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For transaction inquiries, contact:
Robb Bollhoffer, Strategic Capital Partners
630.522.0505, ext. 12
rbollhoffer@strategiccapitalpartners.net

For media inquiries, contact:
Amy Hensley, BUILD Marketing Communications
317.697.3554
amyhensley@buildmarcom.com

New Commercial Developments Coming to Fast-Growing Cedar Park, Texas

Dennis McDaniel and Strategic Capital Partners acquire 129 acres of undeveloped land in the Austin, Texas area

Austin, Texas, March 15, 2007—Commercial growth continues in Cedar Park, Texas with the acquisition of 129 acres of undeveloped land by Dennis McDaniel, co-founder of Merit Texas Properties, a Texas-based real estate company. The acquisition was completed in partnership with a commingled fund managed by Strategic Capital Partners, a real estate investment management company based in Chicago.

The site will have 2,799 square feet of frontage on the new 183A Tollway, which will be completed in March 2007. The immediate area has a number of large developments under construction totaling \$250 million, including the 151-bed Cedar Park Hospital, the Cedar Park Town Center, and a Target-anchored retail center. Over the next several years, the site will be developed for medical, commercial and retail purposes to serve the city of Cedar Park.

“With more than one-half mile of frontage on the newly-opened highway 183A, our site offers the best commercial and corporate development opportunities in Cedar Park,” said Dennis McDaniel. “I am pleased and proud that I can bring these opportunities to fruition with Strategic Capital Partners.”

“This acquisition represents an opportunity to purchase land in the path of growth with an experienced local partner,” added Robb Bollhoffer, Vice President of Acquisitions at Strategic Capital Partners.

An Austin resident and community leader, Mr. McDaniel has been responsible for the acquisition, development, disposition, and management of more than 5,000 apartment homes and 4 million square feet of office and light industrial properties.

Strategic Capital Partners, LLC (SCP) is a privately held, real estate investment management firm that employs a value-added investment strategy of acquiring multi-family, office, industrial and retail properties via joint ventures with experienced local real estate operators. SCP is focused on properties across the United States that can be repositioned, re-leased and/or redeveloped. The company is headquartered in Chicago with offices in Indianapolis and New York. Learn more about SCP at www.StrategicCapitalPartners.com.

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