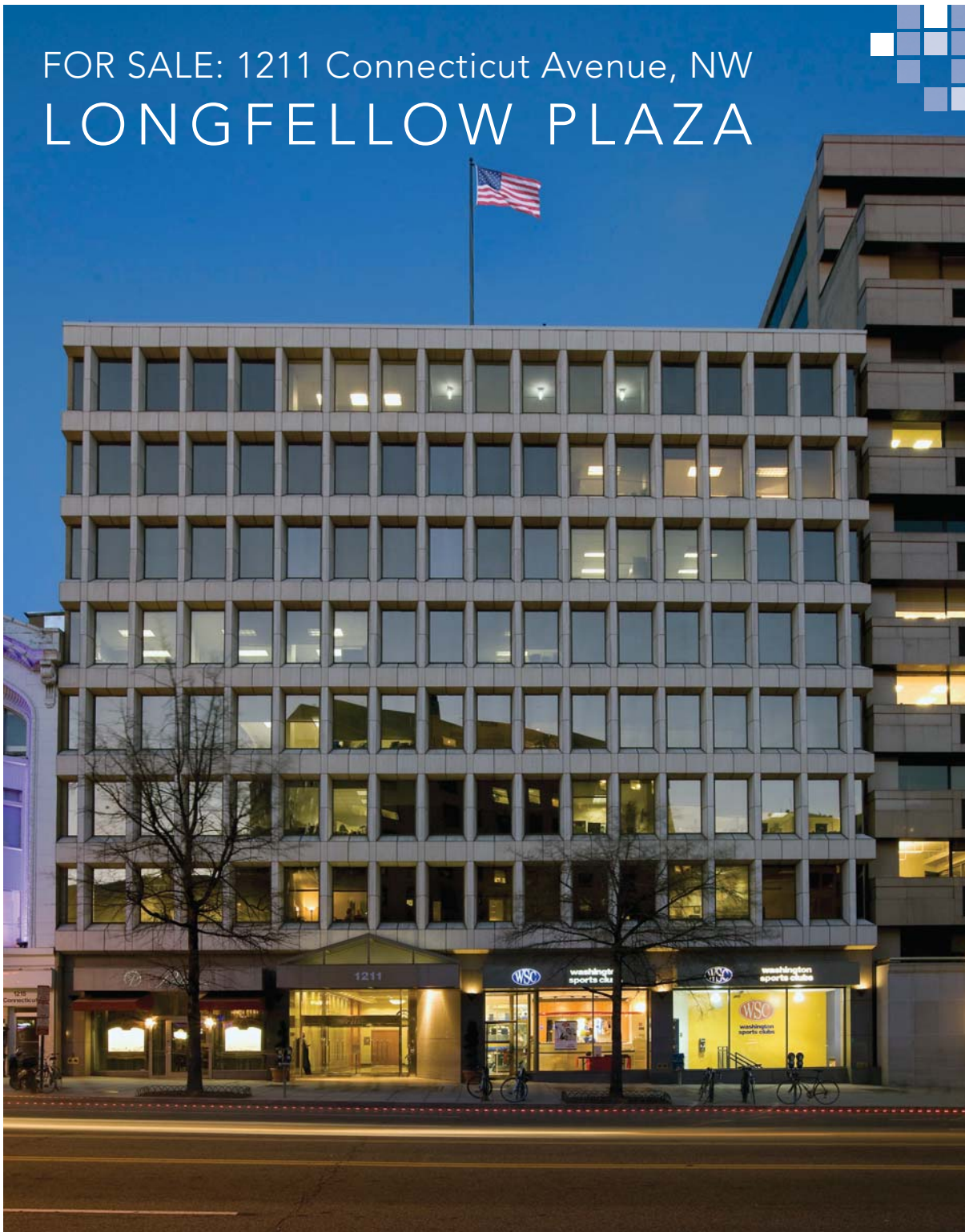


FOR SALE: 1211 Connecticut Avenue, NW LONGFELLOW PLAZA



THE OFFERING

Transwestern's Institutional Commercial Group (ICG) has been retained as the exclusive agent to market a 100% fee simple interest in Longfellow Plaza located at 1211 Connecticut Avenue, NW (the "Property") in Washington, DC. This eight-story core-plus office building measures 125,119 square feet and is located in the heart of Washington, DC's Central Business District (CBD). The Property is 99% leased to 25 high caliber tenants mitigating credit risk while providing stable cash flow.

