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FEDERAL CAPITAL PARTNERS AND SELF STORAGE ZONE OPEN NEW DC FACILITY AFTER REDEVELOPMENT OF 645 TAYLOR STREET, NE

Chevy Chase, MD, January 8, 2014 – Joint venture partners Federal Capital Partners® (FCP) and Self Storage Zone announce the opening of the Taylor Street Self Storage Zone. The 1,034-unit facility is the result of the redevelopment of 645 Taylor Street, NE, the former Capital Area Food Bank, into a three story, 78,600 square foot, 100% climate-controlled, self-storage facility. The facility offers storage ranging from 5' x 5' lockers to garage sized 10' x 30' units and is well-located in the Brookland submarket of Washington, DC, one block from Catholic University and six blocks from the Brookland/CUA Metro station.



Customers will enjoy features including:

- Interior loading
- Free use of a van for tenants use during move in
- Access to a box moving truck and Self Storage Zone driver – an option unique to Self Storage Zone in the Washington market
- Delivery acceptance service during office hours
- Office hours 7 days a week with later hours on Thursdays and Fridays to facilitate weekend storage use
- Access to storage units 365 days a year from 6 AM to 10 PM

Self Storage Zone Principal, Diane Tipton, noted, "We are pleased to provide a well managed, state-of-the-art self storage facility with a high level of service and amenities to communities that have previously needed to travel outside the District."

"Diane Tipton and the Self Storage Zone team have proven to be excellent local partners, delivering this project on-time and under budget into a market with robust demand." said FCP Vice President for Commercial Acquisitions, Drew Odabashian.

About Self Storage Zone

Self Storage Zone ("SSZ") is a developer and operator of Self Storage Facilities in the Washington, DC metropolitan area and Florida. SSZ has developed, currently has under construction, or has acquired and managed approximately 3.8 million gross square feet of space in 36 self-storage projects in Florida, Maryland, New Jersey, New York and Virginia since 1995. The company is actively looking for new development opportunities in the Washington, DC metropolitan region. For information on our current projects, please visit www.selfstoragezone.com.

About Federal Capital Partners

Federal Capital Partners (FCP) is a privately held real estate investment company that has invested in or financed more than \$3.0 billion in assets since its founding in 1999. FCP is seeking equity, preferred equity and mezzanine debt investments in commercial and residential real estate throughout the Mid-Atlantic region, including Washington DC, Maryland, Pennsylvania, Virginia, Delaware, West Virginia, New Jersey and the Carolinas. FCP buys assets directly as well as through joint ventures with local operating partners. The firm, based in Chevy Chase, MD, owns and manages in excess of \$2.3 billion in assets. FCP is currently investing its second investment fund, a \$529 million commingled, discretionary fund closed in 2012. For further information on FCP, please visit www.fcpdc.com.

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