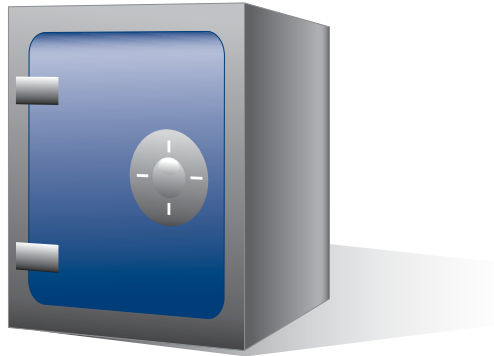


PREMIUM CONTENT



BlueVault
P A R T N E R S , L L C

Nontraded REIT Industry Review

THIRD QUARTER 2011

© 2011 Blue Vault Reports. All rights reserved. The information contained herein is not represented to be guaranteed, complete or timely. Past performance is not indicative of future results. The reproduction and distribution of the Blue Vault Partners Nontraded REIT Report is strictly prohibited. Information contained in the Blue Vault Partners Nontraded REIT Report should not be considered investment advice. For additional information please call 877-256-2304.

DISCLOSURE AND DISCLAIMERS

The Nontraded REIT Industry Review, which is published by Blue Vault Partners, LLC, is published on a quarterly basis each year and offered to the general public on a subscription basis. Neither the Nontraded REIT Industry Review nor Blue Vault Partners, LLC is registered as an investment adviser with any federal or state regulatory agency in reliance upon an exemption from such registration requirements as provided for under the Investment Advisers Act of 1940, as amended, and which is available to the publisher of any “bona fide financial publication of general and regular circulation.”

The information set forth in the Nontraded REIT Industry Review is impersonal and does not provide advice or recommendations for any specific subscriber or portfolio, nor should anything set forth in the Nontraded REIT Industry Review be construed as any sort of solicitation or offer to buy or sell any security. No subscriber should make any investment decision without first consulting his or her own personal financial advisor and conducting his or her own research and due diligence, including carefully reviewing the prospectus and other public filings of the issuer.

Investing involves substantial risk. Neither the Nontraded REIT Industry Review, Blue Vault Partners, LLC, nor any of their respective affiliates makes any guarantee or other promise as to any results that may be obtained from using the Nontraded REIT Industry Review. While past performance may be analyzed in the Nontraded REIT Industry Review, past performance should not be considered indicative of future performance and there can be no guarantee that similar results will be attained in the future. To the maximum extent permitted by law, the Nontraded Industry Review, Blue Vault Partners, LLC, and their respective affiliates disclaim any and all liability in the event any information, commentary, analysis, opinions, and/or recommendations set forth in the Nontraded REIT Industry Review prove to be inaccurate, incomplete or unreliable, or result in any investment or other losses.

For additional information regarding the Nontraded REIT Industry Review, please call 877-256-2304.

Please note that this and all reporting services provided by Blue Vault Partners, LLC are protected by copyright law. Any distribution of this material by the subscriber in the form of paper copies, electronic scans, emails or duplicating this information in any other manner, is a violation of such law as well as the terms and conditions of the subscription agreement.



December 14, 2011

We are pleased to provide you with the Blue Vault Partners Industry Review — Third Quarter 2011 Report. For the period ending September 30, 2011, there were a total of 67 nontraded REITs analyzed including two new offerings that became effective during the quarter. While there were no full cycle events during this period, we note that we are no longer reporting on Desert Capital as this REIT filed for bankruptcy earlier this year.

