



Strategic  
Opportunity  
REIT

**FOR IMMEDIATE RELEASE**

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**KBS Strategic Opportunity REIT  
Originates \$35,750,000 First Mortgage**

***Loan collateralized by 239-unit retirement community  
near Sacramento, Calif.***

NEWPORT BEACH, Calif. (Sept. 18, 2012) – [KBS Strategic Opportunity REIT, Inc.](#) (KBS Strategic Opportunity REIT), a public, non-traded real estate investment trust headquartered in Newport Beach, Calif., has originated a \$35,750,000 first mortgage loan secured by Ponte Palmero, a 239-unit continuing care retirement community in Cameron Park, Calif., 33 miles east of Sacramento. The borrower of the loan is not affiliated with KBS Strategic Opportunity REIT or its affiliates.

The loan bears interest at a floating rate with an initial rate of no less than 11 percent, increasing annually to a floating rate of no less than 18 percent during the third year of its term. The loan will mature on Oct. 1, 2015.

Situated along Highway 50, Ponte Palmero offers easy access to Sacramento, Folsom and Roseville. The 26-acre complex, developed in 2008, contains 100 assisted-living, 104 independent-living and 35 memory-care units. One-, two- and three- bedroom residences range from 752 to 1,482 square feet, and are supported by onsite amenities such as a 8,000-square-foot club house, library, swimming pool and fitness center.

KBS Strategic Opportunity REIT is a public non-traded real estate investment trust that intends to invest in and manage a diverse portfolio of real estate-related loans, opportunistic real estate, real estate-related debt securities and other real estate-related investments. KBS Strategic Opportunity REIT was sponsored indirectly by Charles J. Schreiber, Jr., Peter Bren, Keith Hall and Peter McMillan III and is advised by KBS Capital Advisors LLC, an affiliated entity which is indirectly owned and controlled by KBS Strategic Opportunity REIT's sponsors.

**About KBS**

KBS Capital Advisors is an affiliate of KBS Realty Advisors, a private equity real estate company and SEC-registered investment advisor founded in 1992. Since its inception, KBS Realty Advisors and its affiliated companies have completed transactional activity of approximately \$25 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit [www.kbscapital.com](http://www.kbscapital.com).

KBS Strategic Opportunity REIT Originates First Mortgage Loan  
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*This release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the "Securities Act"), and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), including KBS Strategic Opportunity REIT's ability to invest in and manage a diverse portfolio. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS Strategic Opportunity REIT's or the first mortgage's actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.*