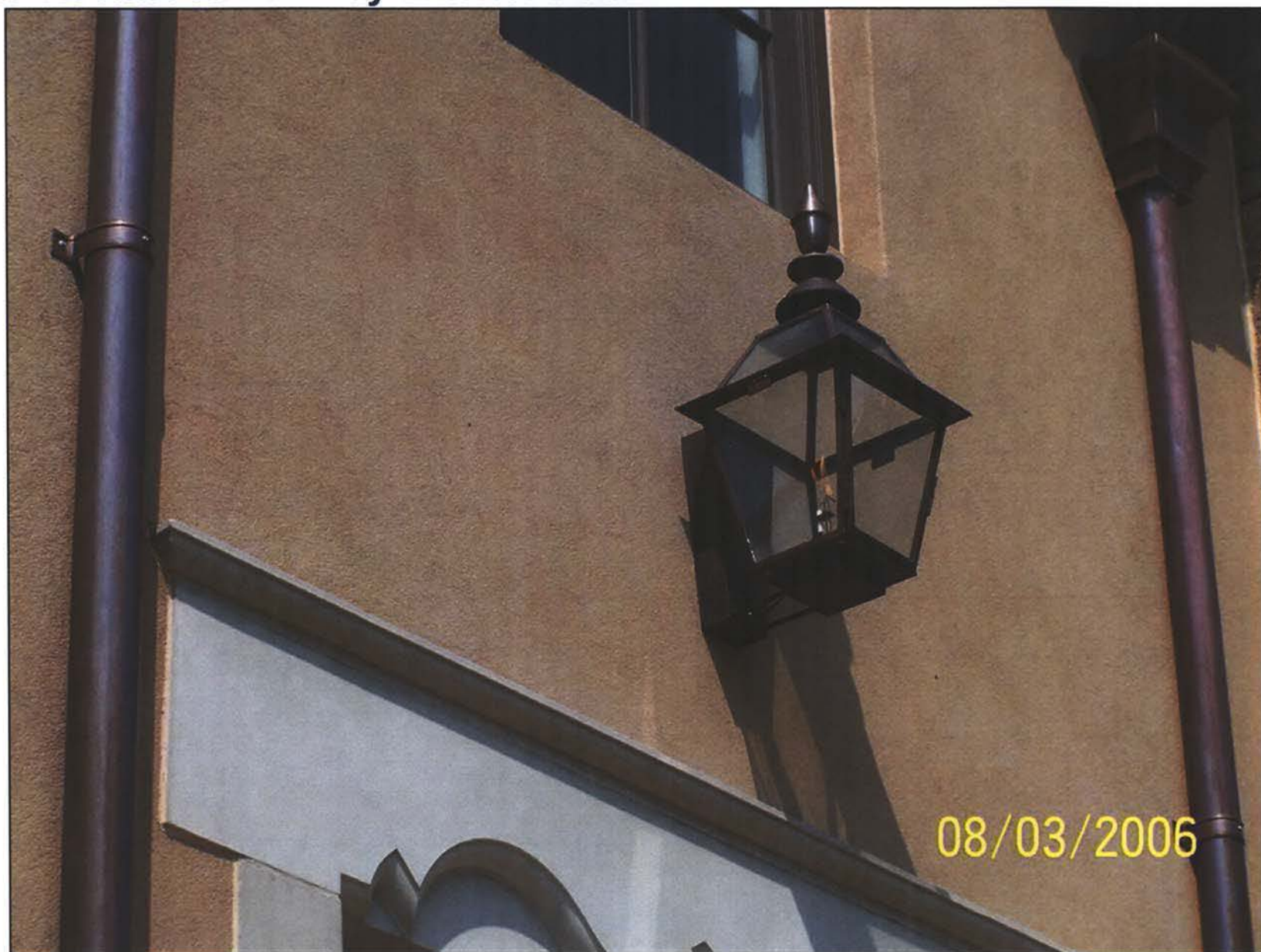


4847 Rockwood Parkway



4847 Rockwood Parkway Exterior Detail



4847 Rockwood Parkway Interior Detail



Empire Lofts



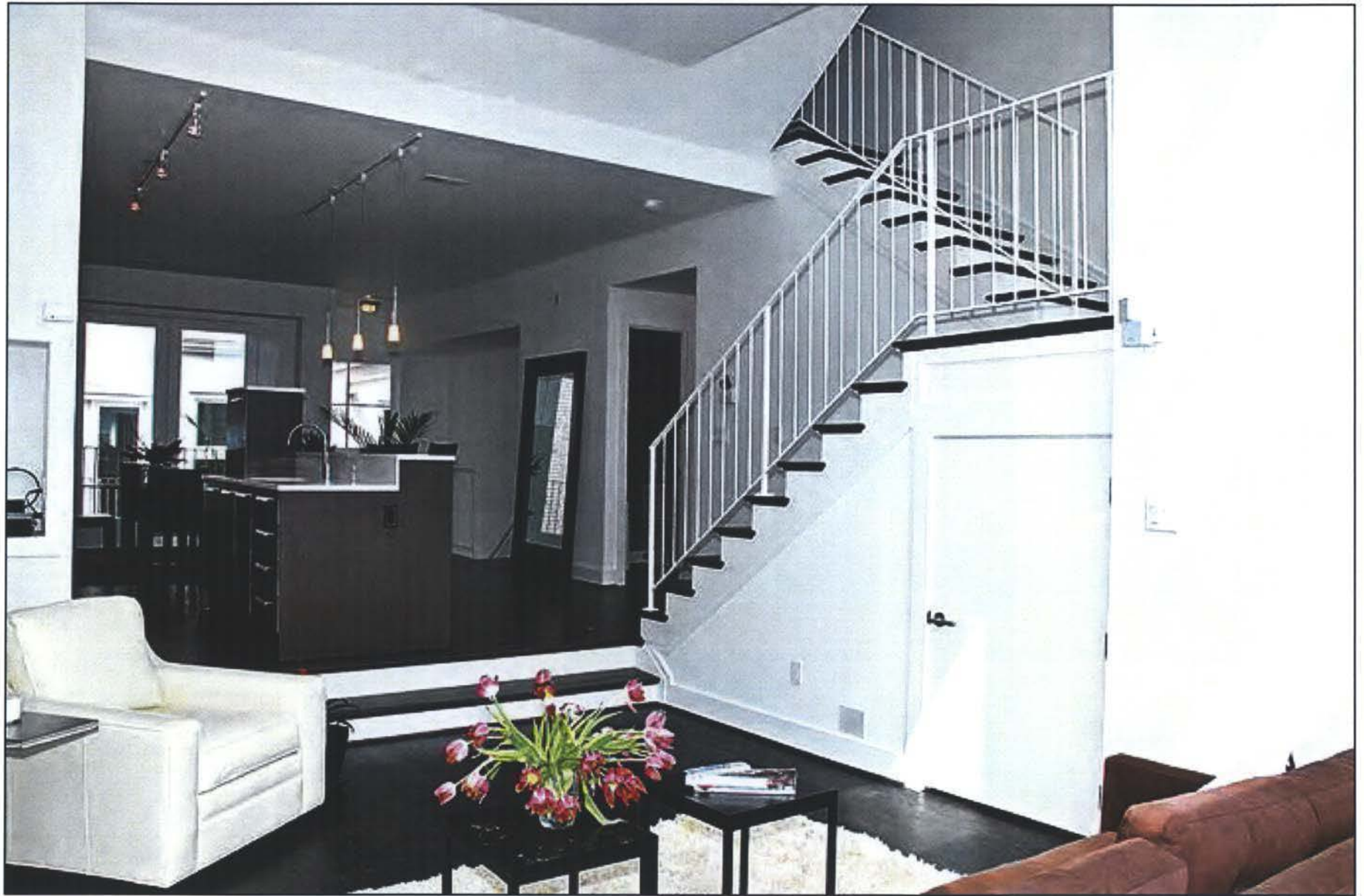
426 M Street



426 M Street Roof Deck



426 M Street Living/Dining Area



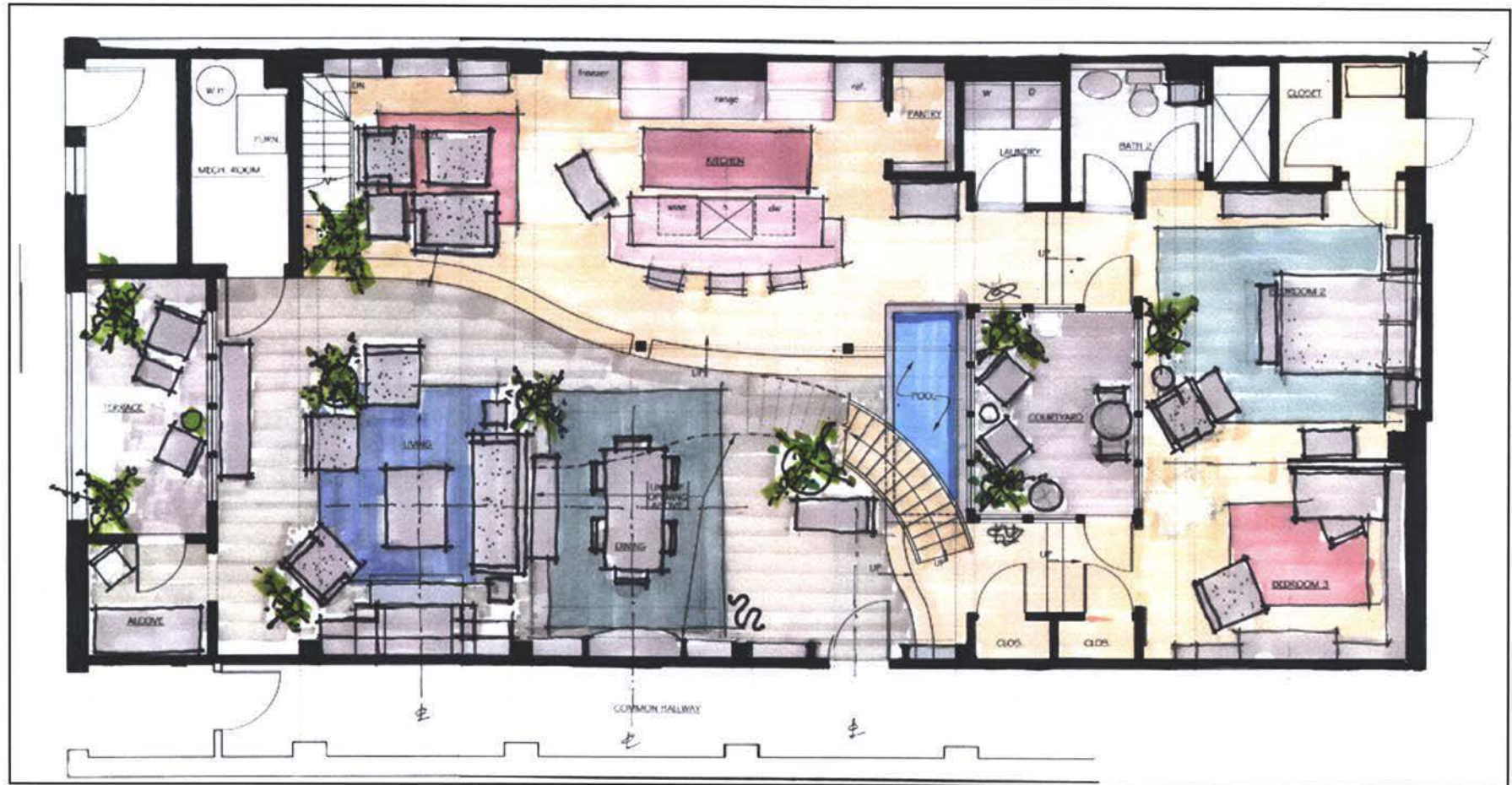
