



Real Estate
Investment
Trust I

FOR IMMEDIATE RELEASE

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**KBS REIT I Sells 353,983-sq.-ft. Industrial Property
in Atlanta Submarket**

Hartman Business Center One is one of two KBS dispositions in Austell, Ga.

AUSTELL, Ga. (July 11, 2012) – [KBS Real Estate Investment Trust](#) (KBS REIT I), a non-traded real estate investment trust based in Newport Beach, Calif., has announced the disposition of Hartman Business Center One in Austell, Ga., located 18 miles west of downtown Atlanta.

KBS REIT I acquired the 353,983-square-foot warehouse/distribution complex in 2007, and sold it for \$16.1 million. The transaction was simultaneous to the disposition of Hartman II in Austell by [KBS Real Estate Investment Trust II](#) (KBS REIT II), an affiliate of REIT I.

Positioned within the I-20 West/Douglasville submarket, one of Atlanta's most desirable industrial areas, Hartman Business Center One offers convenient access to I-285, I-75 and I-85. Constructed in 2006, the building is part of Hartman Business Center, a 1.8 million-square-foot, 150-acre master-planned industrial park.

KBS and affiliated companies own six other Atlanta metropolitan area properties totaling more than 1.8 million square feet. This includes [Piedmont Center 5-8](#) in Atlanta, and [Royal Ridge](#) and [Great Oaks Center](#) in Alpharetta, Ga.

About KBS

KBS REIT I's advisor, KBS Capital Advisors LLC, a private 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 in excess of \$22.4 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit www.kbscapital.com.