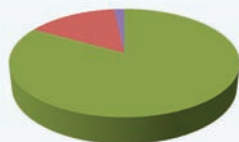




Nontraded REIT Industry Review: First Quarter 2011

KBS Legacy Partners Apartment REIT, Inc.

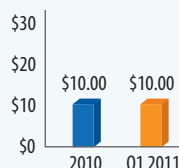
Total Assets.....	\$42.2 Million
Real Estate Assets	\$35.1 Million
Cash	\$6.4 Million
Securities	\$0.0 Million
Other	\$0.7 Million



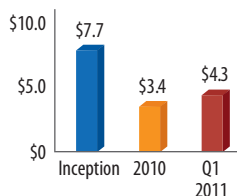
Initial Offering Date:	March 12, 2010
Number of Months Fundraising:	12
Anticipated Offering Close Date:	March 12, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	15.1%
Asset Type:	Multifamily
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	453,178
Percent Leased:	96.00%

Historical Price



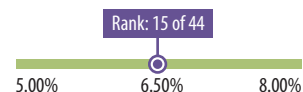
Gross Dollars Raised*



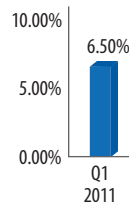
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution



Contact Information

www.KBS-CMG.com
KBS Legacy Apartment REIT
P.O. Box 219015
Kansas City, MO 64121-9015
866-584-1381

Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: NOT MEANINGFUL

Rank: 18 of 44



YTD Distributions Paid:..... \$53,000
 YTD FFO:, (\$196,000)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: NOT MEANINGFUL

Rank: 20 of 44

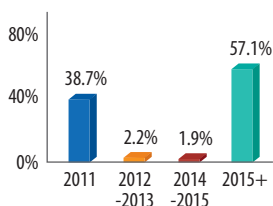


YTD Distributions Paid:..... \$53,000
 YTD MFFO:, (\$196,000)
 *BVP calculated MFFO – see notes

Historical MFFO Payout Ratio

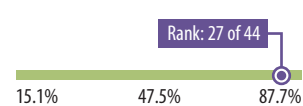


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 87.7%



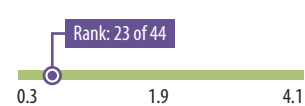
Debt Breakdown



Total:	\$37.0 Million
Fixed:	\$14.0 Million
Variable:	\$23.0 Million
Rate:	3.8 – 6%
Term:	1 – 6 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 0.6

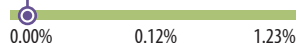


EBITDA:, \$299,000
 Interest Expense:, \$495,000

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:.....0.00%

Rank: 1 of 44



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/10:41,063

Lease Expirations

Not Reported

Notes

The Company did not report MFFO for 1Q 2011. 1Q 2011 MFFO is a Blue Vault Partners' estimate. For the three months ended March 31, 2011, the Company paid aggregate distributions of \$53,000, including \$33,000 of distributions paid in cash and \$20,000 of distributions reinvested through the dividend reinvestment plan. The Company funded total distributions paid, which includes cash distributions and dividends reinvested by stockholders, with debt financing. From January 1, 2010 through February 28, 2011, the Company's asset management fees totaled \$0.1 million, all of which have been paid as of February 28, 2011.