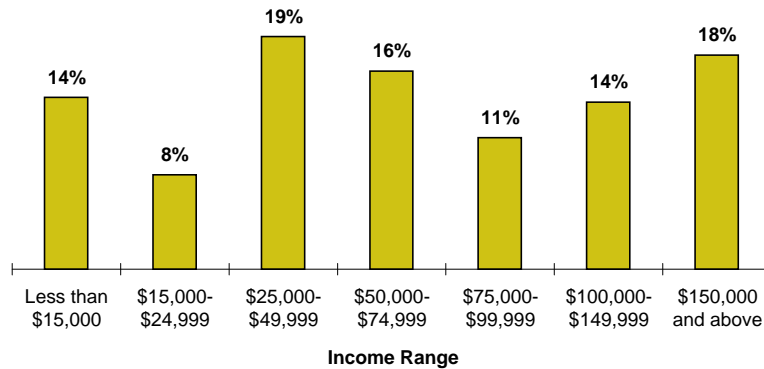
SOURCE: Claritas Inc.

Exhibit 1.10

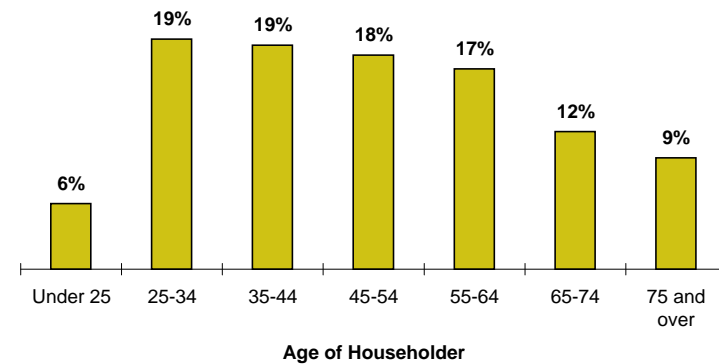
**2013 HOUSEHOLDS BY AGE AND INCOME
WASHINGTON, DC**

Income Range	Under 25		25-34		35-44		45-54		55-64		65-74		75 and over		TOTAL	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Less than \$15,000	4,387	30%	5,713	11%	5,884	12%	5,227	11%	5,368	12%	5,678	19%	5,124	21%	37,381	14%
\$15,000 - \$24,999	1,917	13%	3,150	6%	2,930	6%	2,984	6%	3,058	7%	3,379	11%	3,092	12%	20,510	8%
\$25,000 - \$34,999	1,528	10%	3,725	7%	3,398	7%	2,615	5%	3,022	7%	2,743	9%	2,249	9%	19,280	7%
\$35,000 - \$49,999	2,336	16%	7,387	14%	5,949	12%	4,280	9%	4,531	10%	3,724	12%	3,103	13%	31,310	12%
\$50,000 - \$74,999	1,949	13%	10,737	21%	8,543	17%	7,298	15%	6,812	15%	4,210	14%	3,474	14%	43,023	16%
\$75,000 - \$99,999	989	7%	6,365	12%	5,788	12%	5,774	12%	4,628	10%	2,970	10%	2,075	8%	28,589	11%
\$100,000 - \$124,999	573	4%	4,540	9%	4,412	9%	4,733	10%	3,732	8%	2,103	7%	1,683	7%	21,776	8%
\$125,000 - \$149,999	314	2%	2,940	6%	3,066	6%	3,219	7%	2,541	6%	1,360	4%	1,114	5%	14,554	6%
\$150,000 - \$199,999	301	2%	3,026	6%	3,727	7%	3,951	8%	3,511	8%	1,692	6%	1,144	5%	17,352	7%
\$200,000 and above	267	2%	3,577	7%	6,069	12%	7,493	16%	7,336	16%	2,732	9%	1,688	7%	29,162	11%
TOTAL	14,561	100%	51,160	100%	49,766	100%	47,574	100%	44,539	100%	30,591	100%	24,746	100%	262,937	100%
Percent of Total	6%		19%		19%		18%		17%		12%		9%		100%	
Median Income	\$31,658		\$61,791		\$69,196		\$80,988		\$73,339		\$48,642		\$43,352			

HOUSEHOLD INCOME DISTRIBUTION



DISTRIBUTION OF HOUSEHOLDERS BY AGE

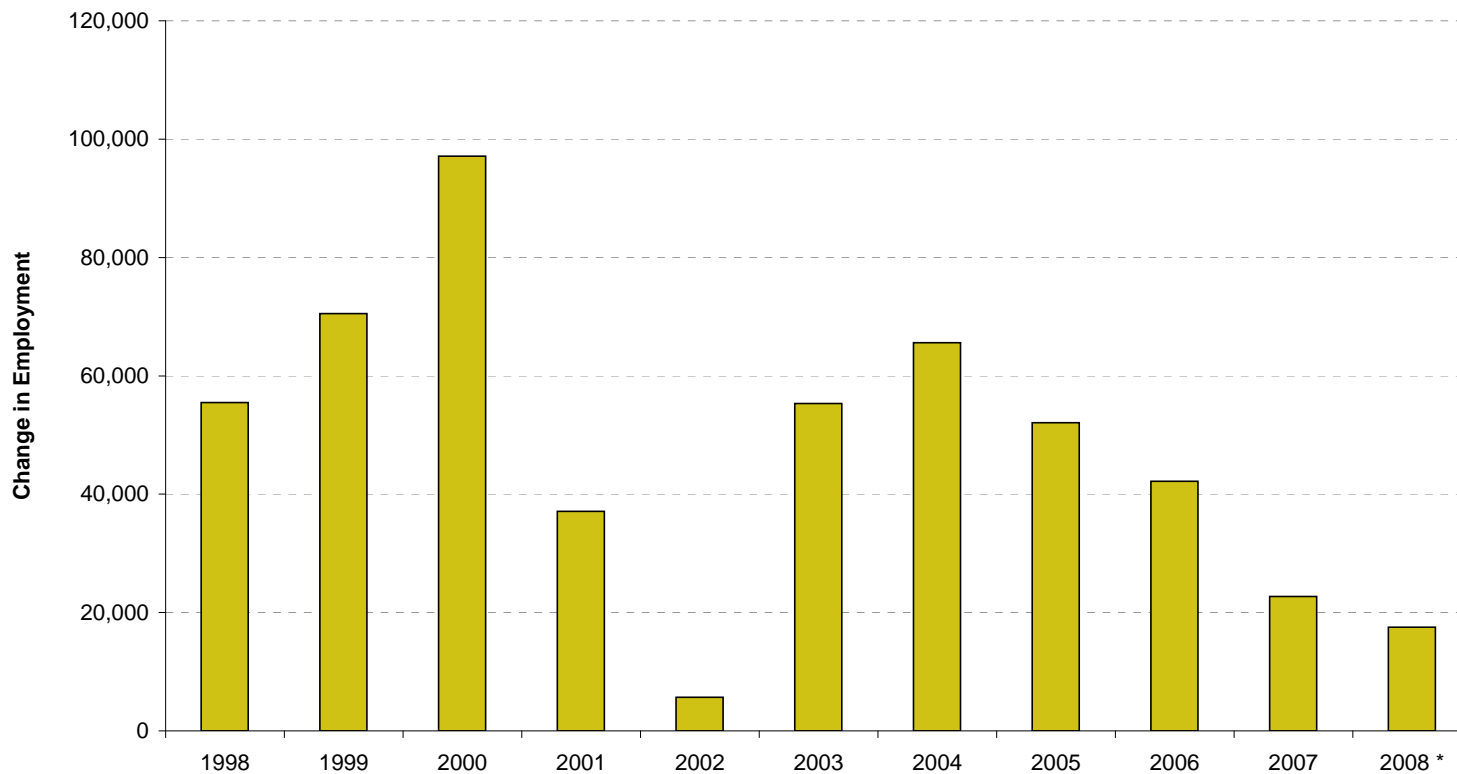


SOURCE: Claritas Inc.