INVESTMENT HIGHLIGHTS

- 99% leased with two vacant suites totaling 1,464 square feet
- Property is multi-tenanted with staggered lease rollover providing stable cash flow
- Diverse tenant roster includes: International Resources Group, Washington Sports Clubs and US Soccer Foundation
- Only 18% of the space rolls in the first five years
- Opportunity to capitalize on recent capital improvement program and push in-place rents which are 15% below market
- Property will be delivered substantially below replacement cost and free and clear of debt

PROJECTED NET OPERATING INCOME YEAR 1:
\$3,000,000 / \$24.00 PSF

LONGFELLOW PLAZA | 1211 CONNECTICUT AVENUE, NW

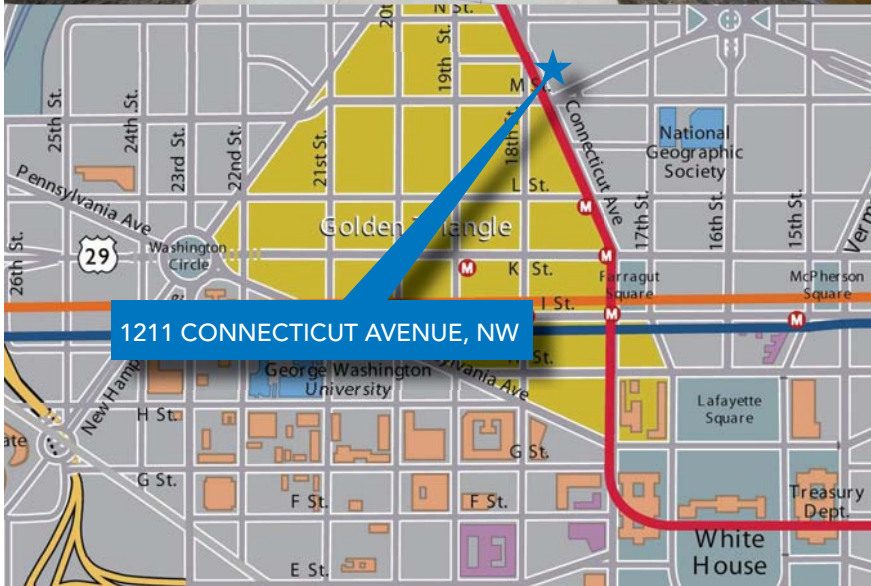


PROPERTY HIGHLIGHTS

- Attractive 125,119 square foot, multi-tenant office building
- Eight-stories above grade with three-levels of below grade parking (112 parking spaces or 0.9/1,000 sf)
- Above average corner offices due to unique floor plan that easily accommodates both multi-tenant and full-floor user configurations
- Off-center mechanical core maximizes floor plan efficiencies and window lines along all elevations resulting in exceptional glass-to-floor ratio
- \$1.5 million capital improvement plan completed in 2009 includes new elevator systems and comprehensive common area and rest room renovations

LOCATION HIGHLIGHTS

- Strategic CBD location on Connecticut Avenue, a strong office and retail corridor
- Due to the highly desirable Connecticut Avenue address, historical vacancy rates have been extremely low
- Connecticut Avenue micro market, extending from Dupont Circle South to K Street, has a 3% vacancy rate
- Easily accessible by both vehicular traffic and public transportation
- Within three blocks of three Metrorail stations: Farragut North, Dupont Circle and Farragut West
- One of the most sought after areas for local businesses due to close proximity to both the Federal Government and private industry
- Rich amenity base and on-site concierge, security and health club
- Part of the "Golden Triangle" business improvement district which provides additional services to building owners



