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Contact

Caroline Lannen
KTR Capital Partners
(484)530-1841
clannen@ktrcapital.com

KTR ANNOUNCES ACQUISITION OF 3855 EAST JURUPA STREET IN ONTARIO

New York, NY- December 8, 2010 - KTR Capital Partners ("KTR") announced today that an affiliate closed on the acquisition of 3855 East Jurupa Street in Ontario, CA. The 300,000 SF bulk warehouse facility is a former Toyo Tire distribution center. Located on 15 acres in the Inland Empire West submarket, the building features 30' clear ceiling height and 20 dock high positions. KTR plans to upgrade and reposition the building in the first quarter of 2011.

Brian Gagne, Vice President of Investments at KTR, stated, "This acquisition was a unique opportunity to acquire a well located, Class A, bulk distribution warehouse in the heart of the IEW. The prime location and our plans to reposition the facility will make this one of the most sought after buildings in the submarket."

This acquisition brings KTR's portfolio in Sothern California to over 4.8 million square feet across fifteen 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.