426 M Street Kitchen



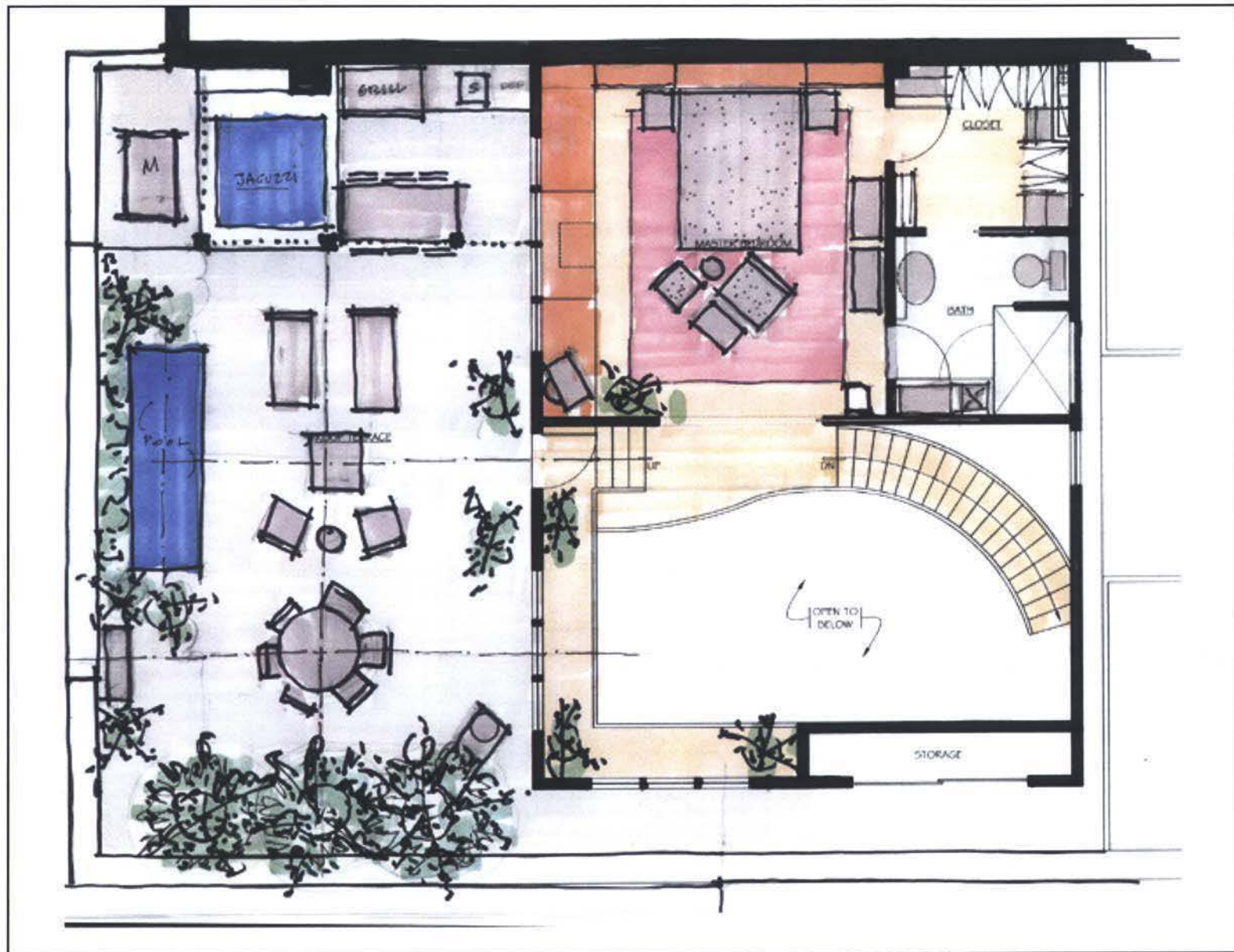
SoHo Loft Interior



SoHo Loft Unit Layout



SoHo Loft Unit Layout



Tenley Park



Tenley Park Interior



Edgewood Terrace



Country Club Hills



Women's Museum



Columbus School of Law at Catholic University



Baltimore Washington International Airport



Best Buy



ARCHITECT – CUNNINGHAM + QUILL ARCHITECTS

ARCHITECT

Cunningham + Quill Architects PLLC will most likely be the architect for the Project. The firm, located at Canal Square in historic Georgetown, Washington, D.C., was founded in 1996 to provide complete professional services in the fields of architecture, community planning and urban design. The principals of the firm, Ralph Cunningham, AIA and Lee Quill, AIA have over twenty-five years of combined experience and came together to allow their complementary strengths and experience to better serve their clients and the community.