Exhibit 1.11

**HISTORICAL EMPLOYMENT GROWTH
WASHINGTON, DC
1998 - 2008**

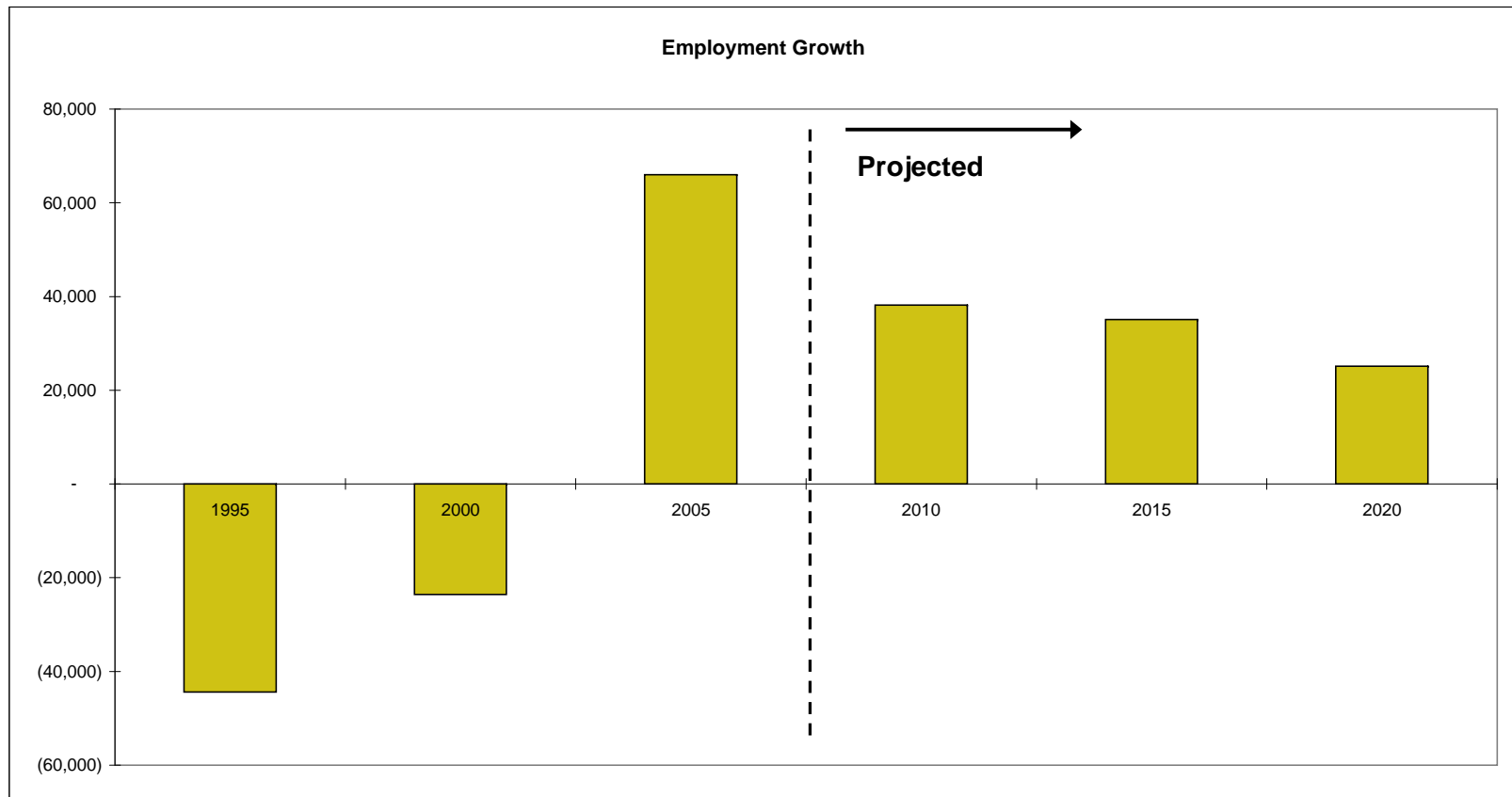
Annual Nonfarm Employment Growth



SOURCE: Bureau of Labor Statistics
* Data available through July 2008.

