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**KTR ANNOUNCES ACQUISITIONS IN INLAND EMPIRE EAST**

**New York, NY- April 19, 2011** - KTR Capital Partners ("KTR") announced today that an affiliate closed on the acquisition of 927 East 9<sup>th</sup> Street and 7776 East Tippecanoe Avenue, in San Bernardino, CA. The buildings were acquired as part of a combined transaction totaling 1,025,324 SF.

The building at 927 East 9<sup>th</sup> Street is 415,825 SF, and 7776 East Tippecanoe Avenue is 609,499 SF. The two cross-dock warehouse facilities were developed in 2008 and feature 30' clear ceiling heights, ESFR sprinkler systems and ample dock-high loading. Located in San Bernardino and situated northeast of the intersection of the 10 and 215 Freeways and south of the 210 Freeway the buildings are within the Inland Empire East submarket.

Phil Prassas, Senior Vice President of Investments at KTR, stated, "This was an attractive, and increasingly rare, opportunity to acquire two Class A stabilized assets at a substantial discount to replacement cost in the nation's most dynamic industrial market. These buildings complement our growing Southern California portfolio which now totals approximately 7 million square feet."

**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](http://www.ktrcapital.com).