



CALKAIN REALTY ADVISORS
a division of Calkain Companies, Inc.

4600 W Cypress Street, Suite 110 • Tampa, FL 33607
T (813) 282-6000 • F (813) 282-6098

For Immediate Release

Contact: David Sobelman
813.282.6000

**Washington, DC (Northern Virginia)
Net Lease Investments Offered For Sale**

Riverton Commons Sites Provide Net Lease Investments in Prime Areas

Reston, Va, March 10, 2010 – Despite the current debt market, increasing cap rates, and widening spreads, Washington, DC area investment opportunities are still among the most sought after in the nation. Edens & Avant (a New York Stock Exchange National Shopping Center REIT) has chosen Calkain Companies to broker four ground leases at its Riverton Commons center.

Jonathan Hipp, President of Calkain Realty Advisors, the private market division of Calkain Companies, and Rick Fernandez, Assistant Vice President, will lead the marketing and transactional efforts for four absolute net leased ground lease investments in the Washington, DC suburban Virginia market. The four ground leases, located in Edens & Avant's Super Wal-Mart/Lowes anchored Riverton Commons Center in Front Royal, Virginia are fully occupied. The properties offered for sale are Cracker Barrel, Applebee's, Starbucks and Checkers. Located just off Interstate 66 and a few minutes from the intersection of Route 66 and Interstate 81 Riverton Commons is ideally situated to appeal to the vast number of daily commuters in the area.

"The intrinsic value of the real estate coupled with a per unit price point of \$1MM to \$1.6MM offers a unique opportunity for the average investor to purchase these assets," explained Fernandez. "The Washington, DC area has national appeal and the combination of the real estate, strong anchors and the tenant mix make these highly attractive to a passive investor," Hipp continued.

Calkain Companies is a full service real estate brokerage firm with a national scope focusing on single and multi tenant retail, industrial, and office net leased transactions. Calkain has offices in, Reston, VA (Washington, DC) Tampa, FL, and McHenry, MD. Additional information about the firm and its listings may be found at www.calkain.com.