Exhibit 1.12

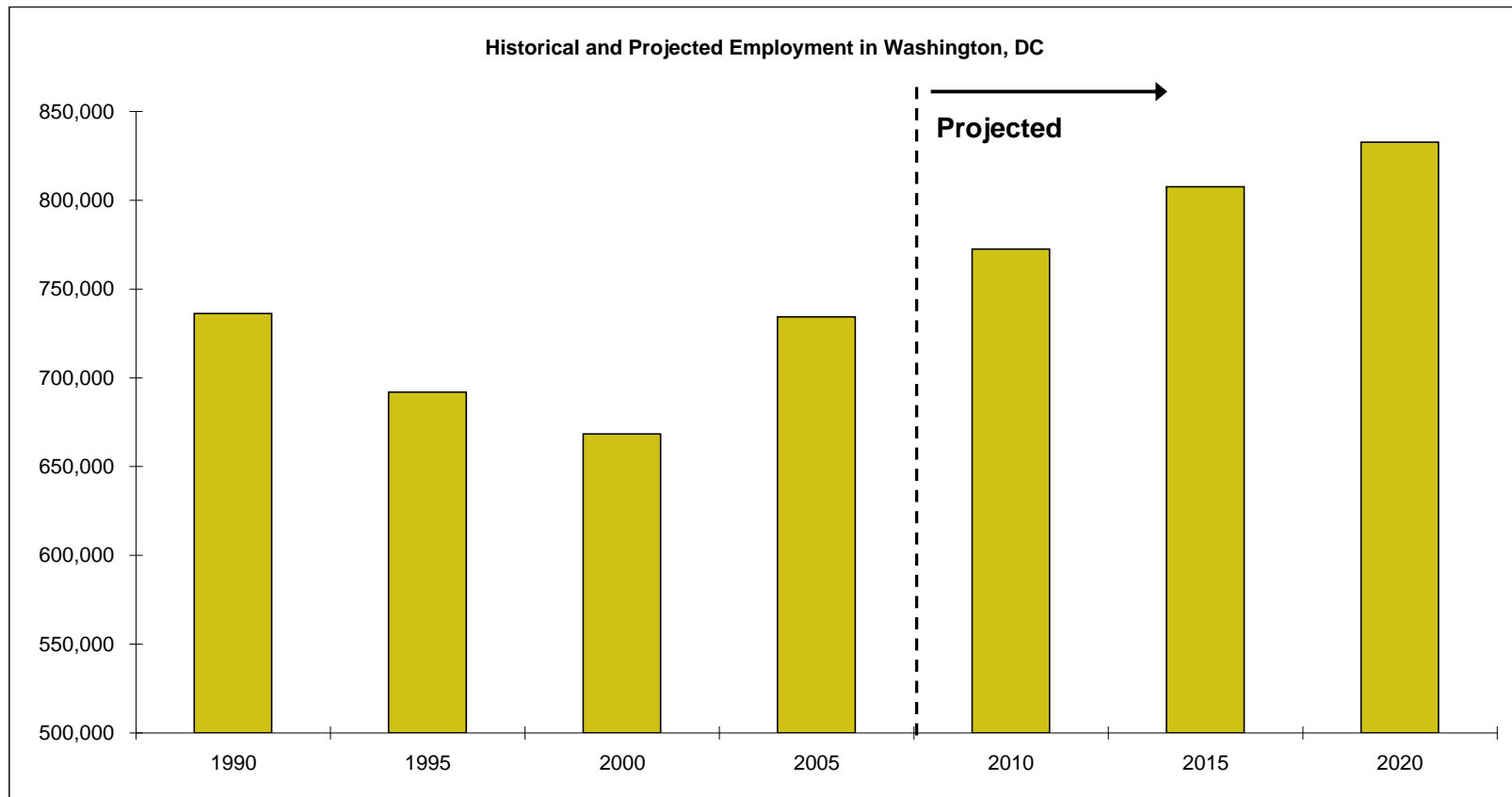
**TOTAL EMPLOYMENT GROWTH
WASHINGTON, DC
1995 - 2020**



SOURCE: Metropolitan Washington Council of Governments

Exhibit 1.13

**TOTAL EMPLOYMENT
WASHINGTON, DC
1990 - 2020**



SOURCE: Metropolitan Washington Council of Governments

Exhibit 1.14

**ALL RESIDENTIAL BUILDING PERMITS
WASHINGTON, DC
2002 - 2008**

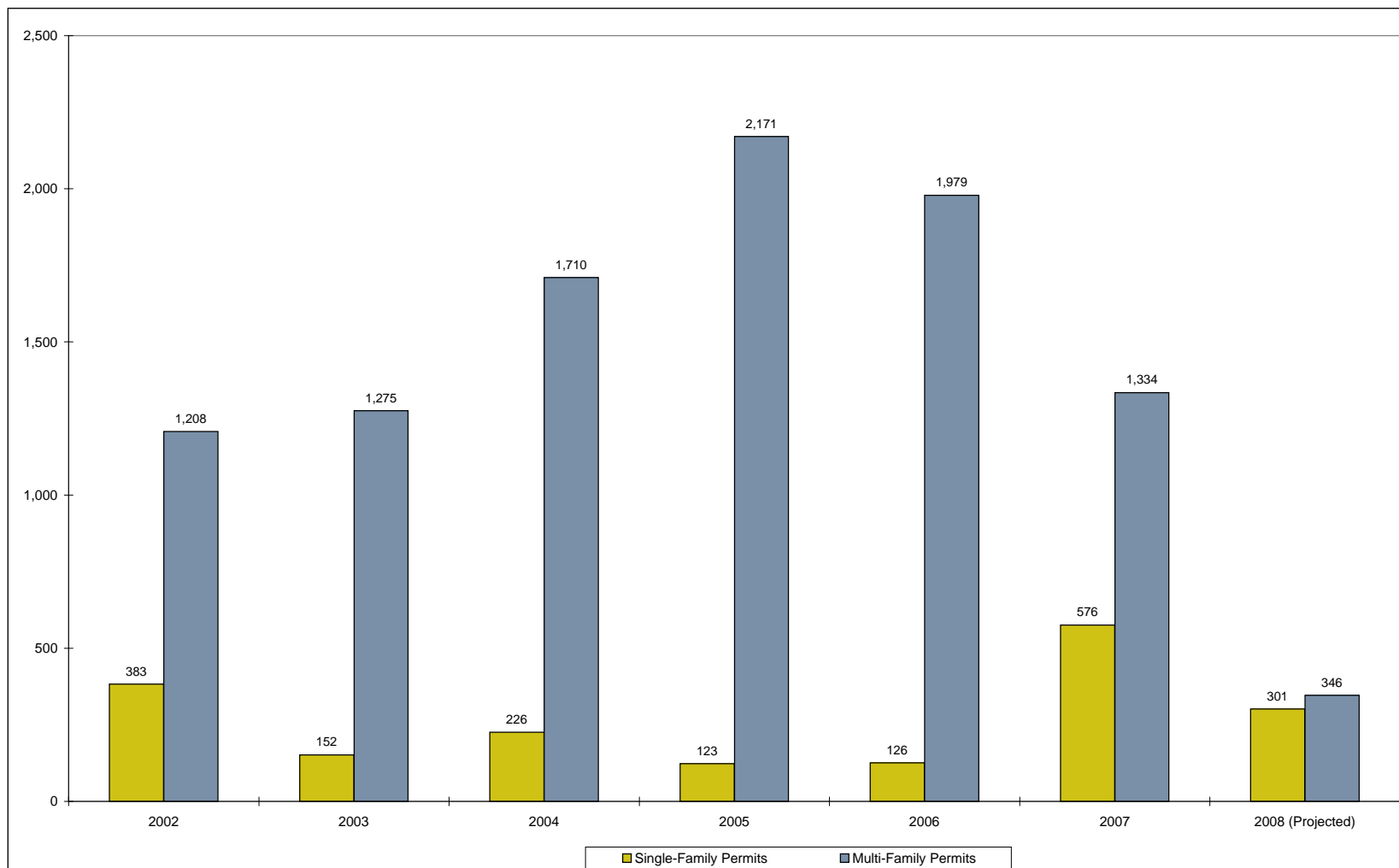


Exhibit 1.15

**RATIO OF RESIDENTIAL BUILDING PERMITS TO NEW JOBS
WASHINGTON, DC
2002 - 2007**

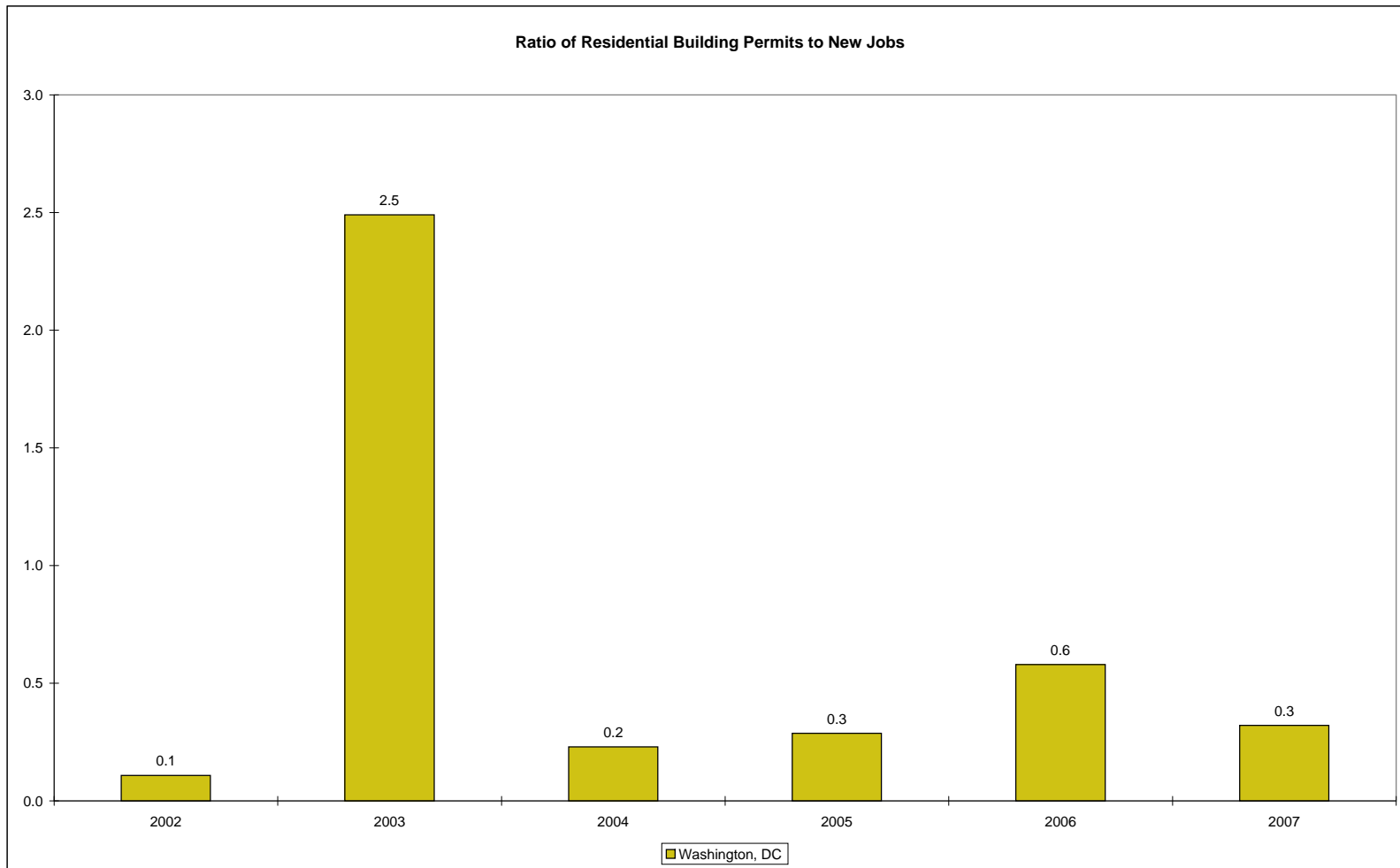
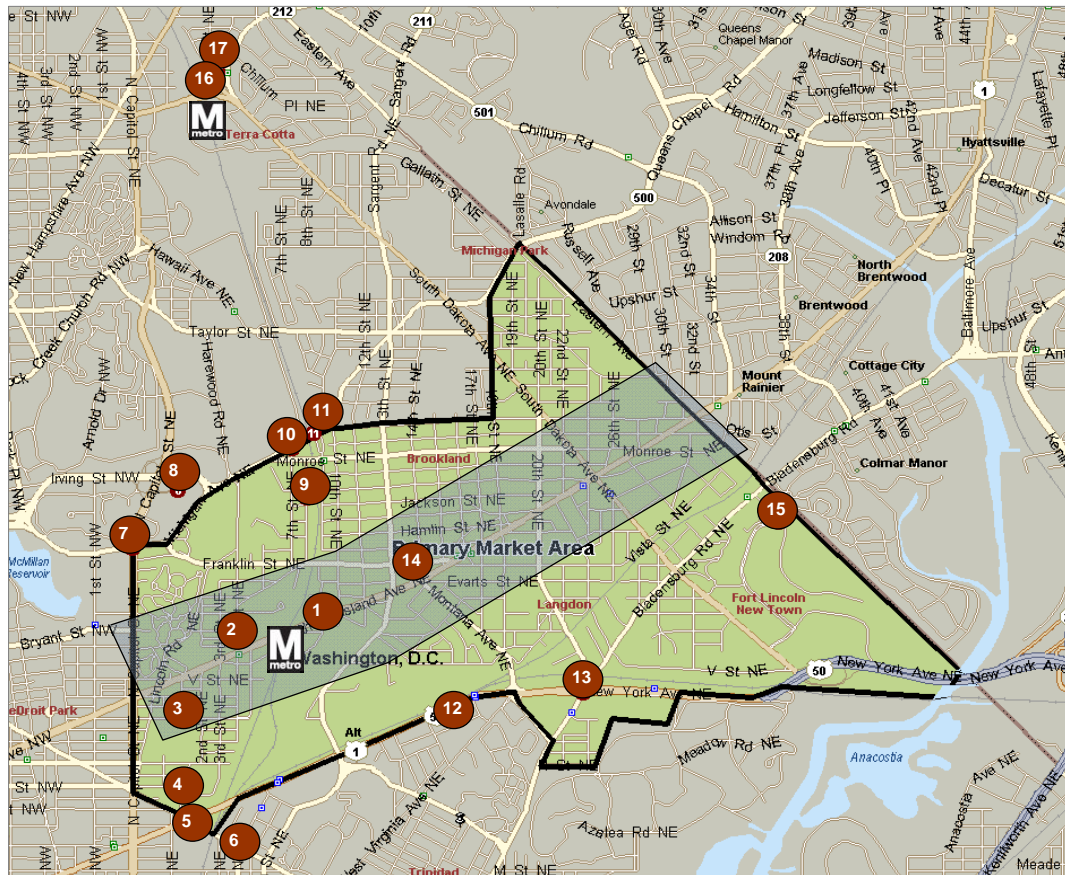



