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**HFF closes sale of and arranges financing
for Atrium at Park Ten in Houston's Energy Corridor**

HOUSTON, TX – The Houston office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it has closed the sale of and arranged financing for Atrium at Park Ten, a 139,834-square-foot, multi-tenant office building in Houston's Energy Corridor.

The HFF investment sales team was led by senior managing director Dan Miller and associate director Martin Hogan, who marketed the property on behalf of the seller, KBS Realty Advisors. Beacon Investment purchased Atrium at Park Ten for an undisclosed amount.

Susan Hill of HFF arranged the fixed-rate financing on behalf of Beacon. This was HFF's 5th sale to Beacon and Beacon's 11th office building purchase in the last 24 months.

Atrium at Park Ten is situated on six acres at 16340 Park Ten Place within the Park Ten office center in Houston's Energy Corridor, west of downtown. The property has undergone nearly \$2 million in capital improvements in the past eight years and is 88% leased to tenants including RSC Equipment Rental, Dockwise USA and Trendmaker Homes.

"Atrium at Park Ten is uniquely positioned as the best Class B building within Park Ten, a 550-acre master-planned mixed use development in the Energy Corridor submarket. Atrium at Park Ten provides a perfect alternative to tenants seeking a high-quality, well-maintained office environment at an attractive price relative to Class A rental rates," said Miller.

KBS Realty Advisors, an SEC-registered investment advisor, and its affiliate, KBS Capital Advisors, are one of the nation's largest buyers of commercial real estate and structured debt investments, having consummated more than \$16.5 billion in transactional volume.

Beacon Investment LLC is a privately-owned real estate investment management firm based in Miami.

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