Ralph Cunningham, AIA holds a Master of Architecture degree from Columbia University and a Bachelors Degree in Architecture from Washington University in St. Louis. Prior to founding Cunningham + Quill Architects, he was Principal of Cunningham Architects in Takoma Park, Senior Associate at Cass & Associates Architects in Washington, and an Architect with Beyer Blinder Belle Architects in New York. Mr. Cunningham retains an active interest in academics, and has been a visiting critic at Catholic University, Howard University, Ohio State University, and Columbia University. His projects have received numerous design awards, including, most recently, The Award of Excellence from the Washington Chapter of The American Institute of Architects, The AIA/ Washingtonian Residential Design Award, The "Best of the Year" Renaissance Award from the National Association of Home Builders, and the Custom Home Award from Custom Home Magazine.

Lee Quill, AIA holds a Bachelor of Architecture degree from Virginia Polytechnic Institute and State University. Prior to founding Cunningham + Quill Architects, he was an Associate in the Washington, D.C. office of Skidmore, Owings & Merrill. Mr. Quill has extensive experience in community and university planning, urban design, in-fill multifamily housing, institutional projects and commercial/corporate architecture. An Alexandria, Virginia resident, he is actively involved in numerous community/regional planning and urban design initiatives, recently serving as Chairman of the Alexandria Urban Design Advisory Committee (Old Town North). In 1996, Mr. Quill was appointed as a member of the Metropolitan Washington Council of Governments - Metropolitan Development Policy Committee, where he continues to serve. A former member of the ULI Washington, D.C. District Council Executive Committee, he currently serves on numerous ULI technical advisory planning panels. He has received numerous design awards, including the Pro Bono Publico Award from the Washington Architectural Foundation and the Award of Merit from the Washington Chapter of the American Institute of Architects.

Cunningham + Quill Architects' multi-family buildings are infill projects that extend the existing urban fabric and enhance the surrounding built environment. When designing these projects, they look at the immediate context and study the precedents of existing buildings. From here, they draw from the traditional model and transform it into a building appropriate for modern urban living. In addition to enhancing the cityscape, these buildings provide dwelling units that depart from the model of repetitive flats. The interiors are designed with care and provide unique spaces for urban living. In addition to providing

amenities for the residents, these projects often include retail and office spaces that bring new life to an area and serve the entire community.

SAMPLE PORTFOLIO

The Tenley Hill Building is in the highly sought-after Washington, DC neighborhoods of Tenley Circle and Friendship Heights. Cunningham + Quill Architects and PN Hoffman Inc. (owner/developer) worked with the neighborhood, the ANC, and the Zoning Commission to change the zoning of this site, resulting in unanimous approval of a 50% increase in Buidable Area (FAR).

The facade is architecturally divided to clearly express the mixed-use nature of the development. Rising from Wisconsin Avenue on the west side of the site, a detailed two story base of brick, cast stone, and glass contains the retail, office, and parking components of the building. Five stories of brick clad residential condominiums are placed on the base. This component has been divided into vertical towers to contrast with the horizontality of the site. The residential floors consist of three floors of flats and two floors of duplexes, with units ranging in size from 800 to 3,000 square feet. Large full height areas of glass open the loft like interior volumes of the units to commanding views of Fort Reno Park and Northern Virginia. The upper level duplex units have three levels of open interconnected space with bridges at the upper most level connecting the units to a gallery and exterior terrace.



The building steps down in scale to meet the primarily residential Davenport and 41st Streets to the east. A series of five townhouses surround the courtyard, which serves as the residential entry for the building. The project is designed to sensitively fit its urban context, while bringing a new type of upscale mixed- use development to upper Wisconsin

Park Hill Condominiums - This Washington, D.C. condominium brings a modern architectural style to an established urban neighborhood while mixing seamlessly with the adjacent embassies and residences. In response to the masonry apartment buildings that form the existing street wall, the new building is composed of two brick and cast stone "bookends" that anchor the building to the ground. Between these two pieces a metal and glass facade rises eight stories, bridging between the two solid pieces at the top in a collection of volumes that form the penthouse. With its modern yet contextual design, this building brings to upper Connecticut Avenue a new prototype of urban living rarely found in Washington, D.C.