Deal Contacts

GERALD P. TRAINOR | EXECUTIVE MANAGING DIRECTOR | 202.775.7091 | gerry.trainor@transwestern.net
JAMES V. CARDELLICCHIO | MANAGING DIRECTOR | 202.775.7094 | jim.cardellicchio@transwestern.net
ANDREW J. CZEKAJ, III | ASSOCIATE DIRECTOR | 202.775.7093 | andrew.czekaj@transwestern.net

1667 K STREET, NW | STE 300 | WASHINGTON, DC | 20006 | www.Transwestern-ICG.net

PRINCIPAL CONFIDENTIALITY AND REGISTRATION AGREEMENT

**RE: Longfellow Plaza
1211 Connecticut Avenue, NW
Washington, DC (the "Property")**

Dear Investor:

The undersigned Accepting Party (the "Accepting Party") is interested in obtaining information regarding the property known as 1211 Connecticut Avenue and located at Longfellow Plaza, Washington, DC (the "Property") in order to evaluate the possible acquisition (the "Proposed Transaction") of the Property by Accepting Party from Connecticut Avenue Tower LLC ("Owner").

BlackRock Realty Advisors, Inc. ("Owner's Representative"), acting on behalf of Owner, will not deliver, and will not authorize Transwestern (the "Listing Broker") to deliver, to Accepting Party any information with respect to the Property which may be confidential and/or proprietary in nature unless and until Accepting Party executes and delivers this Principal Confidentiality and Registration Agreement (the "Agreement").

By executing and delivering this Agreement and accepting the Evaluation Materials (as hereinafter defined), Accepting Party hereby agrees as follows:

1. **Confidentiality.** Any information with respect to the Property (collectively, the "Evaluation Materials") provided to Accepting Party by Owner, Owner's Representative and/or Listing Broker and/or any of their respective consultants, agents or representatives (collectively, the "Seller Parties") will be used solely for the purpose of evaluating the possible acquisition of the Property by Accepting Party and will not be used or duplicated for any other purpose. Accepting Party shall keep all Evaluation Materials strictly confidential; provided, however, that such Evaluation Materials may be disclosed to such persons or entities who, because of their involvement with the Proposed Transaction, need to know such information for the purpose of giving advice with respect to, or consummating, the Proposed Transaction (collectively, the "Related Parties"); provided, however, that any such Related Parties shall be informed by Accepting Party of the confidential nature of such information and shall be directed by Accepting Party (and Accepting Party shall cause such Related Parties) to keep all such information in the strictest confidence and to use such information only in connection with the Proposed Transaction and in accordance with the terms of this Agreement. In any event, Accepting Party will be responsible for the Related Parties' compliance with the confidentiality provisions hereof. Accepting Party will not communicate with tenants of the Property without the prior written consent of Owner or Owner's Representative.

2. **Return of Evaluation Materials.** If, at any time, Accepting Party elects not to proceed with the Proposed Transaction, or, upon request of Owner's Representative, Accepting Party will promptly deliver to Owner's Representative all Evaluation Materials received by Accepting Party, whether received before or after the date of this Agreement, without retaining copies thereof.

3. **Brokerage Commissions.** Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Listing Broker. All fees due Listing Broker in connection with the sale of the Property shall be paid by Owner. Accepting Party hereby acknowledges that it is a principal or an investment advisor acting in a fiduciary capacity on behalf of a principal in connection with the possible acquisition of the Property and Accepting Party hereby agrees that it will not look to any of the Seller Parties for any commissions, fees or other compensation in connection with the sale of the Property. Accepting Party represents to Seller Parties that it has not had any discussions regarding the Property with any broker or agent other than Owner's Representative and Listing Broker. Accepting Party hereby agrees to indemnify and hold harmless each of the Seller Parties against any and all costs, loss, liability or expense, including attorney's fees, arising from claims by any other broker or other parties claiming to have had dealings with Accepting Party in connection with the sale of the Property, excluding Listing Broker.

