



**Vesta Corporation Announces Redevelopment of Highland Terrace
Apartments in Southeast Washington D.C.**

**Redevelopment Deal to Include More than \$7.1 Million in Improvements to
Troubled Apartment Community**

WEATOGUE, Conn.—October, 2014—Vesta Corporation today announced that it is undertaking the complete rehabilitation and redevelopment of Southeast Washington D.C.'s Highland Terrace Apartments, a 124-unit apartment community formerly known as The Gregory Apartments. Construction on the troubled property will begin in November and will include more than \$7.1 million in renovations and green housing improvements. The deal was funded through a variety of affordable housing funds and initiatives, including a FHA-insured first mortgage, tax-exempt bonds, Low Income Housing Tax Credits and funds from the Housing Protection Trust Fund and the District of Columbia Sustainable Energy Utility.

Scope of Redevelopment Project & Upgrades

With a previous vacancy rate of nearly 50%, The Gregory Apartments was not only in default on its mortgage but also in need of improvements. Vesta Corporation will devote an average of \$50,000 to each of the property's 124 apartments, with significant funds being devoted to green building designs that will improve energy efficiency, including new thermal windows, energy efficient appliances and water conserving plumbing upgrades.

Highland Terrace's 124 apartments feature two and three bedroom spacious apartment homes. Seven apartments will become 100 percent ADA compliant, featuring widened doorways, redesigned kitchens and enlarged bathrooms. Other improvements to the community will include installation of a closed circuit TV security system and construction of handicap accessible ramp systems in parking areas.

Dedicated to developing safe, stimulating communities for its residents, Vesta Corporation will add a new playground and picnic area and revitalize Highland Terrace's Community Center. The new Learning Center will feature ample office space for management staff as well as new computers with Internet access. Residents will also enjoy educational programs that will be modeled on already successful programs offered at Vesta Corporation properties in Washington D.C. and Ohio. Highland Terrace's Learning Center will offer resident-centered learning opportunities for children and adults, including GED test preparation and a youth curriculum developed by a local non-profit education partner.

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About Vesta Corporation

Headquartered in Weatogue, Conn., Vesta Corporation develops, manages and owns affordable housing. Vesta specializes in redeveloping distressed, affordable housing communities, adding value through revitalization, sound management, and by investing in both the company's real estate and its residents. Since 1981, Vesta principals Steven Erie and Arthur Greenblatt have closed approximately \$1 billion in financing. Vesta currently manages 29 affordable housing communities in Connecticut, New Jersey, Ohio and Washington, D.C with nearly 5,000 apartments. Visit Vesta online at www.vestacorp.com.