

Product Information

Legal Structure	REIT
Description	Public Non-Traded
Year Formed/PPM Date	April 22, 2015
Investment Focus	Acquisition of commercial properties and investment in and origination of real estate-related assets
Construction Status	Existing
Max Offering	280,000,000 shares
Min Offering	250,000 shares
Minimum individual Investment	\$4,000
Total Program Size	\$2 bil
Price Per Share/ unit	\$10.00
Percent to be invested	84.30% to 88.59%
Escrow Break Amount	\$2,500,000
Closing Date	April 22, 2020, extendable to November 19, 2022
DRIP available	\$9.50
Redemption Fee	1 year – 92.5% 2 years – 95% 3 years – 97.5% 4 years – 100%
Leverage	65%
Composition	
Number of Current Properties	3
Number of Current Mortgages	3
Percentage of other Assets	-
Blind vs. Specified	Partially Specified
Anticipated Holding Period	5-7 years
Distribution	
Rate	6.5 in 2008
Frequency	Monthly

Real Estate Investment Trust, Inc.

Sponsor Overview

The sponsor was founded in 1967 by industry leaders, has provided direct real estate investments on behalf of large institutional clients. This is the sponsor's first public, non-traded REIT offering. However, the sponsor has a consistent track record of above average returns to its investors.

Asset Overview

On July 30, 2015, the company, through an indirect wholly owned subsidiary, purchased a 4-story office building containing 165,980 sq ft; located in New York, NY on an approximate 18.44-acre parcel of land of which approximately 10.46 acres are designated as conservation land that is not available for commercial use. The purchase price of the building was apprx. \$30.0 million plus closing costs. In connection with the acquisition of Mountain View Corporate Center, the Company entered into a 6-month bridge loan facility with a financial institution for apprx. \$13.5 million secured by Mountain View Corporate Center. As of July 30, 2008, \$9.5 million had been disbursed to the Company and \$4.0 million is available for future disbursement for the company's general cash management requirements. Mountain View Corporate Center was built in 2001 and is currently 96% leased to 3 tenants: Barnes & Noble College Booksellers, Inc. (55%), Carroll McNulty & Kull LLC (28%), and Wells Fargo Bank, N.A. (13%).

On July 31, 2008, the company, through an indirect wholly owned subsidiary, entered into an agreement with Park Avenue Realty Holding Company, Inc. to purchase four four-story office buildings containing 564,304 rentable sq ft. The PP of the 300-600 Park Avenue Buildings is apprx. \$184.3 million plus closing costs. The purchase of the 300-600 Park Avenue Buildings will be funded with proceeds from a loan from an unaffiliated lender and with proceeds from this offering. Terms of the loan are being currently negotiated. The 300-600 Park Avenue Buildings are located at 300, 400, 500 and 600 Campus Drive in Florham Park, New Jersey on an approximate 64.80-acre parcel of land. The 300-600 Park Avenue Buildings were built between 1997 and 1999 and are currently 100% leased to 12 tenants, including PricewaterhouseCoopers LLP (35%), McKinsey & Company, Inc. United States (18%) and Drinker Biddle & Reath LLP (17%).

On September 9, 2008, the Company through an indirect wholly owned subsidiary, KBSII 100-200 Campus Drive, LLC, purchased two four-story office buildings located at 100 and 200 Campus Dr in Florham Park, New Jersey containing 558,966 rentable sq ft on an apprx. 71.1-acre parcel of land (the "100 & 200 Campus Drive Buildings") from 100/200 Campus Drive, L.L.C. The PP of the 100 & 200 Campus Drive Buildings was apprx. \$180.7 million plus closing costs. The acquisition was funded from an \$89.8 million six-month bridge loan secured by the 100 & 200 Campus Dr Buildings, a \$28.5 million mezzanine loan secured by 100% of the equity interests in the Owner and with proceeds from this offering. The 100 & 200 Campus Drive Buildings were built in 1989 and 1988, and are currently 99% leased to 19 tenants, including BASF Americas Corporation (36%), Day Pitney LLP (24%), Merrill Lynch, Pierce, Fenner & Smith, Inc. (10%) and Hartford Fire Insurance Company (6%).

