



Strategic  
Opportunity  
REIT

**FOR IMMEDIATE RELEASE**

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**KBS Strategic Opportunity REIT  
Signs New 29,166-sq.-ft. Lease near Sacramento, Calif.**

***Sierra Pacific Mortgage Company, Inc. moves headquarters  
to Iron Point Business Park in Folsom, Calif.***

SACRAMENTO, Calif. (May 22, 2012) – [KBS Strategic Opportunity REIT](#), a public non-traded real estate investment trust based in Newport Beach, Calif., has signed a new, 29,166-square-foot headquarters lease with [Sierra Pacific Mortgage Company, Inc.](#) at its [Iron Point Business Park](#) complex in Folsom, Calif., 24 miles northeast of downtown Sacramento, Calif.

Sierra Pacific Mortgage Company, a national mortgage lender, has relocated its headquarters from 50 Iron Point Circle in Folsom to the second floor of Iron Point Business Park Building 1180. Office relocation is anticipated to be completed in July. Mike Stassi with [CBRE](#) in Sacramento was the tenant broker, while Kris Reilly, Tom Walcott and Scott Bennett of [Colliers International](#), also in Sacramento, represented KBS.

Iron Point Business Park is a five-building Class A complex located along Highway 50, adjacent to the 1.5 million-square-foot Intel Corporation campus. The 211,056-square-foot property was constructed between 1999 and 2001, and acquired in 2011 by KBS who has since signed more than 66,000 square feet in new and renewal leases. KBS is in the process of renovating building exteriors and interiors including lobbies and common areas, conference rooms and the onsite fitness center.

KBS and affiliated companies own four additional equity assets in the Sacramento area, including [University Park](#), [City Gate Plaza](#), [Gateway Corporate Center I & II](#) in Sacramento, and [Roseville Commerce Center](#) in Roseville for a total of more than 767,000 square feet.

KBS Strategic Opportunity REIT is a public, non-traded real estate investment trust that invests in and manages 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 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.*