

American Capital Partners Offers a Broad Portfolio of Best in Class Real Estate Acquisition and Management Services

American Capital Partners has one simple guiding philosophy, which is to "identify opportunity, manage risk and create value." As one of the premier players in the commercial real estate market of the Eastern Seaboard region of the United States, American Capital Partners and its coinvestors construct, purchase and manage prime commercial properties in such top tier locations as Washington, DC, Philadelphia, Raleigh Durham, Northern Virginia and suburban Maryland. American Capital Partners functions solely as a principal and not in any advisory or capital allocation role. Instead, American Capital Partners works directly with tenants to structure transactions that maintain solid tenant landlord relationships while enhancing the value of the asset for its investors.

American Capital Partners takes its responsibilities as managing member and operations partner of its projects seriously. Its property management teams maintain complete operational transparency and continuous communications with investment partners so that the most intelligent and well informed management decisions can be made by all parties concerned. The goal of American Capital Partners is to enhance asset value as balanced against managed risk, while underwritten with modest debt levels and sufficient interest, capital and leasing reserves and working capital.

To do this, American Capital Partners formulates strategy, performs extensive due diligence and devises a business plan and plans for operations management and investment realization for each of its properties. The team first analyzes existing operations and tenancies, zoning regulations and possible investment scenarios. Then, during the transition stage, the team puts its due diligence findings into operation, establishes tenant relations on behalf of the new ownership, initiates capital expenditures and implements its new marketing plan. And, during the property operations stage, American Capital Partners regularly analyzes financial performance and potential refinancing options in order to develop alternative asset value enhancement strategies.

As part of the implementation of its operating and business plans, the management team establishes a tenant relations program to ensure a high rate of lease renewals. Features of American Capital Partners tenant relations programs include tenant satisfaction surveys, electronic work order and preventative maintenance systems and emergency preparedness plans. American Capital Partners firmly believes that the most important contribution to long term asset value enhancement is the maintenance of long term relationships.

Leasing isn't American Capital Partners only forte. It also offers construction services for both base buildings and tenant improvements. The construction team performs market and structural assessments for project feasibility with an eye toward value engineering, budget and time restraints within the parameters of building and tenant design requests. Clients enjoy a great deal of flexibility in the financial structuring of their construction projects. Similar Blogs [Acp mid-atlantic](#) -

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