

FOR IMMEDIATE RELEASE

Contact

Caroline Mokychic
KTR Capital Partners
(484)530-1841
cmokychic@ktrcapital.com

KTR CAPITAL PARTNERS ACQUIRES 9020 JACKRABBIT ROAD IN HOUSTON, TX

New York, NY - January 12, 2011 - KTR Capital Partners ("KTR") announced today that an affiliate has closed on the acquisition of 9020 Jackrabbit Road in Houston, TX. The 315,000 SF front-load distribution facility was developed in 2009 on approximately 19 acres within the Satsuma Station Industrial Park. Located in the northwest submarket of Houston the building is 4 miles northwest of the Beltway and directly off US-290. The building features 30' clear ceiling height, an ESFR sprinkler system, 66 dock high loading positions, and 2 drive in doors. The building is currently 45% leased.

Philip J. Prassas, Senior Vice President of Investments at KTR, stated, "This was a rare, value-add opportunity to acquire a new Class A building on an off-market basis in the Northwest submarket. Houston, with its strong population growth and ties to the energy sector, has performed well during the economic downturn. In fact, the industrial market has posted positive net absorption every year over the last decade which, when coupled with limited new supply in recent years, has pushed market vacancy down to 5%. Presently, there are very few large availabilities remaining in all of Houston which positions us well at Jackrabbit to capitalize on renewed demand for high-quality distribution space. "

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, Las Vegas 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 \$3.5 billion of investment capacity. For further information go to www.ktrcapital.com.