GENERAL CONTRACTOR – PRILL CONSTRUCTION GROUP

PRILL CONSTRUCTION GROUP

The Prill Construction Group was formed in July of 2000. The members of PCG have been building in the Washington Metro Area for more than 30 years. Because PCG builds both residentially and commercially, they are uniquely positioned to leverage their expertise in one project type to broaden their capabilities in the other. They draw from their vast experience constructing substantial commercial projects with intricate components when tackling large-scale residential finishes. Moreover, they bring the attention to detail found in residential finishes to detail-oriented commercial projects.

Anyone who has developed a multi-million dollar commercial project or contracted a residential renovation will agree that management is the key to a successful project. Because PCG hails from the Washington DC area, their hometown knowledge provides them with an edge in project management that only comes with local experience.

Their involvement in a project begins well before the start of construction. Drawing upon their in-house expertise in real estate and construction, as well as their solid relationships with architects, real estate agents and lenders, they are well equipped to add value during all phases of the project.

During the design phase, they take a proactive approach with the architect to ensure that the Sponsor's requirements can be met within budgetary parameters. They provide an itemized budget for your project, fully disclosing their costs and fees, to give a level of comfort that and to help identify cost saving opportunities.

Superior workmanship, professionalism, and fiscal awareness are their core values. Keeping the Sponsor involved in all aspects of construction is a priority.

MARKETING – McWILLIAMS/BALLARD

MARKETING: MCWILLIAMS BALLARD**Company Overview**

- Real Estate Brokerage & Consulting Firm, focused on New Home Sales
- Founded in 1996 by Ross McWilliams and Christopher Ballard
- Combined 25 years of experience in the real estate industry, with over 3,200 new homes sold in the Washington Metropolitan Area in 2004.
- Specialization in multifamily properties, with the Principals selling or managing the sales of approximately 3200 units at a dollar volume of \$1.3 billion in 2004.
- Management of 8-10 New Home Communities per year in Washington D.C. & Virginia

Services Provided

- On-Site Sales & Marketing for New Home Communities/Conversions
- Management of Overall Sales & Marketing Campaigns
- Involvement in Product Design & Finishes
- Market Research & Feasibility Studies

Client List

Abramson Properties	Charles E. Smith Companies
American Communities Property Trust	Carr Homes
Adams Investment Group	Cambridge Companies
Clemens Construction	Christopher Companies
Comstock Companies	DMB Communities
Diamond Properties	Edgemoore Homes
Encore Development	K. Hovnanian Companies
JBG Companies	IBUS Company
Linde Development Company	Monument Realty
Holladay Corporation	Madison Homes
Potomac Heritage Homes	Rocky Gorge Homes
Rosewood Companies	RCN Development
Walnut Street Development	Waterford Development

Ross McWilliams

Since forming McWilliams/Ballard 7 years ago, Mr. McWilliams has served as the company's Co-President. Prior to that time Mr. McWilliams was involved in new home sales and marketing for 12 years in the Washington Metropolitan Area. During that time he worked with local developers such as Stanley Martin, Hazel/Peterson, Charles E. Smith, Trammel Crow, and numerous others. Prior to that, he worked in new business development for the Hertz Corporation. Ross holds a B.S. in Marketing & Finance from American University and a MBA from Loyola College. He is a resident of Capitol Hill in Washington, D.C.

Christopher Ballard

Since forming McWilliams/Ballard 7 years ago, Mr. Ballard has served as the company's Co-President. Prior to that time Mr. Ballard was involved in new home sales and

marketing for 8 years in the Washington Metropolitan Area. During that time he worked with local developers such as Hazel/Peterson, Charles E. Smith, Pettit & Griffin and numerous others. Chris holds a B.A. in Economic from George Mason University and is completing a Master in Real Estate from John Hopkins University. He is a resident of Alexandria, Virginia.