

FOR IMMEDIATE RELEASE

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**KTR ANNOUNCES ACQUISITION OF 3245-3415 VICTOR STREET IN
SANTA CLARA, CA**

New York, NY- July 13, 2011 - KTR Capital Partners (“KTR”) announced today that an affiliate closed on the acquisition of 3245-3415 Victor Street in Santa Clara, CA. The property is a freight distribution campus comprised of five buildings, two of which are cross-dock truck terminals with a total of 130 doors. The site also features a large truck maintenance and repair center. Situated on approximately 12 acres the facility is less than 1 mile northeast of the San Jose Airport and within close proximity of I-880, I-680 and the 101 freeway. The facility is fully leased to FedEx.

Brian Gagne, Senior Vice President of Investments at KTR, stated, “There are less than a half dozen truck terminals of this size and quality in the Bay Area market. The Victor Street site offers both unique scale and superior access to the Silicon Valley and the San Francisco Peninsula population. This is a rare opportunity to acquire a well located, trophy facility with over 12 years of term remaining with FedEx”.

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.