

FOR IMMEDIATE RELEASE

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**KTR ANNOUNCES ACQUISITION OF TWO BUILDINGS LOCATED IN CARSON, CA
& HOUSTON, TX**

New York, NY- March 21, 2011 - KTR Capital Partners ("KTR") announced today that an affiliate closed on the acquisition of 24760 South Main Street in Carson, CA and 6225 West Sam Houston Parkway in Houston, TX. The buildings were acquired as part of a combined transaction totaling 308,875 SF.

The facility located in Carson, CA is approximately 231,000 SF and is located 2 miles from the Port of Los Angeles/Long Beach in the South Bay submarket. The property is 100% leased to an import logistics company. 6225 West Sam Houston Parkway is a 77,875 SF single tenant manufacturing facility located in the Northwest submarket of Houston, TX. It is situated on 7 acres just south of Route 290 and is fully leased.

Brian Gagne, Vice President of Investments at KTR, stated, "This was a unique off-market opportunity to acquire two facilities that are in exceptional locations within their respective markets. The Main Street asset in Carson is a trophy South Bay facility that has been occupied since its construction in 1991 and the Houston asset is a build-to-suit with direct frontage on the Sam Houston Tollway in a location that caters very well to users in the Northwest submarket."

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.