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Strategic Capital Partners Achieves Investment Milestones

Value Enhancement Fund exceeds one-half billion dollars of capital investment

Chicago, Illinois, May 1, 2007— In just 15 months, Strategic Capital Partners, via its Strategic Partners Value Enhancement Fund (a discretionary real estate investment fund) has reached two milestones in investment activity. The company has closed **22 transactions** totaling more than **\$500 million** in total capital, with more than **\$100 million** in committed equity.

“I am extremely proud of the entire SCP team for their efforts in reaching these levels,” said Gene Zink, Chief Executive Officer of Strategic Capital Partners. “This achievement speaks to the experience, dedication and skill of every team member in completing complex real estate transactions.

“Furthermore, we are on target to double this activity and achieve more than \$1 billion in total capital and \$250 million in equity by the beginning of 2008.”

Added Rick Hurd, President, Strategic Capital Partners, “I’m very pleased with our portfolio and the quality of our operating partners. Our portfolio is diversified by market, property type and risk profile. Our investments include a number of multi-family projects, several industrial and office portfolios, three development deals and some large tracts of land, all of which are located in high-growth markets. Our partners have included very experienced local and regional real estate operators as well as a number of national real estate companies, including Hamilton Partners, Kennedy Wilson and Orion Residential.”

Strategic Capital Partners, LLC (SCP) is a privately-held, real estate investment management firm that employs a value-added investment strategy of acquiring commercial and multi-family properties via joint ventures with experienced 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.net.

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