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**KTR CAPITAL PARTNERS ANNOUNCE ACQUISITION OF
CARSON DISTRIBUTION CENTER IN CARSON, CA**

New York, NY- June 7, 2010 - KTR Capital Partners ("KTR") announced today that an affiliate has closed on the acquisition of Carson Distribution Center, located at 1501 East Victoria Street in Carson, CA. The 431,282 SF building is situated on 19 acres in the South Bay submarket, approximately 5 miles north of the Port of Los Angeles/Long Beach. Building features include 30' clear ceiling height, rear loading, 180' truck courts, 65 dock high loading positions, and 2 ground level loading doors. The class A facility was built in 2001 and is currently 100% leased to two tenants.

Brian Gagne, Vice President of Investments at KTR, stated, "This acquisition is an exceedingly rare opportunity to acquire a class A distribution facility in the heart of the South Bay, the nation's top industrial submarket. This is the eighth property added to our Southern California portfolio in the past 6 months and KTR is focused on the continued growth of our presence throughout this industrial market."

John DiCola, Partner at KTR commented, "This acquisition fits in perfectly with our national strategy to focus on the highest quality assets in leading in-fill submarkets that serve major consumer population centers. As a market recovery takes hold this is the type of asset that will out perform."

This acquisition brings KTR's portfolio in Sothern California to over 4.3 million square feet across thirteen buildings located in LA County, Orange County and the Inland Empire.

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.