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KTR ACQUIRES 3050 TEAGARDEN STREET IN SAN LEANDRO, CALIFORNIA

New York, NY- October 3, 2012 - KTR Capital Partners ("KTR") announced today that an affiliate closed on the acquisition of 3050 Teagarden Street in San Leandro, CA. The property is a truck terminal facility with 133 doors and approximately 5,475 SF of office. This 12 acre site is a unique infill location less than one mile from I-880, three miles from Oakland International Airport, and nine miles from the Port of Oakland. The facility is fully leased long term to UPS and serves as their primary Bay Area distribution hub.

Brian Gagne, Senior Vice President of Investments at KTR, stated, "3050 Teagarden Street is a top tier terminal asset centrally located in the East Bay that we are purchasing well below replacement cost. This infill location, with its proximity to the San Mateo and Bay Bridges, provides unparalleled access to the dense San Francisco Peninsula & East Bay population as well as the primary freeways serving the region. 3050 Teagarden Street is a mission critical facility in the market that will always be in high demand due to its strategic location and size."

KTR CAPITAL PARTNERS

KTR Capital Partners is a real estate private equity fund manager and operating company specializing in the industrial property sector. Headquartered in New York City with offices in Philadelphia, Chicago, Miami, Las Vegas and Los Angeles, KTR manages a series of discretionary value-add investment funds that target opportunities throughout major markets in North America. KTR's current investment vehicles provide approximately \$3.5 billion of investment capacity. For further information go to www.ktrcapital.com.