As we continue to look for new ways to compare and contrast nontraded REITs, in addition to the LifeStages™ classification and ranking system, this quarter we have also introduced new information related to each REIT's investment style. Using the same definitions found in the commercial real estate industry, the terms "Core", "Value Add" and "Opportunistic," are used to describe the REIT's investment strategy from the perspective of the way management intends to produce both current income and long-term returns. Specific definitions for each are as follows:

- **Core** – typically defined as a REIT that generates a high percentage of its total return from income and a modest percentage from asset appreciation. REITs in this category are also expected to exhibit low volatility as it relates to asset values.
- **Value Add** – typically defined as a REIT that achieves a balanced total return generated by income and asset appreciation with some volatility in asset values.
- **Opportunistic** – typically defined as a REIT that generates a high percentage of its total return from asset appreciation and a low percentage from income. REITs in this category are also expected to exhibit a higher level of volatility in asset values.

In addition to providing a year over year comparison for the industry as it relates to operating metrics, we also note in our premium report that we believe commercial property acquisitions among nontraded REITs appear to be on track for a solid fourth quarter and are expected to exceed 2010 levels. This is evidenced by the fact that real estate brokerage firms are reporting an increased number of new property listings coupled with a steady interest in current listings from a variety of buyers including foreign investors and some traded REITs in certain asset sectors.

We continually strive to improve the quality and scope of the services we provide to our subscribers by consistently reporting unbiased and independent research. We appreciate your continuing support and the confidence you place in us, and we look forward to your feedback and suggestions.

Our Best Regards,

Stacy Chitty
Managing Partner

Vee Kimbrell
Managing Partner

Nontraded REIT Industry Review: Third Quarter 2011



Table of Contents:

Metric Explanations & Report Overview.....	1
Overall Industry Summary	4
LifeStage Summary Rankings.....	6

Premium Content

Top Line Assessment of the Nontraded REIT Industry.....	P1
Key Nontraded REIT Trends	P1
Nontraded REIT Transaction Review.....	P1
Specialty Sector Overview	P2
Emerging LifeStage Review	P4
Premium Content Company Reviews	
American Realty Capital Healthcare Trust, Inc.....	P6
Carter Validus Mission Critical REIT, Inc.....	P7
CNL Lifestyle Properties, Inc.....	P8
Cornerstone Healthcare Plus REIT, Inc.....	P9
Grubb & Ellis Healthcare REIT II, Inc.....	P10
Healthcare Trust of America, Inc.....	P11
Northstar Real Estate Income Trust, Inc.....	P12
Strategic Storage Trust, Inc.....	P13
United Development Funding IV.....	P14
Wells Timberland REIT, Inc.....	P15

Effective Nontraded REITs with Reported

Operating Results as of September 30, 2011

American Realty Capital Healthcare Trust, Inc.....	11
American Realty Capital New York Recovery REIT, Inc.....	12
Apple REIT Ten, Inc.....	13
Behringer Harvard Opportunity REIT II, Inc.....	14
Bluerock Enhanced Multifamily Trust, Inc.....	15
Carey Watermark Investors Inc.....	16
Carter Validus Mission Critical REIT, Inc.....	17
CB Richard Ellis Realty Trust	18
Cole Corporate Income Trust, Inc.....	19
Cole Credit Property Trust III, Inc.....	20
Corporate Property Associates 17 – Global, Inc.....	21
Global Income Trust, Inc.....	22
Griffin Capital Net Lease REIT, Inc.....	23
Grubb & Ellis Healthcare REIT II, Inc.....	24
Hartman Short Term Income Properties XX, Inc.....	25
Hines Global REIT, Inc.....	26
Industrial Income Trust Inc.....	27
Inland Diversified Real Estate Trust, Inc.....	28
KBS Legacy Partners Apartment REIT, Inc.....	29
KBS Real Estate Investment Trust III, Inc.....	30
Lightstone Value Plus Real Estate Investment Trust II, Inc.....	31
Moody National REIT I, Inc.....	32
Northstar Real Estate Income Trust, Inc.....	33
Paladin Realty Income Properties, Inc.....	34

Phillips Edison – ARC Shopping Center REIT, Inc.....	35
Steadfast Income REIT, Inc.....	36
Strategic Storage Trust, Inc.....	37
TNP Strategic Retail Trust, Inc.....	38
United Development Funding IV.....	39
Wells Core Office Income REIT, Inc.....	40
Wells Timberland REIT, Inc.....	41

