

FOR IMMEDIATE RELEASE

**KTR CAPITAL PARTNERS ANNOUNCES MODERNIZATION PLAN FOR  
O'HARE BUSINESS PARK**

**New York, NY - October 12, 2010** - KTR Capital Partners has embarked on a comprehensive renovation program to enhance and modernize the image of its 16 building, 800,000 square-foot O'Hare Business Park portfolio. The business park sits strategically at the intersection of Mannheim and Irving Park Roads in Schiller Park, adjacent to O'Hare International Airport and less than a mile from I-294 and I-90. The complex currently offers tenants diverse options ranging from under 5,000 SF to over 100,000 SF including dock high, grade level and warehouse showroom spaces with frontage on Mannheim Road.

With this comprehensive renovation program KTR plans to dramatically improve the overall image of the park and perception of the tenant's located within. Unified exterior elements, including consistent painting schemes, common signage, upgraded architectural features will all be incorporated throughout the business park. Additionally, parking lot resurfacing and enhanced landscaping improvements will be made to create a higher image, business professional environment.

According to Ryan Stoller, Vice President of Investments at KTR, "Many of the buildings have undergone interior enhancements in recent years and this exterior modernization program will bring an updated, professional business park feel to the buildings to capitalize on its superior location. By virtue of its functionality and location, O'Hare Business Park has performed well during this most recent downturn; however as the market shows signs of recovery we see an opportunity to make additional investments in the property to attract new tenants and retain existing ones."

Stephen Butte, Partner at KTR, "KTR has the financial strength to continually reinvest in our properties and to offer tenants flexible lease structures with significant tenant fit-out and allowances. At O'Hare Business Park we can offer new and current tenants a class "A" park occupancy experience. We believe this Park to be an important part of the O'Hare community which has seen significant new investment in recent years in both the commercial real estate as well as the ongoing O'Hare Airport expansion and highway improvements".

The multimillion dollar modernization program began in August and is expected to be completed by the end of 2010. Keeley Construction is the general contractor on the project.

## **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).

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# O'Hare Business Park

Renovation & Modernization Project, Fall 2010  
Schiller Park, IL

## Overall Park Renovations

O'Hare Business Park (OBP), a 16 building 800,000 square foot office and warehouse complex, is currently undergoing comprehensive renovations to dramatically improve the overall look and feel of the park.

## Unified Exterior Elements

Including: Common signage, consistent paint schemes, and upgraded architectural features



After



Before



Before

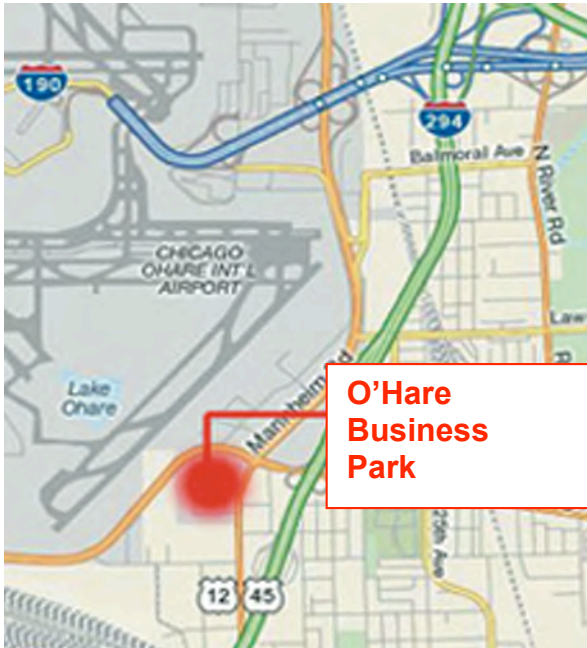
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## Location

Strategically located at the intersection of Mannheim and Irving Park Roads in Schiller Park, the business park is adjacent to O'Hare International Airport.



## Class A Business Park

In addition to the comprehensive structural updates at O'Hare Business Park, the parking lots will be resurfaced and improvements to the landscaping will be implemented throughout. Overall, O'Hare Business Park offers functionality, location and a Class "A" business park experience.

