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For transaction inquiries, contact:
Fred Scott, Strategic Capital Partners
212.813.8392
fscott@strategiccapitalpartners.net

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

Strategic Capital Partners, Global Asset Alternatives Team Up to Invest in Florida Property

Destin multi-family project poised for long-term success

Destin, Florida, January 6, 2009—Strategic Capital Partners, LLC (SCP) through its fund, Strategic Partners Value Enhancement Fund, has participated in the recapitalization of a 300-unit, Class A multi-family property in Destin, Florida through a partnership sponsored by Global Asset Alternatives (GAA), an Atlanta-based owner and operator. The partnership invested \$9.4 million of equity into the property and assumed an existing loan from the Federal National Mortgage Association (Fannie Mae).

“Strategic Capital Partners is pleased to partner with an organization with such a strong reputation and track record as Global Asset Alternatives,” said Fred Scott, Vice President of Acquisitions of SCP.

Added Dennis Pemberton, Managing Partner and CEO of GAA, “The current challenging capital markets environment has created opportunities to invest in attractive projects with exceptional prospects for long-term success. Our partnership with SCP and the existing ownership group created a win-win situation for all parties.”

Strategic Capital Partners, LLC 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.

Global Asset Alternatives, LLC is a private real estate investment company based in Atlanta, Georgia. The firm’s principal business is the acquisition, development and operation of high quality real estate assets.

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