Exhibit 2.01

MAP OF PLANNED AND PROPOSED RESIDENTIAL PROJECTS
RHODE ISLAND AVENUE AREA
NOVEMBER 2008



MAP KEY	PROPOSED PROJECT	RESID. UNITS
1	Rhode Island Station	274
2	Rhode Island Avenue Gateway	170
3	116 T Street	184
4	Fairfield Residential	625
5	Washington Gateway	250
6	New Town at the Capital City Market	1,450
7	McMillan Sand Filtration Site	1,200
8	Armed Forces Retirement Home	3,300
9	Dance Place	NA
10	Catholic University Development	NA
11	816 Michigan Avenue	400
12	Hechts Warehouse Site	0
13	Arbor Place	3,400
14	Brookland Square	323
15	Villages at Washington Gateway	357
16	Fort Totten Metro Station Development	750
17	Fort Totten Park Condos Phase II	263

 Rhode Island Avenue Area

SOURCE: Washington DC Economic Partnership; GDA

Exhibit 2.02

**DETAIL OF RELEVANT PLANNED AND PROPOSED PROJECTS
RHODE ISLAND AVENUE AREA, WASHINGTON, DC
NOVEMBER 2008**

Map Key	Community Name Location	Developer	Units Planned	Status/Timing	Comments
1	Rhode Island Station 901 Rhode Island Avenue, NE Washington, DC 20018	Mid-City Urban LLC, A & R Development Corp.	274	Planned. Targeted delivery in 2009.	Mixed-use development on an 8.78-acre site located at the Rhode Island Metro station. The project will feature 274 residential units and 70,000 sf retail along a landscaped boulevard.
2	Rhode Island Avenue Gateway 4th Street and Rhode Island Avenue NE Washington, DC 20017	H Street CDC	170	Planned.	H Street CDC proposes to develop 170 rental apartments on this 39,100 square foot site adjacent to the Rhode Island Avenue Plaza Shopping Center.
3	116 T Street 116 T Street, NE Washington, DC 20017	NA	184	Proposed.	NA
4	Fairfield Residential Eckington Place & Harry Thomas Way, NE Washington, DC 20002	Fairfield Development, CSX Realty Devel. LLC	625	Proposed. Targeted delivery of first phase in 2009.	Mixed-use development on 4.3-acre site consisting of 625-675 condominiums, 15,000 sf of retail, and 750-796 parking spaces across from XM Satellite Radio.
5	Washington Gateway Florida & New York Avenues, NE Washington, DC 20002	MRP Realty	250	Targeted delivery of first building in 2010.	New construction on a three acre site. Conceptual plans call for approximately 150 hotel rooms, 565,000 sf of office space, 250 residential units, retail, and 680 parking spaces.
6	New Town at the Capital City Market 4th Street & Florida Avenue, NE Washington, DC 20002	FLGA LLC Real Estate, Sang Oh & Company Inc.	1,450	Proposed.	24-acre development consisting of condos and apartments, office and retail, hotel, YMCA, townhouses, and an amphitheater. The Union Market building and other structures will be restored and adapted for retail with loft residences on top.
7	McMillan Sand Filtration Site North Capitol Street & Michigan Avenue, NW Washington, DC 20002	National Capital Revitalization Corp.	1,200	Proposed.	25-acre site on which NCRC and its development partners will seek to implement a balance of recreation and open space, cultural, residential and commercial uses in a multi-phased project.
8	Armed Forces Retirement Home Irving & North Capitol Streets, NW Washington, DC 20002	Crescent Resources, Trijan Development	3,300	Proposed; on hold. First phase originally targeted for 2012.	The Armed Forces Retirement Home plans to lease nearly half of its 272-acre Northeast campus to private developers. Plans include building 3,300 residential units, 950,000 sq. ft. of office, 140,000 sq. ft. of retail space, medical office space, a hotel, 25 acres of open space and 77 transitional housing units for military veterans.
9	Dance Place 3255 8th Street, NE Washington, DC 20017	Dance Place, Art Space, Epstein Financial Services	NA	Planned.	Dance Place is partnering with Art Space and Epstein Financial to building a new performance hall, rehearsal spaces, studios, classrooms and residential units. The existing 7,000 sf warehouse will be demolished.
10	Catholic University Expansion and Dev. Michigan Avenue & 7th Street, NE Washington, DC 20002	Patriot Equities	NA	Proposed.	Campus expansion into 49-acre tract formerly controlled by the Armed Forces Retirement Home. In addition, Catholic University plans to redevelop an eight-acre parcel into a mixed-use project near the Brookland Metrorail station. The project will contain retail and residential uses through a long-term ground lease.

Exhibit 2.02

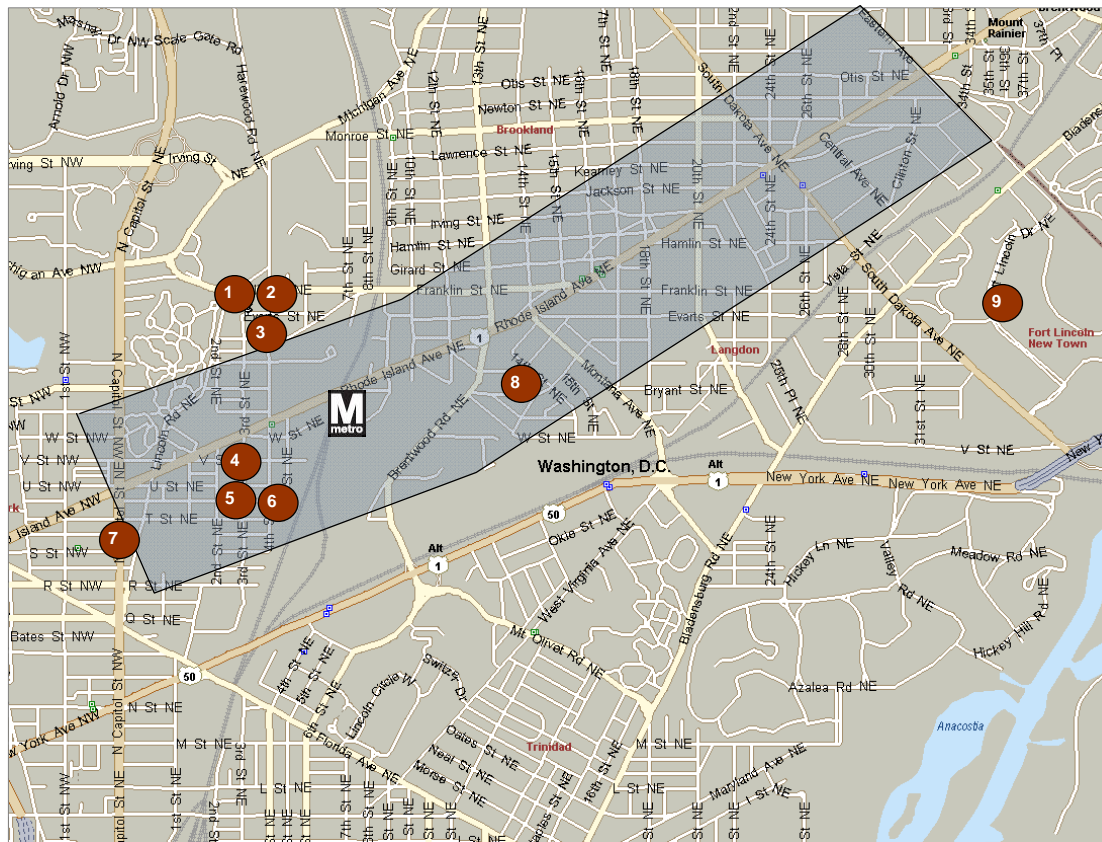
**DETAIL OF RELEVANT PLANNED AND PROPOSED PROJECTS
RHODE ISLAND AVENUE AREA, WASHINGTON, DC
NOVEMBER 2008**

Map Key	Community Name Location	Developer	Units Planned	Status/Timing	Comments
11	816 Michigan Avenue 816 Michigan Avenue, NE Washington, DC 20017	Douglas Development Corp.	400	Proposed.	Initial plans call for a nine-story, 400-unit residential building across the street from the Brookland/CUA Metrorail station.
12	Hechts Warehouse Site New York Ave & 16th Street Washington, DC 20017	NA	0	Proposed.	The former Hecht's Warehouse site is about 15.5 acres in size and could be developed into 550,000 sf of industrial/office space (historic warehouse) and 11.7-acres available for retail.
13	Arbor Place New York Avenue & Bladensburg Road, NE Washington, DC 20002	Abdo Development	3,400	Early design stages. Targeted delivery in 2012. First phase targeted for 2009.	17-acre site with a major portion of project to include condominiums or townhouses. 3.5 million square feet of total space, including 3,400-3,600 residential units, 130,000 sf of retail, and over three acres of open space.
14	Brookland Square NE Corner of 13th St. NE and Rhode Island Ave Washington, DC 20018	ASR Group	323	Planned; on hold. Ground has been cleared.	4-story, 350,000 SF apartment or condo construction with 323 units.
15	Villages at Washington Gateway Fort Lincoln Drive & Commodore Joshua Barney Driv Washington, DC 20018	Fort Lincoln New Town Corp., Concordia Group	357	Planned.	Planned unit development consisting of 357 townhome and condominium units.
16	Fort Totten Metro Station Development Fort Totten Metro Station Washington, DC 20011	Cafritz Company	1,000	Under Construction, slated to finish by 2009	The Morris and Gwendolyn Cafritz Foundation plans to build about 1,000 affordable apartments and 52,000 sf of retail space near the Fort Totten Metrorail station. A majority of the units will be rented to people earning no more than the area's median income, about \$94,000 a year for a family of four.
17	Fort Totten Park Condos Phase II Fort Totten Metro Station Washington, DC 20011	Clark Realty Capital LLC	263	Proposed.	Phase II at Fort Totten calls for 263 condos and 8,000 sq. ft. of retail. This is part of the larger Fort Totten Metro Station Development plan which calls for 1,000 new housing units and 15,000 sf of new retail.
SUBTOTAL			13,196		

