



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

2010-04

Strategic Capital Partners, LLC Shares NAIOP “Deal of the Year” Award

Relocation of Covanta Energy to Advance@Southgate in Morris Township Wins Coveted Economic Impact Award from NJ Chapter

Indianapolis, Indiana, May 24, 2010—The relocation of Covanta Energy Corporation to Advance@Southgate in Morris Township, New Jersey has earned the “Deal of the Year” award from the New Jersey Chapter of NAIOP, the National Association of Industrial and Office Properties.

The 109,000-square-foot lease was the largest new office lease completed in Morris County in 2009. Covanta occupies the entire fourth floor and additional first-floor space at Advance@Southgate, a 320,000-square-foot, Class A office building that Strategic Partners Value Enhancement Fund owns in a joint venture with Advance Realty.

Covanta conducted a comprehensive search over nearly two years, covering a geographical area of up to 60 miles with dozens of viable options, before choosing Advance@Southgate.

“NAIOP’s prestigious ‘Deal of the Year’ award is a validation of the tremendous efforts by Advance Realty and the partnership’s entire team,” said Richard Hurd, President of SCP. “Brian Banaszynski, VP of Leasing for Advance Realty, led the partnership team that collectively invested hundreds of hours negotiating the long-term lease with initial leasehold value of over \$45 million.”

Covanta is an internationally recognized owner and operator of large scale energy-from-waste and renewable energy projects, providing communities with an environmentally sound solution to their solid waste disposal needs by using municipal solid waste to generate clean, renewable energy. In alignment with their business, Covanta plans to build out their space to LEED specifications.

Since acquiring Advance@Southgate, SCP and Advance have completely redeveloped the entire building as part of a significant capital improvement program, transforming it into a world-class headquarters facility. On-site amenities include a new fitness facility, common conference rooms, full-service cafeteria and expansive parking.

Formed in 2005, 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 across the United States. SCP, through its Strategic Partners Value Enhancement Fund and its Strategic Partners Urban Development Group, has already invested more than \$1 billion in total capital.

The SCP team of veterans has nearly 200 years and \$20 billion of collective real estate investing experience, employing a hands-on, cycle-tested investment approach. The Urban Development Group was formed in 2008 with the mission to redevelop distressed urban communities nationally. Its goal is “triple bottom line investing” – to serve a positive community purpose, develop in an environmentally conscious manner, and provide a good return on investment.

Strategic Capital Partners is headquartered in Chicago with offices in Indianapolis and New York. Learn more about SCP at www.strategiccapitalpartners.net.

-30-