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**KTR ANNOUNCES TWO ACQUISITIONS IN THE SOUTH BAY**

**New York, NY- June 1, 2011** - KTR Capital Partners ("KTR") announced today that an affiliate closed on the acquisitions of 3090 East Via Mondo in Rancho Dominguez, CA and 775 West Manville Street in Compton, CA. Both buildings are located in the South Bay submarket and are approximately 7 miles north of the Port of Los Angeles/Long Beach.

3090 East Via Mondo is a 57,600 SF distribution facility situated on approximately 3 acres just south of 91 Freeway and less than a mile from the 710 freeway. The building features 12 dock high positions, and a 185' loading court with over 30 container storage spaces.

The building located at 775 West Manville Street is a 116,263 SF distribution facility positioned on 5 acres just south of the 91 Freeway and less than a two miles from the 710 freeway. The rear load facility features 20 dock high positions, one ground level door and has a rail capabilities. Upon closing KTR plans to modernize and reposition the building.

Brian Gagne, Vice President of Investments at KTR, stated, "Both buildings are highly functional assets that are very well located in the South Bay. The Via Mondo asset is a unique stand-alone building with a large container yard and the Manville Street property, once repositioned with several physical upgrades, will be one of the better available buildings in this port corridor. Recent market activity in the South Bay has shown strong signs of improvement and we believe these assets are well positioned to capitalize on the rebound in leasing activity".

**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 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 billion of investment capacity. For further information go to [www.ktrcapital.com](http://www.ktrcapital.com).