Effective Nontraded REITs with Limited

Operating Results as of September 30, 2011

American Realty Capital Daily Net Asset Value, Inc.....	42
American Realty Capital – Retail Centers of America, Inc.....	42
American Realty Capital Trust III, Inc.....	42
Clarion Partners Property Trust, Inc.....	42
CNL Properties Trust, Inc.....	42
FundCore Institutional Income Trust Inc.....	42
Global Growth Trust, Inc.....	42
Green Realty Trust, Inc.....	42
Independence Realty Trust, Inc.....	42
KBS Strategic Opportunity REIT, Inc.....	42
O'Donnell Strategic Industrial REIT, Inc.....	42
Resource Real Estate Opportunity REIT, Inc.....	42

Nontraded REITs with Suspended Offerings as of September 30, 2011

Cornerstone Healthcare Plus REIT, Inc.....	43
--	----

Closed Nontraded REITs with Reported

Operating Results as of September 30, 2011

American Realty Capital Trust, Inc.....	44
Apartment Trust of America, Inc.....	45
Apple REIT Six, Inc.....	46
Apple REIT Seven, Inc.....	47
Apple REIT Eight, Inc.....	48
Apple REIT Nine, Inc.....	49
Behringer Harvard Multifamily REIT I, Inc.....	50
Behringer Harvard Opportunity REIT I, Inc.....	51
Behringer Harvard REIT I, Inc.....	52
CNL Lifestyle Properties, Inc.....	53
Cole Credit Property Trust II, Inc.....	54
Cornerstone Core Properties REIT, Inc.....	55
Corporate Property Associates 15 Inc.....	56
Corporate Property Associates 16 - Global, Inc.....	57
Dividend Capital Total Realty Trust Inc.....	58
Healthcare Trust of America, Inc.....	59
Hines Real Estate Investment Trust, Inc.....	60
Inland American Real Estate Trust, Inc.....	61
Inland Western Retail Real Estate Trust, Inc.....	62
KBS Real Estate Investment Trust, Inc.....	63
KBS Real Estate Investment Trust II, Inc.....	64
Lightstone Value Plus Real Estate Investment Trust, Inc.....	65
Wells Real Estate Investment Trust II, Inc.....	66

Source of Distributions	67
-------------------------------	----

Publication Schedule	72
----------------------------	----

Metric Definitions & Explanations

A Portfolio Details Includes a summary of the portfolio holdings for the current period as reported on the REIT's balance sheet. Items categorized as real estate assets include real property, land, properties held for sale, buildings under construction and when applicable, investments in other real estate ventures, and/or real estate loans. Securities are defined as marketable securities which may include investments in CMBS securities. Items defined as "other" typically include lease intangibles, restricted cash and other miscellaneous items.

This section also includes a current overview of the REIT's investment strategy as it relates to the current percentage of cash available for future investments, the types of real estate assets the REIT intends to purchase and the number of properties actually purchased as of the current quarter end. Details such as the amount of square feet, units, rooms or acres owned are also included as well as the percentage leased for current real estate holdings.

The initial offering date is defined as the date the REIT was considered "effective" by the SEC and began raising money in its public offering. The number of months indicates how long the REIT has been raising capital and the anticipated offering close date is the date the REIT anticipates closing the REIT to new investments. The current price per share and reinvestment price per share are based on either the most recent offering price or the most recent price published as a result of a portfolio valuation.

LifeStages™ Blue Vault Partners has established distinct stages within a nontraded REIT's life that have distinguishing characteristics regarding asset base, capital raise, investment style and operating metrics. REITs are categorized within the publication by their LifeStages.

Effective LifeStages – during the Effective or Open phase of a nontraded REIT, active fund raising occurs under an initial offering or follow-on offering.

