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**KBS Legacy Partners Apartment REIT  
Closes on 256-unit Community in Lombard, Ill.,  
a Western Suburb of Chicago**

***Acquisition of Martin's Point brings non-traded REIT portfolio to 1,451 units***

CHICAGO (June 4, 2012) – [KBS Legacy Partners Apartment REIT](#) has purchased Martin's Point, a 256-unit apartment complex in Lombard, Ill, 20 miles west of Chicago. KBS Legacy Partners Apartment REIT is a Newport Beach, Calif.-based, non-traded REIT sponsored by [KBS Capital Advisors LLC](#) (KBS-CA) and [Legacy Partners Residential Realty LLC](#) (LPRR) of Foster City, Calif. Martin's Point is 97-percent occupied and marks the non-traded REIT's fourth acquisition since the beginning of the year.

Constructed in 1989 and partially renovated in 2009, Martin's Point, which is currently known as Avalon Lombard, sits on 13.2 acres near Interstates 88, 294 and 355, 20 miles southwest of O'Hare International Airport and less than five miles from Chicago's prestigious Oakbrook Center. The garden-style complex offers 201,924 square feet of rentable space in one- and two-bedroom configurations. Onsite amenities include a swimming pool with sundeck, fitness center and clubhouse.

"Martin's Point is an institutional-quality community that benefits from little new apartment construction throughout the Lombard area during the past decade," said W. Dean Henry, president of Legacy Partners Residential Realty.

KBS Legacy Partners Apartment REIT also owns another Chicago-area property, [Poplar Creek](#), as well as [Crescent Park](#) in Greer, S.C., the 255-unit [Residence at Waterstone](#) in Pikesville, Md., and the 504-unit garden-style [Valley Ranch Apartments](#) in Irving, Texas.

(more)

**ABOUT KBS LEGACY PARTNERS APARTMENT REIT**

KBS Legacy Partners Apartment REIT is a joint venture sponsored by KBS Capital Advisors LLC and Legacy Partners Residential Realty LLC. KBS Capital Advisors is owned and controlled by Charles Schreiber, Peter Bren, Peter McMillan and Keith Hall. Legacy Partners Residential Realty is owned and controlled by C. Preston Butcher, W. Dean Henry and Guy K. Hays.

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