SOURCE: Washington DC Economic Partnership; GDA

Exhibit 3.01

MAP OF RELEVANT NEW FOR-SALE PRODUCT
RHODE ISLAND AVENUE AREA
NOVEMBER 2008



MAP KEY	FOR-SALE ATTACHED
1	City Suites Condominiums
2	Ilora
3	Brookland House
4	Huron Condominiums
5	Eckington Place
6	Basilica Lofts
7	Century Court
8	Unity Gardens Condominiums
9	Dakota Crossing

Rhode Island Avenue Area

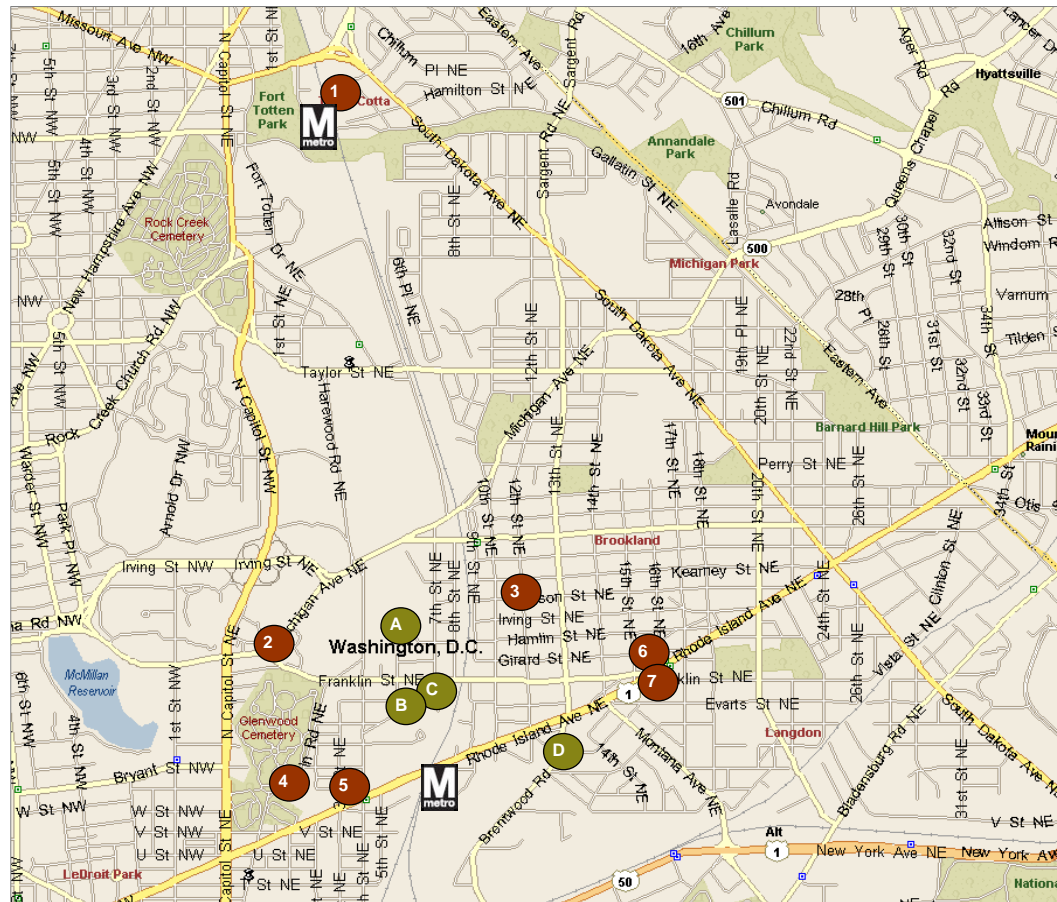
SUMMARY ¹	
Avg. Price Range:	\$215,000 - \$270,000
Absolute Price Range:	\$150,000 - \$380,000
Avg. Size Range:	520 - 860 sf
Absolute Size Range:	400 - 1190 sf
Absolute \$ / sf Range:	\$275 - \$400 / sf
Avg. Sales Pace:	1.0 per month
Range of Sales Paces:	0.5 - 2.0 per month
Buyer Profile:	
	* Not from immediate neighborhood.
	* Previous renters from more expensive areas in DC.
	* First-time buyers looking for affordability, quality, and proximity to metro.

¹ Summary figures exclude Dakota Crossing. Dakota Crossing consists of 1,900 sf townhomes from \$440,000 - \$475,000.

SOURCE: Microsoft MapPoint; GDA

Exhibit 3.02

**MAP OF RELEVANT RENTAL PRODUCT
RHODE ISLAND AVENUE AREA
NOVEMBER 2008**



MAP KEY APARTMENT BUILDING

Actively-Leasing Up

- 1** Fort Totten Station

Older Rental Product

- 2** The Cloisters
- 3** Brookland Apartments
- 4** Parkway-Yorkway Apartments
- 5** The Metropolitan
- 6** Edwards Apartment Building
- 7** Franklin Arms

Subsidized Apartments

- A** Brookland Park
- B** Edgewood Terrace Apartments
- C** Edgewood Terrace III Apartments
- D** Brookland Manor Apartments

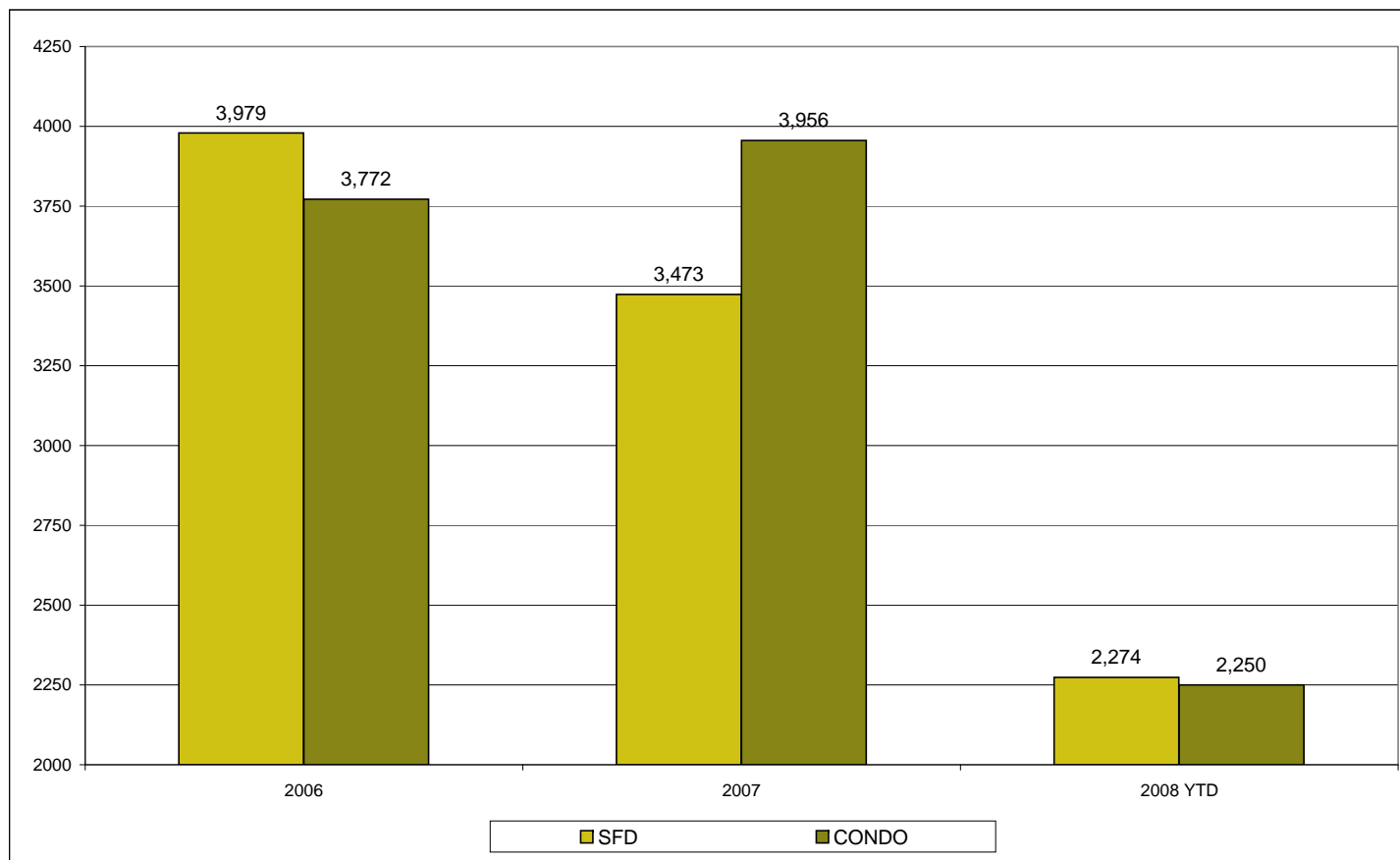
SUMMARY

Upper End (Totten, Cloisters) Rent Range \$1,200 - \$2,200
 Upper End (Totten, Cloisters) \$/sf: \$190 - \$215 / sf
 Rhode Island Area Rent Range: \$725 - \$1,200
 Rhode Island Area \$/sf: \$140 - \$225 / sf
 Typical Occupancy: 90%

