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KTR CAPITAL PARTNERS ACQUIRES 1120-1140 ELLIS ST. IN BENSENVILLE, IL

New York, NY- December 17, 2009- KTR Capital Partners announced today that an affiliate has closed on the acquisition of 1120-1140 Ellis Street in Bensenville, IL. The 205,540 square foot warehouse facility is situated on nearly 10 acres in DuPage County, and less than one mile west of O'Hare International Airport. The Class A facility was completed in 2008 and features 30' clear ceiling height, 50 exterior loading docks, 4 drive in doors, and 206 car parking spaces. Upon closing KTR plans to invest additional capital to enhance the property, including the installation of state of the art, high efficiency lighting and a substantial landscape program.

Brian D. Milberg, Senior Vice President stated, "This acquisition represented a great opportunity to acquire a newly constructed Class A facility in the heart of the O'Hare market at an attractive basis. As one of the only remaining vacant buildings of this caliber in the DuPage County/O'Hare Market, we believe Ellis Street is well positioned in the marketplace and will enable us to offer tenants a high quality product at a very good value. The warehouse is centrally located, offers great functionality and can be divisible to smaller units. Our portfolio in Chicago now exceeds 5 million square feet and we will continue to actively pursue industrial acquisition opportunities throughout 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