



Strategic  
Opportunity  
REIT

**FOR IMMEDIATE RELEASE**

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**KBS Strategic Opportunity REIT Acquires First Mortgage Loan  
Secured by Newark, N.J., Residential Tower**

***Non-traded REIT picks up non-performing first mortgage  
for 1180 Raymond Blvd. Building in Newark***

NEWARK, N.J. (March 20, 2012) – KBS Strategic Opportunity REIT, a publicly offered, non-traded real estate investment trust, has announced the acquisition of a non-performing first mortgage loan collateralized by a 317-unit multifamily tower encompassing 268,688 square feet located at 1180 Raymond Blvd. in Newark, N.J. The approximately \$54,500,000 mortgage loan was purchased at a discounted price of \$35,000,000. As this is a non-performing loan, KBS Strategic Opportunity REIT does not expect to receive repayment of the entire principal balance.

The building, also known as Eleven80, stands 37 stories tall and is the only high-rise apartment building in downtown Newark, N.J., 10 miles west of New York City. Eleven80 offers easy access to the I-280 and I-78 and U.S. Routes 1, 9 and 21.

Originally constructed in 1929 as an office building, the property was renovated into luxury residential units in 2005. The studio, one and two-bedroom units range in size from 598 to 1,366 square feet, and feature 12-foot ceilings, granite countertops, marble bathrooms and other upgrades.

Onsite amenities include a health club, half-court basketball court, four-lane bowling alley, multimedia entertainment center, private lounge, and dry cleaning and shuttle services.

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.

(more)

**About KBS**

KBS Capital Advisors is an affiliate of KBS Realty Advisors LLC, a private equity real estate company and SEC-registered investment advisor founded by Peter Bren and Charles J. Schreiber, Jr. Since 1992, KBS Realty Advisors and its affiliated companies have completed transactional activity of more than \$21 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit [www.kbsrealty.com](http://www.kbsrealty.com)

*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 1180 Raymond Blvd.'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.*