SOURCE: Microsoft MapPoint; GDA

Exhibit 4.01

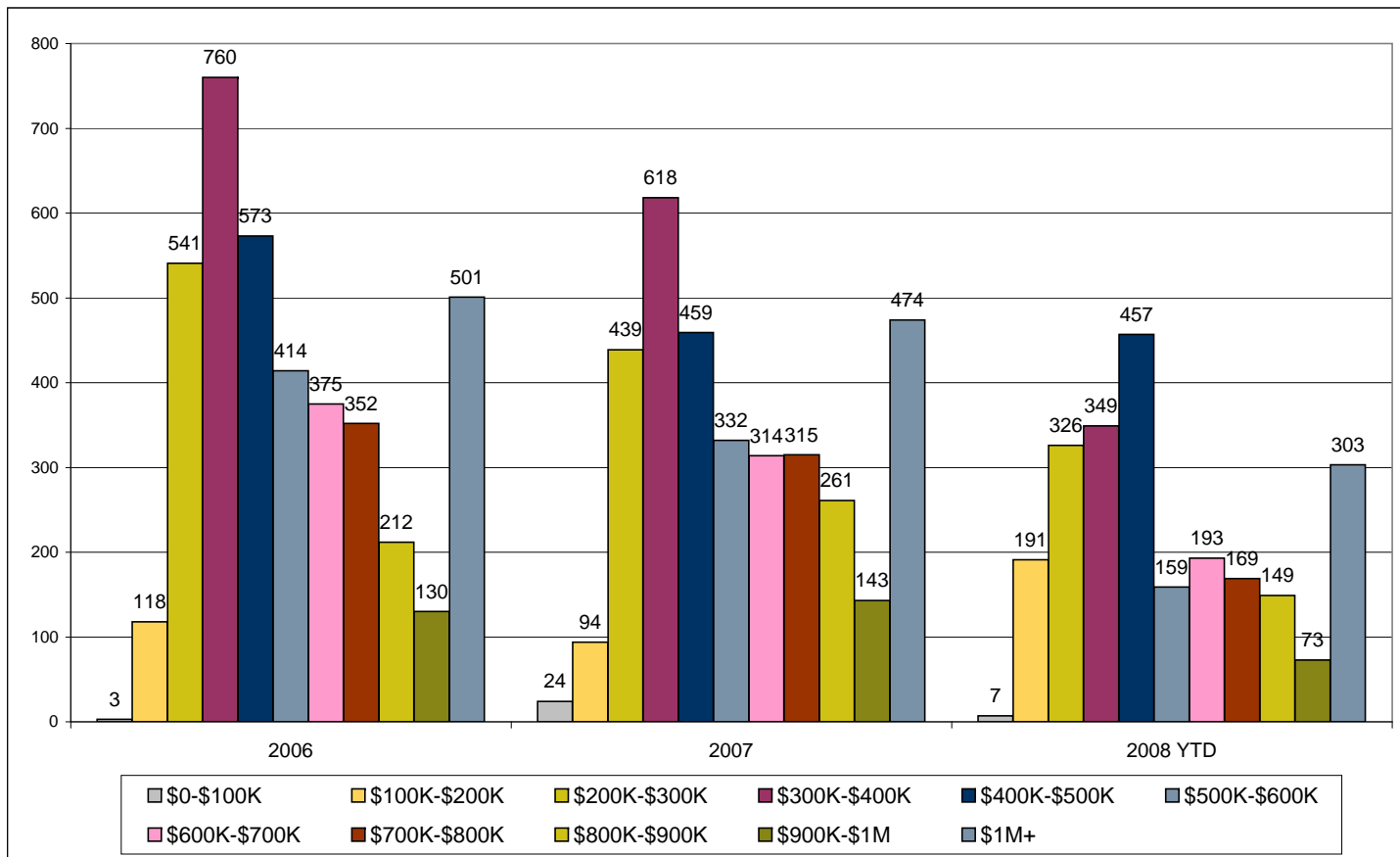
**RESIDENTIAL UNIT SALES - TOTAL
WASHINGTON, DC
2006 - 2008 YTD***



* 2008 YTD is through September 2008.
Source: Metropolitan Regional Information Systems; GDA

Exhibit 4.02

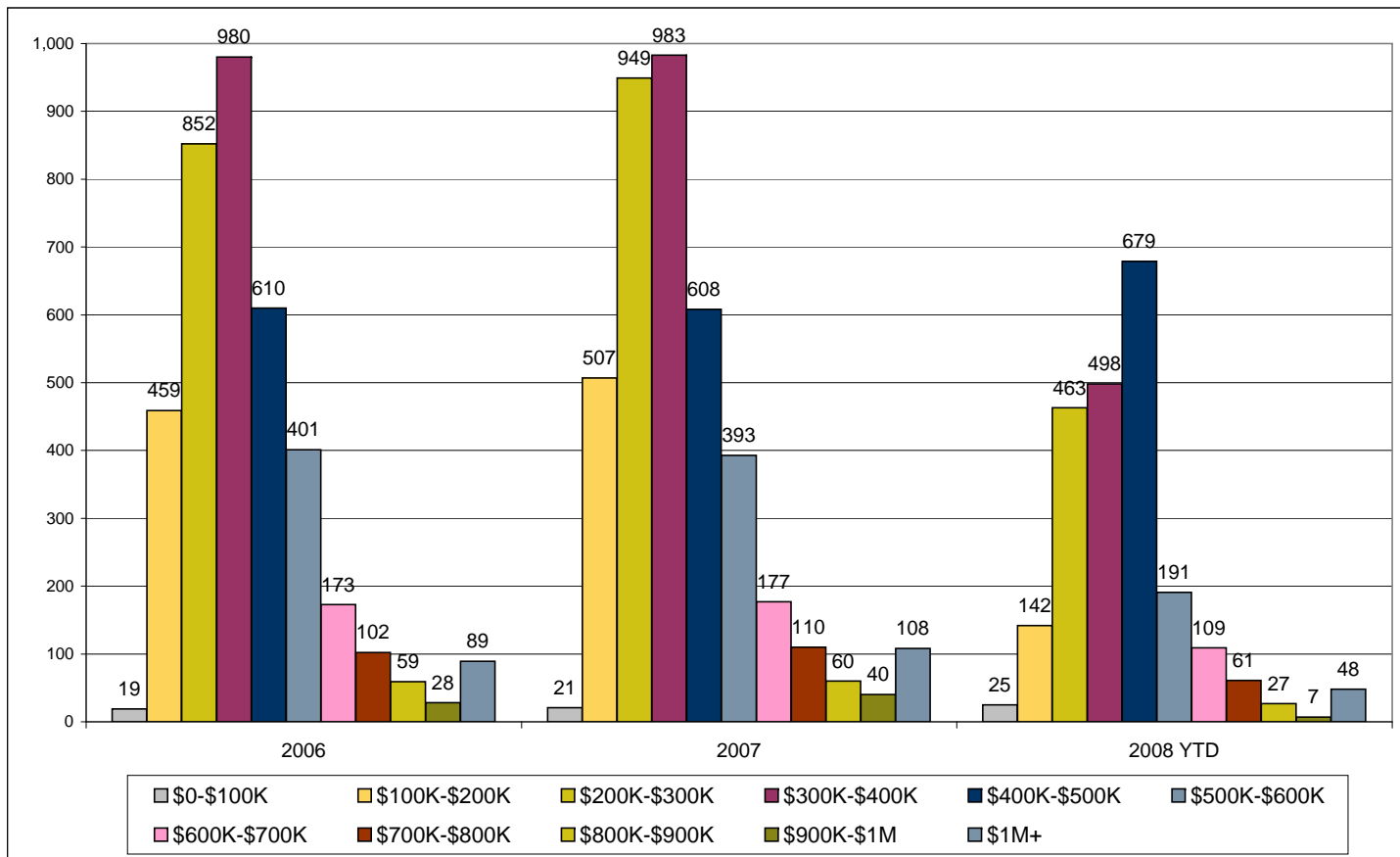
**SINGLE-FAMILY DETACHED: RESIDENTIAL UNIT SALES BY PRICE POINT
WASHINGTON, DC
2006 - 2008 YTD***



* 2008 YTD is through September 2008.
Source: Metropolitan Regional Information Systems; GDA

Exhibit 4.03

CONDOMINIUM/COOP: RESIDENTIAL UNIT SALES BY PRICE POINT
WASHINGTON, DC
2006 - 2008 YTD*



* 2008 YTD is through September 2008.
Source: Metropolitan Regional Information Systems; GDA

