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KTR ACQUIRES HOFER RANCH BUILDING IN ONTARIO, CA

KTR Capital Partners announced today that an affiliate has closed on the acquisition of 1460 S. Hofer Ranch Road in Ontario, CA. The 656,040 square foot warehouse facility was built in 2008 and is located in the Inland Empire West submarket. The building is adjacent to the Ontario International Airport and is within close proximity of the San Bernardino Parkway (I-10), the Ontario Parkway (I-15) and the Pomona Freeway (SH-60). The building is over 75% leased and currently serves as the main distribution facility for a major footwear and apparel company.

Brian Gagne, Vice President at KTR, stated, "Hofer Ranch is a fantastic class A asset in the heart of the Inland Empire West submarket. The 150,000 square foot availability offers great functionality, abundant loading, excess trailer parking and is well positioned to appeal to a broad range of tenants. We are excited to add this property to our Southern California portfolio which now totals close to 3 million square feet. LA County, the Inland Empire and Orange County are core markets for KTR and we will continue to seek out new industrial acquisition opportunities in 2010."

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