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**Contact**

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

**KTR ANNOUNCES ACQUISITION OF 9425 NEVADA STREET IN REDLANDS, CA**

**New York, NY- December 9, 2010** - KTR Capital Partners ("KTR") announced today that an affiliate closed on the acquisition of 9425 Nevada Street in Redlands, CA. The 390,780 SF bulk warehouse facility is situated on 18 acres in the Redlands section of the Inland Empire East. The building features 32' clear ceiling height and 60 dock high positions. The building is currently 50% leased.

Philip Prassas, Senior Vice President of Investments at KTR, stated, "This asset is a Class A modern facility located in a very desirable submarket of the Inland Empire where we expect continued growth in tenant demand. It is consistent with KTR's strategy to acquire highly functional industrial real estate at a competitive basis that promises attractive risk-adjusted returns."

**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](http://www.ktrcapital.com).