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KTR ANNOUNCES ACQUISITION OF 3690 REDONDO BEACH AVENUE

New York, NY- January 31, 2011 - KTR Capital Partners ("KTR") announced today that an affiliate closed on the acquisition of 3690 Redondo Beach Avenue in Redondo Beach, CA. The 100,697 SF warehouse facility is situated on approximately 6 acres located 3 miles west of the south cargo entrance of the Los Angeles International Airport. The building features 24' clear ceiling height and 14 dock high positions. Upon closing, KTR plans to redevelop and reposition the building with expanded loading, upgraded sprinklers and HVAC systems and new spec office space.

Brian Gagne, Vice President of Investments at KTR, stated, "Opportunities to acquire property in the LAX air cargo corridor are rare. 3690 Redondo Beach Avenue is well located and our capital improvement plans will make it one of the most functional and desirable distribution buildings in the submarket. We had strong prospect activity prior to even closing on the asset."

This acquisition brings KTR's portfolio in Southern California to approximately 5.3 million square feet across 17 buildings located in LA County, Orange County and the Inland Empire.

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.