The primary focus of Comstock Holding Companies, Inc. (NASDAQ:CHCI) is real estate asset management and development. Comstock is a full service real estate organization with significant experience, focused on enhancing value of real estate assets by leveraging the diverse expertise of its management team and its vertically integrated development supply chain subsidiaries.

In early 2018, assets under management (“AUM”) represented almost $3 Billion in value upon completion. Comstock’s new business plan and enhanced operating platform is positioned for growth.
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COMSTOCK OVERVIEW

Comstock has delivered thousands of residential units (single-family homes, townhomes, condominiums, and apartments) as well as millions of SF of mixed-use developments (commercial and residential), trophy class and class-A office and retail spaces, civic and community facilities, and major public infrastructure projects developed through public-private partnerships. While Comstock currently focuses primarily on the Washington DC Metro region, we have completed a wide range of developments in multiple east coast markets.

The commercial and residential capabilities of the Comstock organization are now combined under one public company: Comstock Holding Companies Inc. (NASDAQ: CHCI).

This combination leverages the diverse capabilities and relationships developed over 30+ years by Comstock’s homebuilding and commercial development operations while separately operated.
COMSTOCK HOLDING

The combination of the commercial and residential capabilities of the Comstock organization represents a powerful combination of experience, skill, and management expertise. Comstock Holding Companies, Inc. (NASDAQ: CHCI) operates primarily through two real estate focused platforms:

CDS Asset Management ("CAM") provides real estate development, asset and property management services.

Comstock Real Estate Services ("CRES") provides development supply chain services through vertically integrated operations focused on capital market services, CRE mortgage brokerage, environmental consulting and remediation, design and development services.
CDS ASSET MANAGEMENT, LC

CDS Asset Management ("CAM") provides real estate development, asset management and property management services to institutional and private owners of real estate assets. With a stabilized portfolio and development pipeline that includes millions of square feet of mixed-used developments located above and around key metro stations in the Dulles Corridor, Comstock is at the forefront of the urban transformation of one of the best real estate markets in America. Key assets under management include:

- Reston Station
- Loudoun Station
- MOMENTUM at Shady Grove Metro
- Historic Downtown Herndon Redevelopment
Among the most anticipated transit oriented developments in the Washington DC region, Reston Station is already home to more than a thousand residents, numerous corporate offices, retailers and restaurants. Strategically located mid-way between Tysons Corner and Dulles International Airport, Reston Station is being developed through a public-private partnership between Comstock and Fairfax County. Reston Station is quickly becoming Fairfax County’s urban core in the Dulles corridor.

- **3-5 Million SF** Mixed-Use Development
- **2 Million SF** Trophy Class and Class A Office*
- **300,000 SF** Restaurants, Shops, and Retail*
- **250** Key Full Service Hotel
- **200** Key Boutique Hotel
- **Starbucks, Founding Farmers, Sweet Leaf, Orange Theory Fitness, Nordine Salon, Bank of America, and Wells Fargo**
- **3,000+ Residences***
- **100+** per hour Commuter Bus Terminal**
- **2,300** Dedicated Commuter Parking Spaces**
- **5,000+** Residential, Retail, Office, and Hotel Parking Spaces*
- **Urban Pop** A unique mix of exciting pop up retailers**
- **2** Kiss & Ride Facilities

*1st Phase Now Open  |  ** Now Open

Visit Restonstation.com
Loudoun County’s only Metro-connected community, Loudoun Station, is located at the terminus of Metro’s new Silver Line. Connecting Loudoun County and Dulles International Airport, to Reston, Tysons, downtown Washington, DC, and the entire metropolitan region, the Silver Line is transforming the Dulles Corridor. Already home to more than 750 residents, numerous restaurants, bars, entertainment venues, retailers, corporate offices, and a 1,500+ space Metro parking garage developed by a public-private partnership between Comstock and Loudoun County, and nearby the recently announced Headquarters of U.S. Customs and Border Patrol agency, Loudoun Station’s quickly expanding urban core is becoming the urban focal point of Loudoun County.

- **1.5 Million SF** Class A Office*
- **250,000 SF** Restaurants, Shops, Retail, and Entertainment Spaces*
- **11** Screen AMC Theatre**
- **200** Key Full Service Hotel
- **Headquarters:** Loudoun County’s Department of Economic Development, 1 Cadre, Bank of New York
- **Burger21, Blackfinn Ameripub, Famous Toastery, Señor Tequila’s, Title Boxing Club, the Zone, Kumon, Pulse Inferno, First Impression Dental, FVCbank, Chai Coffee Cafe, Comprehensive Primary Care, Nail Society Spa**

*1st Phase Now Open | ** Now Open

Visit [Loudounstation.com](http://Loudounstation.com)
Set in one of Montgomery County’s most transit-friendly communities, MOMENTUM will offer 110 affordable rental residences. MOMENTUM is located at the terminus of Metro’s Red Line across the street from the Shady Grove Metro Station. Financing of this unique all-workforce-housing community was arranged through a combination of federal, state, and local tax-credit grants. MOMENTUM | Shady Grove Metro features include:

- Studios, one and two bedrooms
- Well appointed kitchens, bathrooms and closets
- Secure four-story building
- Private parking garage
- Private roof top amenity
- Fully equipped fitness center
HISTORIC DOWNTOWN HERNDON REVITALIZATION

The redevelopment of Herndon’s historic center, a key objective of Herndon’s Town Council, will enhance the vibrant and historic downtown neighborhood. The revitalization is the result of a public-private partnership between Comstock and the Town of Herndon and will include replacement of a shuttered auto dealership with 281 residential apartments, 20,000 square feet of prime retail space, an 18,000 sf performing arts center, and a 761 space public parking garage. Already the Center of Herndon’s Cultural identity, the redevelopment will enhance the pedestrian experience of residents, retailers, and visitors alike.

- **18,000+ SF** of mixed use development
- **281** Luxury Residential Units
- **20,000+ SF** of Retail Space
- **18,000 SF** Performing Arts Center
- **761 Space** Parking Garage
- **Bicycle-Friendly Amenities**
- **Public Plazas and Event Spaces**
- **W&OD Trail**

Arts Plaza
Comstock Real Estate Services, LC ("CRES") provides development supply chain services through vertically integrated subsidiaries that draw on the expertise and relationships of the entire Comstock organization to provide value-add services to its clients. Whether capital market services, commercial mortgage and real estate brokerage, or environmental consulting remediation services, the CRES team is positioned to enhance the value of its client’s assets.
COMSTOCK ENVIRONMENTAL SERVICES, LC

Delivering environmental consulting and environmental remediation services to clients throughout the Mid-Atlantic region. Our expert team of engineers, geologists, and scientists have decades of experience and can provide a site specific solution for any environmental project from Environmental Due Diligence to Site Assessments to Site-Specific Remediation.
Comstock Homes has delivered thousands of homes to satisfied customers throughout the Mid-Atlantic region and in other key southeastern markets. Comstock’s extensive experience developing virtually every type of housing product has uniquely positioned Comstock to create some of the most compelling living spaces. Our 30+ year track record of successful projects has earned Comstock a reputation for developing properties that are *worthy of the investment.*