



FOR IMMEDIATE RELEASE

ElmTree Net Lease Fund II Closes on \$22.6 Million Acquisition in Seguin, Texas

ST. LOUIS, Mo., (Oct. 30, 2013)- ElmTree Net Lease Fund II is pleased to announce that it recently closed on the acquisition of a 300,000-square-foot industrial facility in Seguin, Texas, a suburb of San Antonio. The \$22.6 million facility sits on almost 27 acres and is expandable to 395,000 square feet.

The acquired facility is being leased by FCA, LLC, a third-party logistics provider for Caterpillar, and is located in close proximity to Caterpillar's primary engine assembly operations in Seguin. Through a service agreement with FCA, Caterpillar has agreed to pay rent on the facility over the 10-year lease period.

The facility features a single-story, 30-foot clear, 400-foot cross dock manufacturing and distribution center with 4,000 square feet of office space. The building also includes a 190-foot truck court on the east side and a 140-foot truck court on the west side with over three acres of outside storage built on a compacted crushed rock base.

About FCA, LLC

FCA supplies a broad range of custom, heavy duty, just-in-time industrial packaging products and services to many of the world's leading OEM's. FCA's unique products include custom engineered skids, crates, pallets, boxes and other packaging solutions that protect billions of dollars of valuable customer inventory. FCA supports its packaging products with an array of value-added services including design engineering and prototyping, testing, manufacturing, container management and tracking, recycle management and repair/refurbishment. www.fcapackaging.com.

About Caterpillar

For more than 85 years, Caterpillar Inc. has been making sustainable progress possible and driving positive change on every continent. With 2012 sales and revenues of \$65.875 billion, Caterpillar is the world's leading manufacturer of construction and mining equipment, diesel and natural gas engines, industrial gas turbines and diesel-electric locomotives. The company also is a leading services provider through Caterpillar Financial Services, Caterpillar Remanufacturing Services and Progress Rail Services. www.caterpillar.com.

About ElmTree Funds, LLC

ElmTree Net Lease Fund II, LLC is a real estate private equity fund sponsored by ElmTree Funds, LLC. ElmTree Funds, LLC is a private equity investment firm based in St. Louis, with offices and affiliates in Charlotte, Boston, and New York, that seeks opportunities in the commercial sale leaseback and net lease real estate markets. www.elmtreefunds.com.

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