

FOR IMMEDIATE RELEASE

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**KTR CAPITAL PARTNERS ACQUIRES SANTA ANA DISTRIBUTION CENTER
IN SANTA ANA, CA**

New York, NY- May 5, 2009- KTR Capital Partners (“KTR”) announced today that an affiliate has closed on the acquisition of the Santa Ana Distribution Center, located at 1801-1995 South Standard Avenue in Santa Ana, CA. The 296,000 SF multi-tenant distribution center is located in Orange County in the Airport Industrial Area submarket. The facility is positioned on 15 acres near the intersection of 3 major roadways, The Costa Mesa Freeway (55), the San Diego Expressway (405), and the Santa Ana Freeway (5). Features include 30’ clear ceiling height, ESFR sprinklers, 49 dock high positions, 2 grade level doors, 20,000 SF of office and 286 parking spaces, including 34 truck spaces. The building is currently 100% occupied by two tenants.

Brian Gagne, Vice President at KTR, stated, “This acquisition continues KTR’s strategy to acquire functional, well located properties in high barrier to entry markets. The Santa Ana Distribution Center is one of the best high-bay distribution buildings in the Orange County marketplace. As Southern California is a core market for KTR, we will continue to seek out new industrial acquisition opportunities in LA County, Orange County, and the Inland Empire in 2009.”

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