4. **No Disclosure.** Accepting Party shall not (i) disclose the fact that discussions or negotiations are taking place concerning the possible acquisition of the Property or any of the terms thereof, or (ii) conduct any discussions, negotiations or make any inquiries concerning the possible acquisition of the Property with any other person or entity (including tenants) except for Owner and Listing Broker, except as may be expressly permitted elsewhere in this Agreement and, in such case, only in strict accordance with the provisions hereof. In the event that Accepting Party or a Related Party becomes legally compelled to disclose all or any part of the Evaluation

Materials, Accepting Party will provide Owner's Representative with prompt written notice (at BlackRock Realty Advisors, Inc., 300 Campus Drive, Florham Park, NJ, 07932, Attention: Mario Mirabelli) so that Owner may seek a protective order or other appropriate remedy and/or waive compliance with the provisions of this Agreement. Accepting Party acknowledges that damages may be inadequate to protect against breach of these provisions and therefore agrees in advance to the granting of injunctive relief as described above in Owner's favor without proof of actual damages, in addition to any other remedies available at law or in equity. In the event that such protective order or other remedy is not obtained, or that Owner waives compliance with the provisions of this Agreement, in such instance, Accepting Party will furnish only that portion of the Evaluation Materials which is legally required and will exercise best efforts to obtain reliable assurance that confidential treatment will be accorded the Evaluation Materials. Accepting Party shall reimburse Seller Parties for all costs and expenses, including reasonable attorneys' fees incurred by Seller Parties in successfully enforcing Accepting Party's obligations under this Agreement.

5. No Representations by Seller Parties. None of Seller Parties make any representations or warranties as to the accuracy or completeness of the Evaluation Materials or that actual results will conform to any projections contained therein. Owner, Owner's Representative and Listing Broker expressly disclaim any and all liability for representations or warranties, express or implied, contained in the Evaluation Materials, or in any other written, oral or other communications transmitted or made available to Accepting Party by Seller Parties, including, without limitation, computer disks containing files with financial data or projections. Accepting Party acknowledges and agrees that all Evaluation Materials made available to Accepting Party are made available as a convenience and accommodation only and Accepting Party expressly disclaims any intent to rely on any such materials and agrees that it shall rely solely on its own independently developed or verified information.

6. No Obligation Owner is under no legal obligation of any kind whatsoever with respect to the Proposed Transaction by virtue of this Agreement, the delivery of any Evaluation Materials, any discussions concerning the Proposed Transaction or otherwise, unless and until a binding written agreement is executed and delivered by all parties thereto. Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers regarding the Property and to terminate discussions with any person or entity at any time with or without notice.

7. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State in which the Property is located which is applicable to contracts made and to be performed wholly within such State. Please indicate Recipient's agreement to, and acceptance of, these terms of confidentiality by signing the enclosed copy of this letter where indicated and returning it to TW at your earliest convenience.

**TRANSWESTERN CAREY WINSTON, L.L.C.,
D/B/A TRANSWESTERN**

If you are in agreement with the foregoing, please sign this Agreement and return to **Jim Cardellicchio (Fax: 202-296-2647)**.

ACCEPTING PARTY:

ACCEPTED AND AGREED TO

THIS _____ DAY OF _____, 2009

Signature: _____

Name (Printed): _____

Email: _____

Title: _____

Company: _____

Address: _____

Phone: _____

Fax: _____

HARD COPY OFFERING MEMORANDUM

ELECTRONIC OFFERING MEMORANDUM