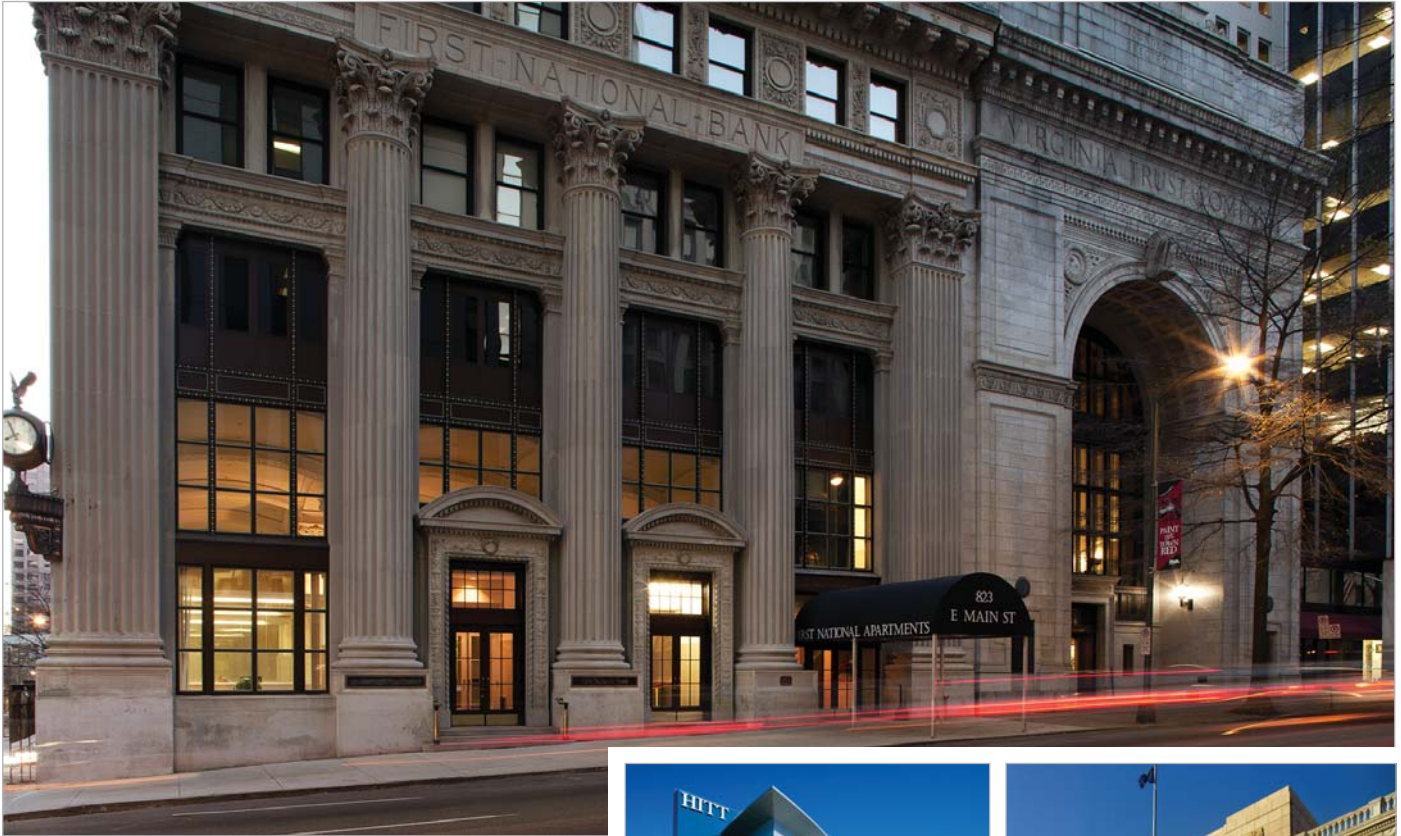


Statement of Capabilities



Rushmark Properties

Formed in 1998, Rushmark is a privately-held real estate investment firm committed to developing smart-growth office, affordable multi-family residential housing, mixed-use commercial and retail assets in highly-desired geographic areas.

With a well-managed portfolio, Rushmark has grown into a leader in design, development and ownership of various sustainable projects primarily in the greater Washington DC and southeastern United States markets, including Northern Virginia, South Carolina and the Southeast.

