

AVANTI PROPERTIES GROUP

ACQUISITION ALERT

APRIL 2009

AVANTI INVESTS IN SUBURBAN WASHINGTON, D.C.

This month, Avanti acquired Largo West, a 16.9-acre site zoned for a mix of office, residential, and retail uses in Largo, Maryland, a suburb of Washington, D.C. Largo West is located at the intersection of the Capital Beltway (I-95/495) and Central Avenue and is one-third of a mile south of the Largo Town Center Metrorail Station. Avanti purchased Largo West in conjunction with Upshire Realty, and the investment was facilitated by Walter McRackan of McRackan Properties and Jack Valdes of Alan Jacobs Real Estate.

Avanti underwrote its investment with the belief that the Washington-area real estate market ultimately will regain its vibrancy, and that demand for land will in turn re-emerge. Until then, the weak market creates an excellent opportunity for Avanti to use its equity capital to bank the site and wait for the market to recover.

For nearly 30 years, Avanti has dedicated itself to land investment, focusing on well-located sites in fast-growing metropolitan areas. Today, Avanti owns land that can accommodate over 30,000 dwelling units, and we believe that the current market will present further opportunities to pursue additional investments. We continue to work with experienced local land development partners who benefit from having a strong equity partner for medium- to longer-term land development projects requiring between \$5 million and \$50 million in equity capital.

For more information on Avanti, or to discuss any specific proposals, please contact any of the following by telephone at 407-628-8488 or via email.

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