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## **Strategic Capital Partners and Single Tenant Net Lease Advisors Sell Bay Shore Industrial Portfolio**

*Sale price of \$7.7 million results in IRR of 51%*

*Long Island, New York, January 30, 2008*—Strategic Capital Partners (SCP) through its fund, Strategic Partners Value Enhancement Fund (SPVEF), along with its partner, Single Tenant Net Lease Advisors, have sold three, 100% occupied, single-story industrial buildings totaling 75,421 square feet in Bay Shore, Long Island. The sale price was \$7,700,000, or \$102 per square foot.

Acquired in October 2006, the three properties were fully leased to Air Industries Machine Corporation (AIM) on a 20-year NNN lease. AIM is a public company that has been in business since 1972. They are engaged in the manufacturing and design of precision parts for the aircraft industry.

“This transaction is indicative of our successful investment strategy of acquiring smaller, value added properties with local real estate operators,” said Tim McCain of Strategic Capital Partners. “We acquired the portfolio at an attractive price and made minor upgrades to the properties. The lease was finalized with Air Industries on a long-term basis, then the property was financed with long-term debt, with the goal of selling it to an exchange-type buyer.”

The principals of Single Tenant Net Lease Advisors have more than 25 years of experience in the real estate industry, specifically in New York, New Jersey and Pennsylvania.

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](http://www.StrategicCapitalPartners.net).

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