Rushmark's multi-disciplinary expertise benefits our customers and creates lasting value in the communities we serve. From conceptual design and forecasting, through finance, construction, asset management, accounting, leasing, disposition and on-going management, Rushmark has established a reputation as an owner and developer of high-quality communities, with a focus on sustainability.

Rushmark excels at complex projects where community involvement, creative deal structures and technical experience are pre-requisites to a project's success.

Rushmark is a long-term stakeholder in the projects it develops; the Company anticipates being a lifelong owner in the real estate it acquires. To date, Rushmark Properties has developed over \$300 million of real estate.

CONTACT INFORMATION

Neal Kumar
Vice President of Development
Phone: (703) 846.9829

Stefan K. Gassner
Development Manager
Phone: (703) 846.9810

William "Bill" R. Marcotte
Senior Vice President
Phone: (703) 942.5270

Patrick J. Kearney
President
Phone: (703) 289.9202

West Broad Residences

**301 West Broad Street
Falls Church, Virginia**



Rushmark Properties structured a creative land acquisition strategy with the City of Falls Church and a private owner to re-vitalize a group of aged buildings and underutilized land.

Rushmark Properties collaborated with the City of Falls Church and neighboring communities to re-entitle the combined parcels into one high-quality residential and commercial mixed-use project which creates an urban pedestrian environment. The project will feature 286 residential units, a 60,000 square foot Harris Teeter grocery store and 2,250 square feet of ancillary retail.

301 West Broad has been designed to meet LEED® certification.

For leasing details, please contact info@rushmarkproperties.com



RESIDENTIAL UNITS
286

RETAIL
60,000 s.f. Grocer and
2,250 s.f. Ancillary Retail

CONSTRUCTION TYPE
Concrete / **LEED® Certified**

PARKING
550 Spaces, 3-levels below grade

CONSTRUCTION START
Second Quarter 2014

CONSTRUCTION COMPLETION
Second Quarter 2016

PROJECT COST
\$100,000,000

Prosperity Flats

**2700 Dorr Avenue
Fairfax, Virginia**



Prosperity Flats is a 327-unit, transit-oriented development within walking distance of the Dunn Loring Metro Station and is conveniently located near I-66, I-495 and US Route 50.

Rushmark Properties re-entitled a former underutilized office building into higher-density, multi-family rental apartments under the Greater Merrifield Master Plan. As part of a two-year approval process, Rushmark Properties worked closely with neighboring property owners to create a new roadway to improve access to the site.

Prosperity Flats has a mix of one and two bedroom rental units and offers a total of 42 Work Force and Affordable Housing Units and features a deluxe amenity package.

Prosperity Flats earned a LEED® Silver certification and has an active Transportation Demand Management Program.

For leasing details, please visit www.prosperityflats.com



RESIDENTIAL UNITS
327

PARKING
425 spaces / 5-Level Precast

CONSTRUCTION TYPE
Concrete / **LEED® SILVER**

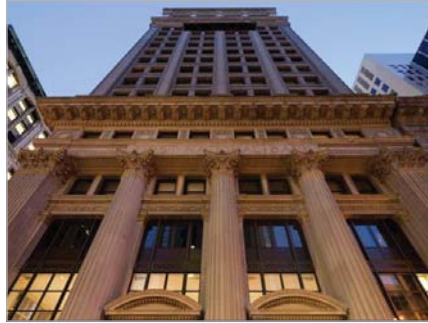
CONSTRUCTION START
Fourth Quarter 2011

CONSTRUCTION COMPLETION
Third Quarter 2013

PROJECT COST
\$76,000,000

First National Apartments

**823 East Main Street
Richmond, Virginia**



Rushmark managed the conversion of downtown Richmond's finest historic landmark. Originally the city's first skyscraper, this 100 year-old office building, offering extraordinary original architecture, history and downtown convenience, has been renovated to feature 154 spacious one, two and three bedroom rental apartments.

First National Apartments not only offers its residents a sweeping view of the city but it preserves the finest elements of the building's architecture and history.

For leasing details, please visit www.firstnationalapartments.com

RESIDENTIAL UNITS

154

RETAIL

4,500 s.f.

