

NEWS

Casey Sayre & Williams, Inc.

3110 Main Street, The Annex
Santa Monica, California 90405

For: **LOWE ENTERPRISES**

Date: August 4, 2006

Contact: Karen Diehl
(310) 396-2400

LOWE ENTERPRISES UNVEILS \$300 MILLION TRANSIT-ORIENTED MIXED-USE DEVELOPMENT IN NORTHEAST WASHINGTON D.C.

-- Fort Totten area project will bring entry-level housing and retail --

WASHINGTON, D.C. – Lowe Enterprises, in joint venture with JackSophie Development, has unveiled plans for a one million square foot mixed-income, mixed-use development, comprised of approximately 800 residential units, a mix of condominiums and apartments, along with more than 80,000 square feet of retail near the Fort Totten metro stop in Northeast Washington, D.C. The \$300 million project, located at the intersection of Riggs Road and South Dakota Avenue, will provide entry-level housing and community serving retail with easy access to the area's Metro system.

"The area surrounding the Fort Totten Metro is currently enjoying a significant amount of development and redevelopment activity and this project will be a cornerstone of the overall improvement of the area," said Mike Balaban, president of Lowe Enterprises Real Estate Group, eastern region.

Lowe is anticipating a multi-phased plan for the almost nine acre project, with Phase One currently planned for the development of condominiums on a parcel to the south of Riggs Road that is adjacent to South Dakota Avenue. Lowe is negotiating with the District of Columbia and the D.C. Department of Transportation to purchase and integrate a government-owned parcel, which could be factored into the strategy for Phase One.

"There is strong demand for entry-level housing in Washington D.C. With this project we plan to deliver high quality residences with abundant amenities at a price not

currently available in the Washington D.C. area,” noted Harmar Thompson, senior vice president, Lowe Enterprises Real Estate Group, eastern region. “We have partnered with current landowners to assemble several parcels and reuse currently underdeveloped land to create a mixed-use, infill development that enhances the neighborhood with new housing and retail in a pedestrian-friendly design.”

While the project is still in the planning and design phase, Lowe envisions low-rise, wood-framed buildings with amenities such as a fitness room, meeting spaces, courtyards and roof decks for the residents. An important community benefit of the mixed-use project will be landscaped green space for public use, along with well-lit and landscaped pathways connecting the project and the Fort Totten Metro Station. Construction is expected to commence in late 2007.

“Our residents can walk to the Metro station and be connected to the area’s public transportation network,” observed Andrew Schwartzberg, principal, JackSophie Development. “This new community offers an alternative for the many working families that, due to housing prices, currently have long commutes from outlying areas.”

Phase Two will comprise additional condominiums and apartments along with more than 80,000 square feet of retail on the parcel north of Riggs Road, directly across the street from Phase One. It is designed to provide housing above ground-level retail and a parking structure. Construction for Phase Two is projected to begin in fall 2008.

Lowe Enterprises is currently under construction on another substantial mixed-use development in Washington, D.C., the 850,000-square-foot CityVista in the Mount Vernon Triangle (www.cityvistadc.com).

Los Angeles-based Lowe Enterprises is a leading national real estate investment, development and management firm. Over the past 34 years, it has developed, acquired or managed more than \$8.5 billion of real estate assets nationwide. The firm is currently developing 5 million square feet of commercial projects nationwide. Through its investment management affiliate, the firm currently manages in excess of \$2 billion in real estate assets on behalf of institutional clients. In addition to its Los Angeles headquarters, Lowe Enterprises maintains regional offices in Denver, Irvine, Phoenix, San Francisco, Sacramento and Washington D.C.

#