

FOR IMMEDIATE RELEASE

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**KTR ANNOUNCES 1.6 MILLION SQUARE FOOT PORTFOLIO ACQUISITION IN
SOUTHERN CALIFORNIA & LAS VEGAS, NV**

New York, NY- July 6, 2011 - KTR Capital Partners ("KTR") announced today that an affiliate closed on the acquisition of a 1.6 million square foot portfolio of shallow bay distribution space in two of its strategic markets. The deal included a 1.1 million SF, Class A, business park in Las Vegas, Nevada and five Southern California assets totaling 475,000 SF.

The Las Vegas portion of the portfolio consists of a 15 building, 1.1 million square foot, multi-tenant park known as Arrowhead Commerce Center. The buildings range in size from 33,000 SF to 158,000 SF. The park is located approximately one mile east of McCarran International Airport, 4 miles from the Las Vegas Strip and within 2 miles of the I-15, I-215, and I-515.

Brian Gagne, Senior Vice President of Investments at KTR, stated, "The purchase of Arrowhead Commerce Center represents KTR's first acquisition in Las Vegas, a supply-constrained market we have been looking to enter at the right basis. This is a premier business park within minutes of the Las Vegas Strip that we were able to acquire for well below replacement cost. Las Vegas is an extremely competitive market with high barriers to entry and we are excited to now own such a high quality collection of buildings in the heart of the Airport submarket. This portfolio has substantial capital appreciation potential over the long-term."

The five assets in Southern California are comprised of 6 buildings and range in size from 70,000 SF to 121,000 SF. Three of the buildings are located near the Ontario International Airport at 4355 East Brickell Avenue, 4422 Airport Drive, and 302 Rockefeller Avenue. Two buildings are located at 12622 & 12642 Monarch Street in Garden Grove; and the last property is located at 2 Goodyear Avenue in Irvine.

"This portfolio is a collection of high grade assets that offers well located industrial concentrations in two key metropolitan areas of the southwest. This is a tremendous opportunity to add quality product with significant upside to our west coast portfolio" added Brian Gagne.

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.