Exhibit 4.04

ZIP CODE: 20018
WASHINGTON, DC

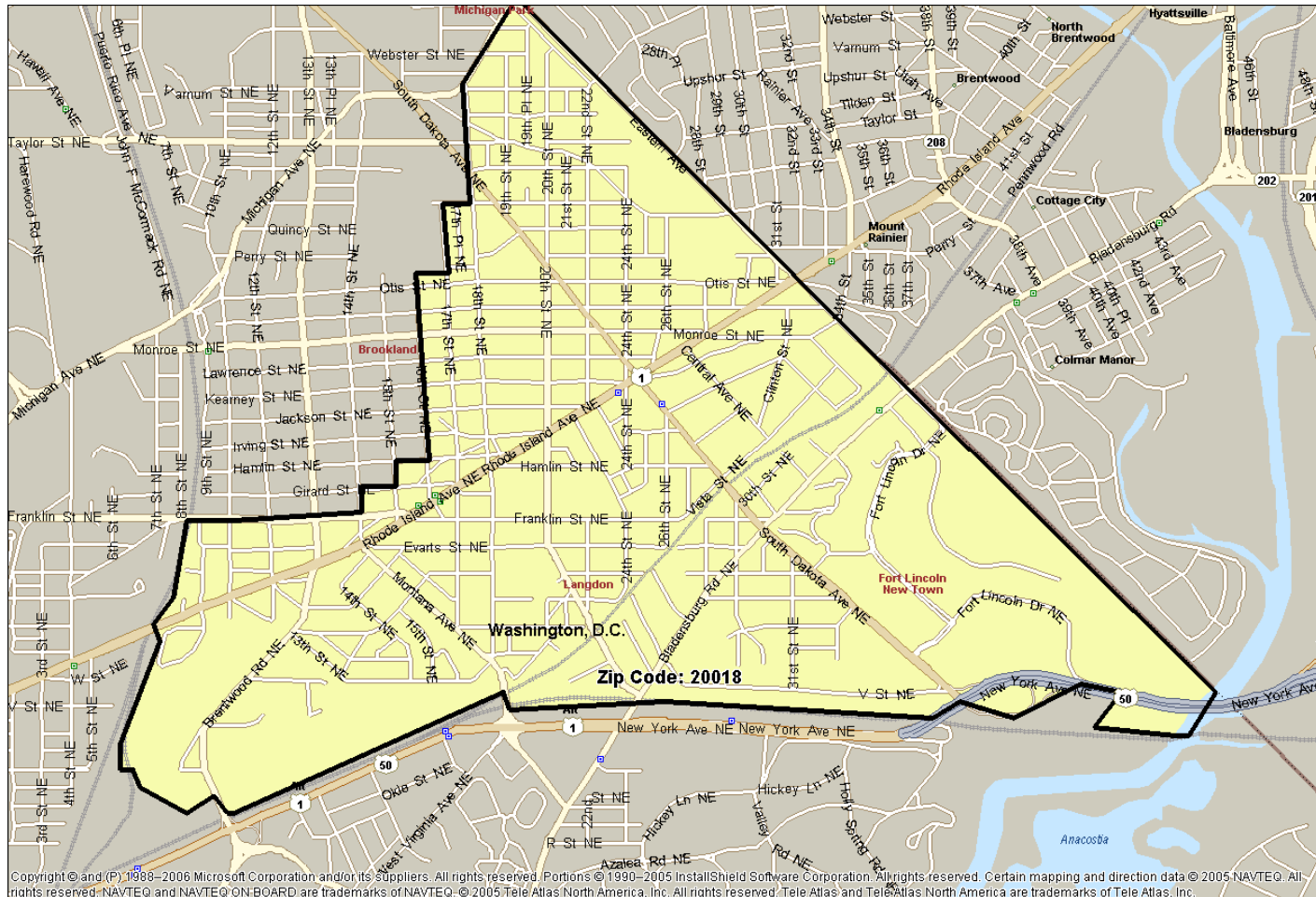
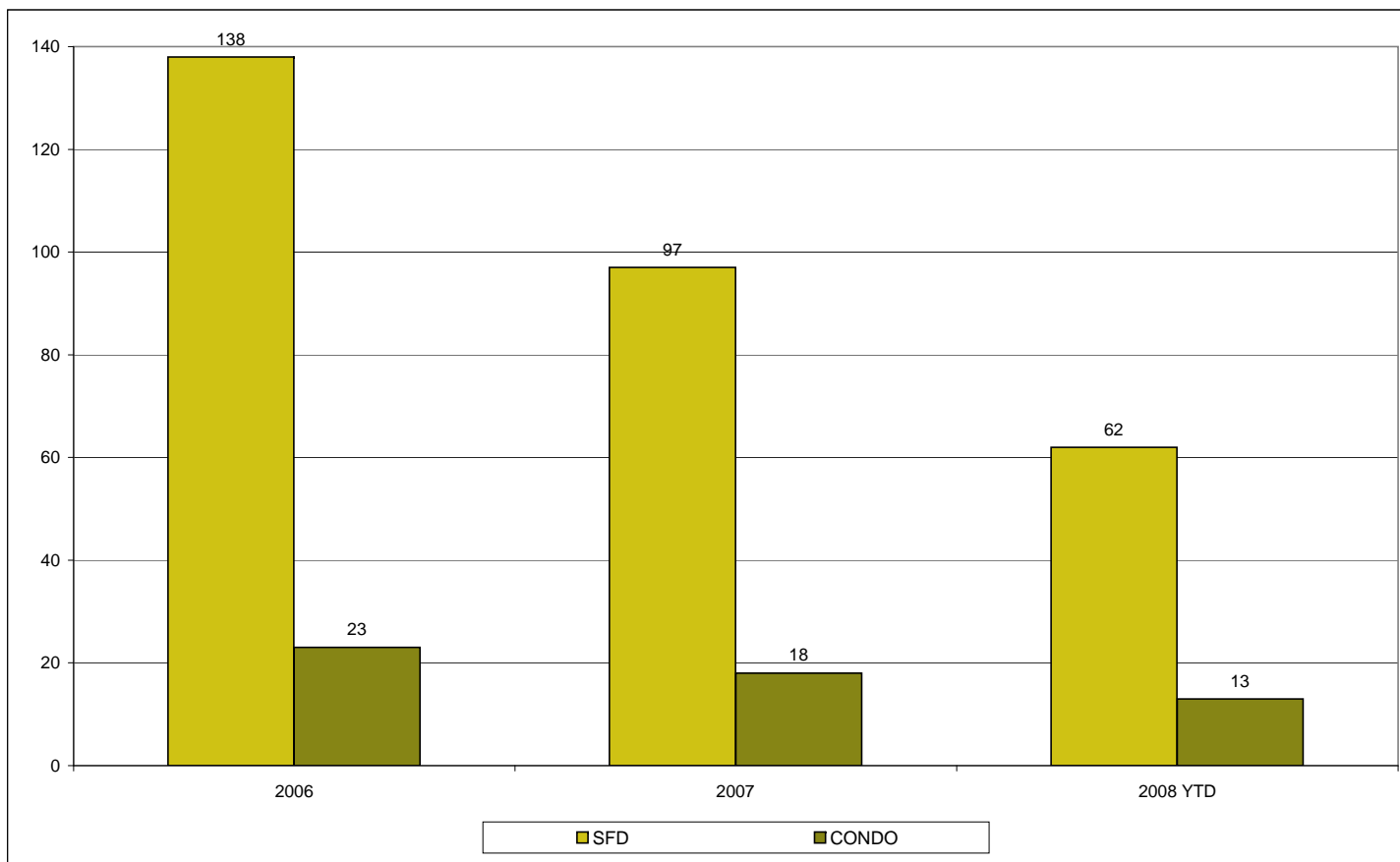


