



2009-02

For Green Initiative inquiries, contact:
Will Zink, Strategic Capital Partners
212.813.8392
wzink@strategiccapitalpartners.net

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

Strategic Capital Partners Adopting Green Building Initiatives

*Practices will result in both environmental and economic benefits
for the company, its investment partners and tenants*

Indianapolis, Indiana, March 9, 2009— In order to build and operate environmentally and socially responsible, healthy and prosperous workplaces that improve the quality of life of its customers, Strategic Capital Partners, LLC (SCP) is committed to the adoption of Green practices and building techniques that are not only good for the environment, but also provide both short- and long-term economic benefits for investors, developers, building owners and occupants.

“Adopting sustainable construction and property management practices is important for a number of reasons,” said Gene Zink, Chairman and CEO of SCP. “In addition to the environmental and community benefits such as improving air and water quality, conserving natural resources and enhancing occupant comfort, our commitment to these initiatives will result in reduced operating costs, enhanced asset value and improved employee productivity and satisfaction.”

Currently, all existing Strategic Capital Partners projects are being evaluated to determine levels of efficiency and sustainability. Specifically, energy audits are being conducted with new HVAC, plumbing and electrical systems being installed where needed. Also, environmentally-friendly cleaning products and processes are being introduced. Some properties may be submitted to the United States Green Building Council for LEED certification.

All future projects, beginning with the due diligence process, will also be evaluated, and sustainable practices will be implemented where feasible. The initial costs to implement Green and sustainable standards will ultimately be offset by decreased operating costs due to energy savings, improved return on investment and increased occupancy ratios.

Added Zink, “Given the heightened demand for Green construction and improvements in sustainable materials, SCP is focused on aligning Green building with its business and investment objectives. By providing building occupants healthier and more productive work settings, we can marry environmental sustainability with financial sustainability.”

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 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.net.

SCP is a proud member of the United States Green Building Council (USGBC) and the Central Indiana Clean Air Partnership (CICAP). The USGBC organization and its LEED rating system has become the standard in evaluating projects for the level of possible sustainability.

###