

FOR IMMEDIATE RELEASE

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**KTR CAPITAL PARTNERS ACQUIRES 605 TERRITORIAL DRIVE IN
BOLINGBROOK, ILLINOIS**

New York, NY - April 18, 2011 - KTR Capital Partners ("KTR") announced today that an affiliate has closed on the acquisition of 605 Territorial Drive in Bolingbrook, IL. The building is situated on approximately 10 acres within the Remington Lake Corporate Center, and is in the I-55 submarket of Chicago. The 182,400 SF rear-load facility features 30' clear ceiling heights, 28 loading docks, one drive in door, an ESFR sprinkler system and is fully air conditioned. The warehouse is currently 52% leased with 88,282 SF available between two adjacent units, each with dedicated offices, loading and parking.

Ryan Stoller, Vice President of Investments at KTR, stated, "This was an off-market deal we completed in an accelerated fashion. The asset is a class A, institutional quality multi-tenant building in the highly sought after I-55 submarket. At our acquisition basis we are very well positioned to capitalize on an improving operating environment here in Chicago."

This acquisition brings KTR's total portfolio in the Chicago market to over 5.6 million square feet.

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.