Exhibit 4.05

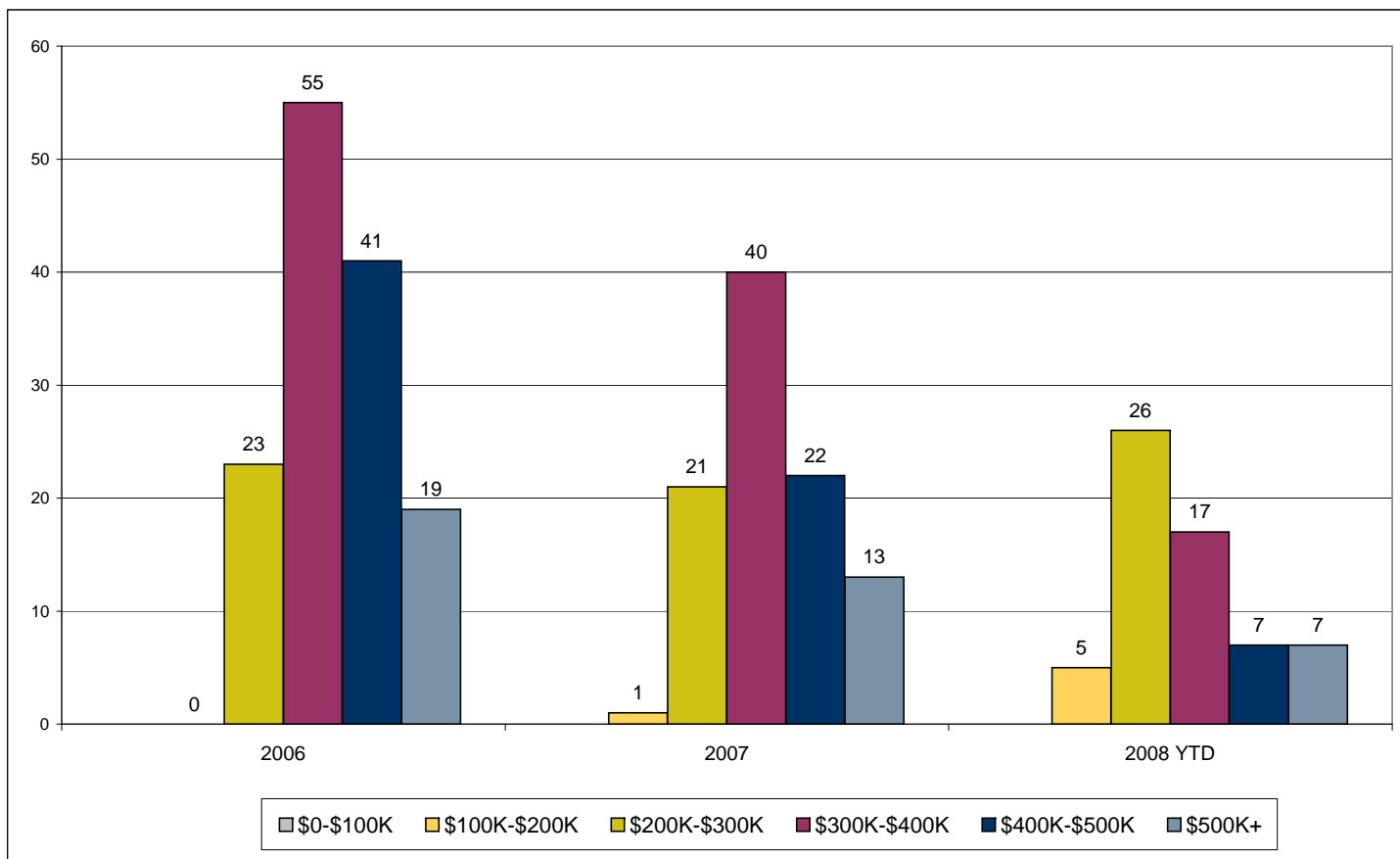
RESIDENTIAL UNIT SALES - TOTAL
ZIP CODE: 20018
2006 - 2008 YTD*



* 2008 YTD is through September 2008.
Source: Metropolitan Regional Information Systems; GDA

Exhibit 4.06

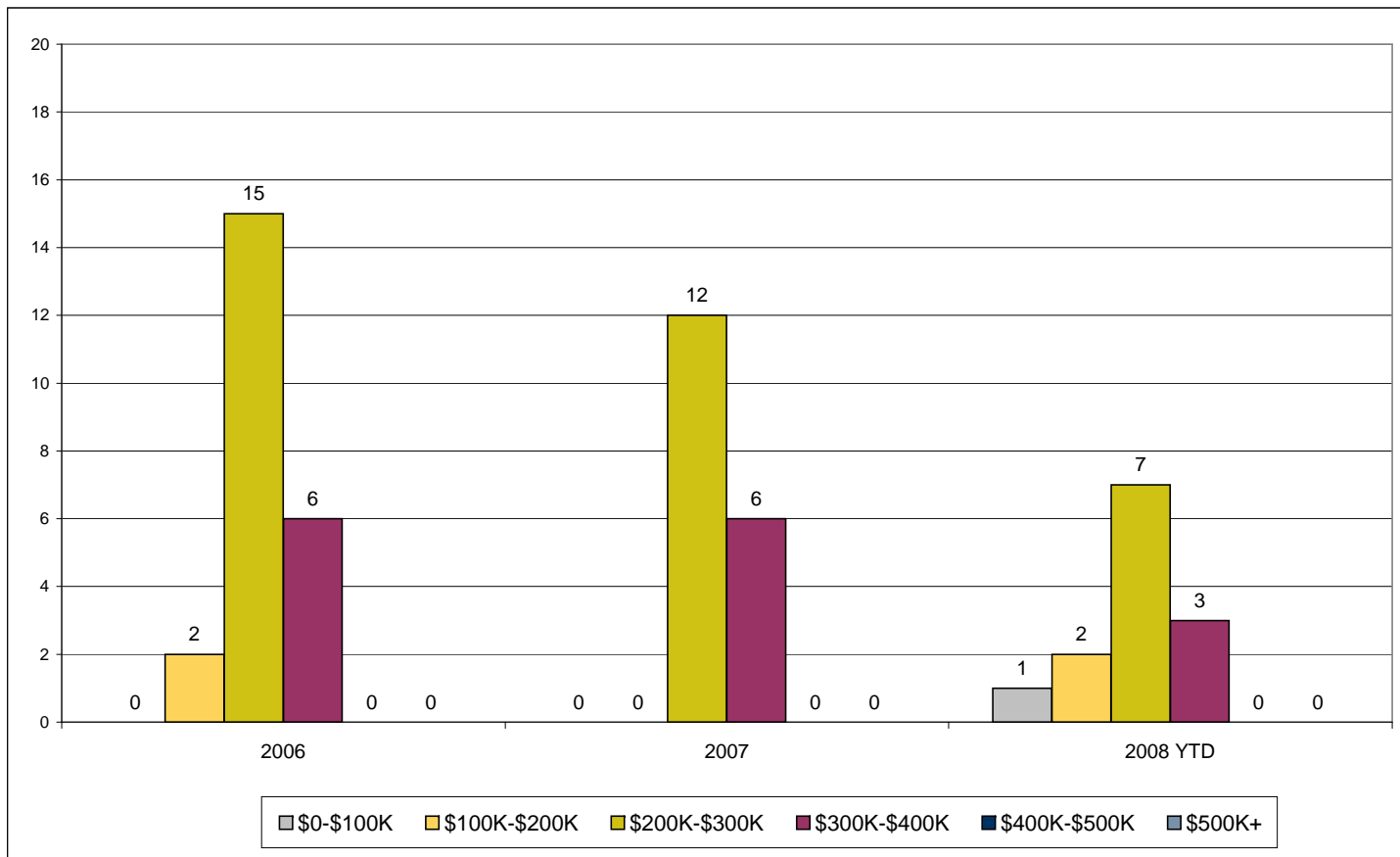
SINGLE-FAMILY DETACHED: RESIDENTIAL UNIT SALES BY PRICE POINT
ZIP CODE: 20018
2006 - 2008 YTD*



* 2008 YTD is through September 2008.
 Source: Metropolitan Regional Information Systems; GDA

Exhibit 4.07

**CONDOMINIUM/COOP: RESIDENTIAL UNIT SALES BY PRICE POINT
ZIP CODE: 20018
2006 - 2008 YTD***



* 2008 YTD is through September 2008.
Source: Metropolitan Regional Information Systems; GDA

Exhibit 5.01
Rhode Island Avenue Competitive Shopping Centers

Name / Address	Type ¹	Stores	GLA w/ Anchors	Year Opened (Renovated)	Parking	Anchor
1901 Michigan Ave, NE	Neighborhood	6	32,784	n/a	n/a	Family Dollar, Panama International Grocer
Rhode Island Avenue Shopping Center 514-660 Rhode Island Ave, NE	Community	18	192,000	1987		Safeway, Nat'l Wholesale Liquidators (106k), CVS Macy's (195k), JCPenney (148k), Office Depot (20k), Old Navy (24k); Target (136k)
The Mall at Prince George's 3500 East West Highway	Super Regional	126	840,908	1959 (2004)	3,369	
University Town Center 6505 Belcrest Rd	Regional		360,000	n/a	n/a	Safeway (57k)
Chillum Road Shopping Center 2441 Chillum Rd	Neighborhood	10	61,403	1965 (1992)	550	Shopper's Food Warehouse (30k)
Queen's - Chillum Shopping Center 3100-3130 Queens Chapel Road	Neighborhood	15	91,822	1955 (1986)	250	Giant (40k), CVS (10k),
Rhode Island Place/ Brentwood Road 901 Rhode Island Ave, NE 1050-1060 Brentwood Road, NE	Community/ Regional	11	253,537	2002 (2006-2007)	649	Home Depot (118k), Giant Food (70k)
Bladen Plaza 5456 Annapolis Rd	Neighborhood	12	46,000	1954	90	Save-A-Lot, Murray's Steaks, Advance Auto Parts
Port of Bladensburg Shopping Center 4850 Annapolis Rd	Neighborhood	13	55,216			Americana Grocery Store, Auto Zone
Port Towns Shopping Center 3602 Bladensburg Rd	Neighborhood/ Community	14	60,000	1987	300	Shoppers Food Warehouse, CVS, Bank of America
Safeway 3511 Hamilton Avenue	Neighborhood	1				Safeway
Capital Plaza Mall 6200 Annapolis Rd	Community/ Regional		300,000	2006	3,000	Wal-Mart, other retailers
Mall at Prince George's 3500 East West Hwy	Community/ Regional	120	753,335	1959 (1990)	3,369	Macy's, JC Penney's, Target, Giant

Source: Shopping Center Directory, PES, 2008.