



For immediate release

News media contact: Leslie Braunstein

703/234-7762, info@lhbcommunications.com

Company contact: Steve Schwat, 703/875-0572

UIP ACQUIRES, RENOVATES FORECLOSED D.C. APARTMENT BUILDING

“The Shelby” To Deliver in June 2009;

Sister Property “The Shelburne” Also Undergoing Renovation

Washington, D.C., November 3, 2008 – Urban Investment Partners (UIP) of Washington, D.C. has begun a full-building rehabilitation of a foreclosed 21-unit rental apartment building, “The Absecon,” located at 1706 T Street, N.W. in the city’s trendy Dupont Circle-Adams Morgan neighborhood. With its \$60 million Washington Residential Fund II (WRF II), UIP purchased the property from Adams Bank in September, 2007 and recently began selective demolition as the first step of a \$2 million “gut” renovation that is expected to be completed by June of 2009. The new building will be renamed “The Shelby.”

“This property was in such deplorable condition, with 60-year-old stoves, holes in the walls and ceilings, an obsolete and leaky steam heating system, and more,” said Steve Schwat, UIP Principal. “It needs a complete renovation, and we are just the team to do it right. We are significantly increasing the value of a previously uninhabitable property, thus enhancing the city’s tax base and the neighborhood’s quality of life.”

The Absecon, originally constructed about a century ago, had 21 licensed units plus two unlicensed units in the basement. When renovated, The Shelby will yield a total of 24 units: five in each of the four above-ground levels and another four with outdoor patios on the “garden” level. All of the new apartments will have “condo-level finishes” including granite countertops, stainless steel appliances, concealed television and Internet wiring, central HVAC, and much more. UIP’s contract with DC Access will provide broadband wireless access to all of the apartments at a lower rate than either cable or DSL. Kastle Systems will monitor the renovated building’s access and video security cameras. The building also will feature a boutique hotel-style residents’ lobby.

The Shelby offers a prized location along the 17th Street corridor, lined with shops and restaurants and straddling the DuPont Circle and Adams Morgan neighborhoods. The building is situated just two blocks from the DuPont Circle Metro stop, providing quick and easy access to the rest of the city and suburbs.

Just a block away from The Shelby is another property that UIP acquired in 2008 through WRF II, "The Shelburne," a 63-unit apartment building. UIP will soon begin renovating this building's common areas including expansive gardens along 17th Street. The redesigned building entry will include a new lobby and front door with a new awning. The renovation also will include hallway improvements, new apartment entry doors, laundry room, bike storage, added parking, and a Kastle video monitoring security system. This renovation, which is being conducted while the building is still occupied at no cost to tenants, is expected to be completed by the end of November.

Founded in Washington, D.C. in 2001, UIP is a leading real estate investment and asset management organization known for innovative and profit-oriented property investment. Its core activity is the creation and management of private property funds designed to maximize returns for its investors. UIP is currently closing WRF II and seeking candidates for two additional real estate investment funds focused on properties in Washington, D.C.: WRF III, another value-add fund, and the Small Residential Apartment Fund. For more information about UIP and/or its funds, contact Steve Schwat at 703/740-8399.



Urban Investment Partners has begun a full renovation of a foreclosed apartment building at 1706 T Street, N.W. in Washington, D.C. to be renamed "The Shelby." From left to right are: David Yampolsky, Lada Whisler, Michael Denis, Steve Schwat, Heath Wilkinson, Chris Heisy, Jennifer Harvey, Peter Bonnell, and Steve Cox.