

# Strategic Partners Value Enhancement Fund



Strategic Capital Partners, LLC, acting as manager of Strategic Partners Value Enhancement Fund, is seeking to establish joint venture relationships with experienced real estate operators to acquire real estate investments throughout the U.S. SPVEF is focused on acquiring smaller properties that have value-added potential that can be re-tenanted, redeveloped and/or repositioned to generate superior risk adjusted returns.

To be competitive in today's acquisition environment, the marketplace demands reliability, shorter closing periods and certainty of funds. SPVEF is designed to provide quick and reliable investment decisions with the ability to close within several weeks. We also have the ability to close with 100% equity and bring in post-closing third party debt post closing.

## DEAL MATRIX

	IDEAL	CONSIDERED	EXCEPTIONS
<b>Deal Size (per property)</b>	<ul style="list-style-type: none"> <li>\$10-\$35 million</li> </ul>	<ul style="list-style-type: none"> <li>\$35-\$55 million</li> <li>&lt; \$10 million</li> </ul>	<ul style="list-style-type: none"> <li>&gt;\$55 million</li> </ul>
<b>SPVEF Equity (per property)</b>	<ul style="list-style-type: none"> <li>\$4-\$12 million</li> </ul>	<ul style="list-style-type: none"> <li>\$13-\$15 million</li> <li>&lt;\$4 million</li> </ul>	<ul style="list-style-type: none"> <li>&gt;\$15 million</li> <li>&lt;\$3 million</li> </ul>
<b>Leverage</b>	<ul style="list-style-type: none"> <li>65%-75%</li> <li>Fixed/Floating Rate Debt</li> </ul>	<ul style="list-style-type: none"> <li>75%-80%</li> <li>7 year Fixed Rate Debt</li> </ul>	<ul style="list-style-type: none"> <li>&gt;80%</li> <li>Long Term Fixed Rate Debt</li> </ul>
<b>Asset Types</b>	<ul style="list-style-type: none"> <li>Multi-Family</li> <li>Grocery/Drug/Anchored Retail</li> <li>Community Shopping Centers</li> <li>Industrial/Warehouse</li> <li>Office (Multi-tenant)</li> </ul>	<ul style="list-style-type: none"> <li>Medical Office</li> <li>Student Housing</li> <li>Senior Living</li> <li>Marinas</li> </ul>	<ul style="list-style-type: none"> <li>Mini Storage</li> <li>Hotels</li> <li>Land</li> </ul>
<b>Location</b>	<ul style="list-style-type: none"> <li>Tri Coastal Markets</li> </ul>	<ul style="list-style-type: none"> <li>Other top 52 MSAs</li> </ul>	<ul style="list-style-type: none"> <li>Secondary Markets</li> </ul>
<b>Deal Types</b>	<ul style="list-style-type: none"> <li>Acquisitions</li> <li>Partner Recapitalization</li> <li>Renovations</li> <li>Portfolios</li> </ul>	<ul style="list-style-type: none"> <li>Development</li> </ul>	<ul style="list-style-type: none"> <li>GP Level Investments</li> </ul>
<b>SPVEF Returns (leveraged IRR)</b>	<ul style="list-style-type: none"> <li>18% - 25%</li> </ul> (depends on leverage/risk)	<ul style="list-style-type: none"> <li>15% - 17%</li> </ul> (depends on leverage/risk)	
<b>Structuring Points</b>	<ul style="list-style-type: none"> <li>10% - 13% Preferred Returns</li> <li>Tiered Promotes to Partner</li> <li>Partner Equity of 5%-20%</li> <li>3-5 Year Hold Period</li> <li>No Recourse to Partner</li> </ul>	<ul style="list-style-type: none"> <li>Equity Pledge/Pooling in Lieu of Cash</li> <li>Market Fees to Partner</li> <li>Partner Equity of 5% or Less</li> <li>5-7 Year Hold Period</li> </ul>	

**SPVEF**  
LIMITED PARTNERSHIP

For more information please contact:

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