

FOR IMMEDIATE RELEASE

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**KTR CAPITAL PARTNERS ANNOUNCES 1.2 MILLION SF ACQUISITION IN
INLAND EMPIRE WEST**

New York, NY- January 27, 2010 – KTR Capital Partners (“KTR”) announced today that an affiliate had completed the acquisition of a 5 building industrial portfolio in the Inland Empire West submarket totaling approximately 1.2 million SF. The buildings are clustered around the intersection of I-10 and I-15 and are within 2 miles of the Ontario International Airport. Developed between 2000 and 2005 the modern warehouse facilities range in size from 175,000 to 415,000 SF and feature 30’ clear ceiling heights, ESFR sprinklers, dock high loading and secure truck courts. The portfolio is 100% leased.

Brian Gagne, Vice President of Investments in KTR’s LA office, stated, “This acquisition provides excellent stability and is great addition to our growing portfolio. Southern California is a very important market for us and we are pleased to have grown our presence here in a relatively short period of time. This is KTR’s fifth acquisition in Southern California in the last year and brings our portfolio in the market to nearly 4 million SF.”

KTR’s growing portfolio in Southern California is comprised of 2.5 million SF in the Inland Empire West submarket; 296,000 SF in Orange County; 272,000 square feet in the South Bay; and 790,000 SF in the San Gabriel Valley. KTR entered the Southern California market in late 2007 and completed the bulk of the investments in 2009, including 2201 E. Dominguez in Carson, CA and 1460 S. Hofer Ranch Rd in Ontario which closed in the fourth quarter 2009 totaling nearly 1 million SF.

A. Donald Chase, Partner at KTR stated, “The recent transactions are not only evidence of our efforts to establish a base on the West Coast and in Greater Los Angeles - the largest industrial market in the country - but also demonstrate our ability to transact efficiently and decisively even in an uncertain market environment. In 2010, we will continue to expand our 25 million SF portfolio through direct and alternative investments on behalf of our funds. Our focus will remain investment opportunities that involve exceptional quality real estate at a basis well below replacement cost.”

Darla Longo of CBRE’s Institutional Group marketed the transaction on behalf of the seller.

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.