

FOR IMMEDIATE RELEASE

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**KTR ANNOUNCES ACQUISITION OF TWO BUILDINGS LOCATED IN FONTANA,  
CA & SEATTLE, WA**

**New York, NY- September 22, 2011** - KTR Capital Partners ("KTR") announced today that an affiliate closed on the acquisition of two truck terminal facilities - 10661 Etiwanda Avenue in Fontana, CA and 12855 48<sup>th</sup> Avenue in Tukwila, WA. The buildings were acquired as part of a single transaction with North American Terminals Management, LLC and are 100% leased to subsidiaries of YRC Worldwide.

The facility in Fontana, CA is situated on 25 acres in the Inland Empire West submarket and is approximately 1.5 miles southeast of the intersection of the I-10 and I-15 freeways. The site includes two structures, a cross-dock loading building with an associated office area and a maintenance shop building. The cross-dock facility features 165 doors, 485 trailer spaces and 245 car parking spaces.

12855 48<sup>th</sup> Avenue in Tukwila, Washington is situated on nearly 13 acres within South King County. Situated along the I-5 freeway, the location provides easy access to the 405, 167 and 599 freeways. The facility features 128 dock doors, 313 trailer spaces and 105 car parking spaces.

Phil Prassas, Senior Vice President of Investments at KTR, stated "This investment represents an opportunity to acquire two Class A truck terminals in high barrier-to-entry markets at a price below replacement cost with attractive risk-adjusted returns. Both assets are located on large infill sites with high door counts, significant trailer storage and excellent freeway access: a rare and valuable combination for freight carriers. This acquisition complements our growing Southern California portfolio and is KTR's first in the Seattle market. We will continue to pursue opportunities in both markets and look to expand our reach in the Western US."

**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, Los Angeles and Las Vegas, 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).