Acquisition Strategy and Borrowing Policies

ACQUISITION STRATEGY: It is expected that 70% of the Company's investments will be core properties and 30% of investments will be loans. The primary properties type in which the company plans to invest are as follows (in order of priority): office properties, retail properties and industrial properties. Real estate-related loans will include first and second mortgage loans, mezzanine loans, B-Notes, bridge loans, convertible mortgages, wraparound mortgage loans, construction mortgage loans and participations in such loans. The company intends to structure, underwrite and originate many of the debt products in which it invests. Some of the loans that the company originates might be sold to third parties for a profit.

BORROWING POLICIES: The Company's indebtedness may be unsecured or secured by mortgages or other interests in acquired properties, or may be limited to the particular property to which the indebtedness relates. The company may finance the acquisition or origination of certain real estate-related investments with warehouse lines of credit and repurchase agreements.

Fees

Selling Commissions	6%
Due Diligence/ Marketing	-
Managing BD Fee	3.5%
O&O	1.18% - 5.50%
Acquisition Fees	0.45% - 0.46%
Property Management	-
Asset Management	one-twelfth of 0.75% of the sum of the cost of all real estate investments
Disposition Fees	1%
Share Redemption Fees	-
Incentive Fees	15%

Operational & Management Compensation

In addition to the fees listed to the left, the following fees will be charged:

ORIGINATION FEES: 1.0% of the amount funded by the company to acquire or originate mortgage, mezzanine, bridge or other loans, including any third-party expenses related to such investment and any debt the company uses to fund the acquisition or origination of the loan. An acquisition fee with respect to such loans will not be paid.

OTHER OPERATING EXPENSES: Reimbursement of the advisor's cost of providing services to us, including our allocable share of the advisor's overhead, such as rent, personnel costs, utilities and IT costs; actual amounts are dependent upon the results of our operations.

INDEPENDENT DIRECTOR COMPENSATION: The company will pay each of the independent directors an annual retainer of \$25,000. The independent directors will also be paid for attending meetings.

Management Plan and Exit Strategy

MANAGEMENT PLAN: The company intends to allocate approximately 70% of portfolio to investments in core properties and approximately 30% of portfolio to other real estate-related investments. Adjustments to the target portfolio may be made based on real estate market conditions and investment opportunities. A good investment will not be forgone because it does not precisely fit the expected portfolio composition.

Distributions to Investors

On August 12, 2008, the board of directors declared a daily dividend for the period from August 16, 2008 through August 31, 2008, which the Company will pay in September 2008, and a daily dividend for the period from September 1, 2008 through September 30, 2008, which will be paid in October 2008. Investors may choose to receive cash distributions or purchase additional shares through the dividend reinvestment plan. The dividends will be calculated based on stockholders of record each day during these periods at a rate of \$0.00178082 per share per day and will equal a daily amount that, if paid each day for a 365-day period, would equal a 6.5% annualized rate based on a purchase price of \$10.00 per share. The Company expects these distributions to be funded in part by the funds from operations but that a majority of these distributions will be funded with debt financing.

Sale or Disposition of Portfolio

The advisor will develop a well-defined exit strategy for each investment the company makes. Specifically, the advisor will assign a sell date to each asset acquire prior to its purchase as part of the original business plan for the asset. KBS Capital Advisors will continually perform a hold-sell analysis on each asset in order to determine the optimal time to sell the asset and generate a strong return for you. Periodic reviews of each asset will focus on the remaining available value enhancement opportunities for the asset and the demand for the asset in the marketplace

Supplements and SEC Filings

Seven supplements, most recent dated September 16, 2008

Sponsor:

SPONSOR NAME

Phone: (xxx) xxx-xxxx

www.SPONSORWEBSITE.com

Managing Broker Dealer:

BROKER DEALER INFO