CONSTRUCTION TYPE

Concrete / Steel

CONSTRUCTION START

Fourth Quarter 2011

CONSTRUCTION COMPLETION

Fourth Quarter 2012

PROJECT COST

\$35,000,000

2900 Fairview Park Falls Church, Virginia



Rushmark entered into a joint venture agreement with the landowner and served as the lead developer for 2900 Fairview Park Drive, one of the first privately-owned LEED® Gold Certified buildings in Fairfax County.

Construction consisted of a four-story building, a 36-space underground parking garage, and a state-of-the-art employee fitness center.

The building was constructed with only minimal site disturbance (the building covers only six percent of the 17-acre site). The site features drought-tolerant native plants and a rain garden collects and treats water run-off from the parking lot. High-efficiency lighting, HVAC equipment and roof design reduce electricity usage by 20 percent. Water consumption is 46 percent less than comparably-sized office buildings.

2900 Fairview Park Drive is the headquarters location for HITT Contracting, Inc. and is an award-winning property.

SQUARE FOOTAGE

150,000 s.f.

CONSTRUCTION TYPE

Concrete / **LEED® Gold**

CONSTRUCTION START

Second Quarter 2009

CONSTRUCTION COMPLETION

Third Quarter 2010

PROJECT COST

\$45,000,000



Soldier Creek Business Park

**655-665 North Garden Avenue
Sierra Vista, Arizona**



Since its acquisition of this property in 2010, Rushmark has built-out 61,176 square feet of office space.

Soldier Creek Business Park neighbors Fort Huachuca, home to the U.S. Army Intelligence Center and the U.S. Army Network Enterprise Technology Command (NETCOM)/9th Army Signal Command. Fort Huachuca also serves as the headquarters facility for the Army's Military Affiliate Radio System (MARS), the Joint Interoperary Test Command (JITC) as well as the Electronic Proving Ground (EPG).

Anchor tenants include Northrop Grumman and Science Applications International Corporation ("SAIC").

For leasing details, please contact info@rushmarkproperties.com

SQUARE FOOTAGE
61,176 s.f.

CONSTRUCTION TYPE
Concrete

CONSTRUCTION START
First Quarter 2010

CONSTRUCTION COMPLETION
Third Quarter 2011

PROJECT COST
\$10,000,000

Aviation Business Park Phases I - VIII

North Charleston, South Carolina



Rushmark Properties developed over 350,000 square feet of office space, throughout eight buildings, conveniently located near Charleston's International Airport.

Anchor tenants include BAE Systems Technology Solutions & Services, Secure Mission Solutions, Centurum Inc., Booz Allen Hamilton, Engility Corporation and ITT Educational Services, Inc.

For leasing details, please contact info@rushmarkproperties.com

SQUARE FOOTAGE
350,000 s.f.

CONSTRUCTION TYPE
Concrete

CONSTRUCTION START
Second Quarter 2001

CONSTRUCTION COMPLETION
Third Quarter 2009

PROJECT COST
\$45,000,000

510 14th Street

Atlanta, Georgia



Rushmark purchased this 16,683 square foot office building in 2005. Conveniently located in mid-town Atlanta, 510 14th Street affords tenants and visitors alike with convenient access to major transportation arteries as well as mid-town's finest eateries and retail.

The building is currently occupied by HITT Contracting Inc.

For leasing details, please contact info@rushmarkproperties.com

SQUARE FOOTAGE
16,683 s.f.

CONSTRUCTION TYPE
Rehabilitation

CONSTRUCTION START
Third Quarter 2005

CONSTRUCTION COMPLETION
Second Quarter 2006

PROJECT COST
\$2,500,000

Kress Building

Charleston, South Carolina



Rushmark Properties purchased this historic 40,000 square foot building, located in downtown Charleston, and renovated it into an office / mixed-use concept.

It is currently occupied by the Moore & Van Allen, PLLC law firm as well as H&M Retail.

For leasing details, please contact info@rushmarkproperties.com

SQUARE FOOTAGE
40,000 s.f.

CONSTRUCTION TYPE
Concrete

CONSTRUCTION START
First Quarter 1999

CONSTRUCTION COMPLETION
Second Quarter 2000

PROJECT COST
\$10,000,000