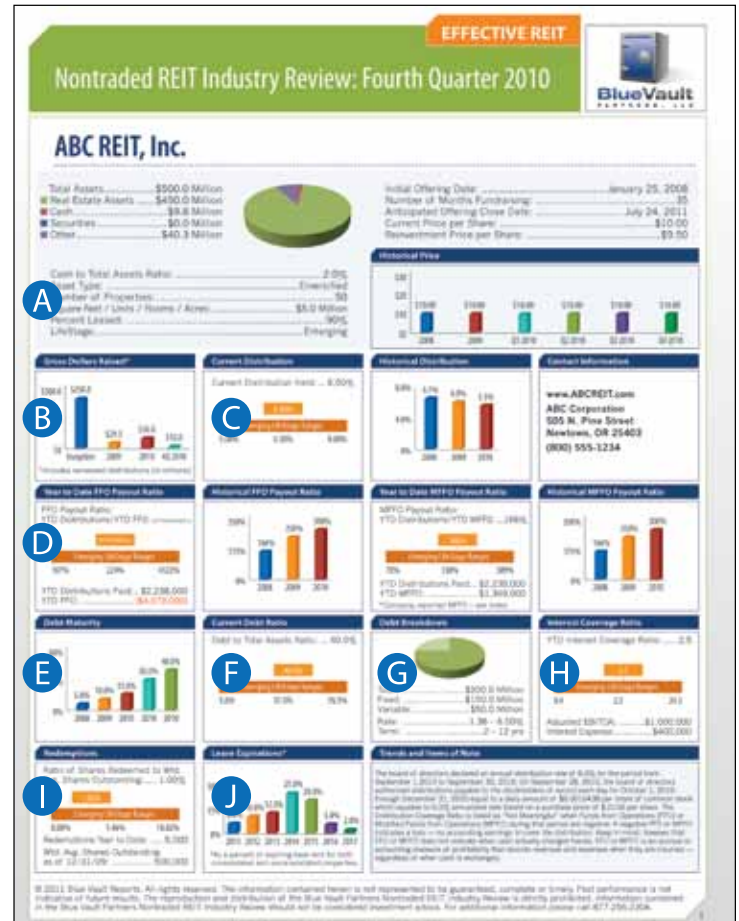
- **Emerging** – characterized by slow ramp-up of capital raising and commencement of acquisitions. Metrics are typically not meaningful and vary widely.
- **Growth** – Acceleration of both capital raise and acquisitions. Metrics begin to show some signs of stability but can be erratic.
- **Stabilization** – Distinct formation of the REIT's personality. Refinement of debt strategy and diversification. Metrics gain further stability.

Closed LifeStages – during the Closed phase of a nontraded REIT, active fund raising has ceased however, new capital can still be added to the REIT through Distribution Reinvestment Programs (DRIP).

- **Mature** – Refinement of the portfolio through dispositions, targeted acquisitions and debt policy. Metrics should begin to move into line with publicly traded REITs. Also, valuation of shares begins within 18 months from the close of equity raising.
- **List or Liquidate** – positioning of the portfolio for sale or for listing on a public exchange. An external investment banker may be hired for guidance and to finalize refinement of the portfolio and its metrics to compete as a traded REIT.

Investment Styles – Blue Vault Partners has further classified and categorized each REIT according to a particular investment style based on the following definitions:

- **Core** – typically defined as a REIT that generates a high per-



centage of its total return from income and a modest percentage from asset appreciation. REITs in this category are also expected to exhibit low volatility in terms of asset values.

- **Value Add** – typically defined as a REIT that achieves a balanced total return generated by income and asset appreciation with some volatility in asset values.

- **Opportunistic** – typically defined as a REIT that generates a high percentage of its total return from asset appreciation and a low percentage from income. REITs in this category are also expected to exhibit a higher level of volatility in asset values.

B Gross Dollars Raised Defined as sales of nontraded REIT shares, including those purchased with reinvested dividends.

C Current Distribution & Historical Distribution The annualized distribution yield for each quarter or calendar year. Distribution yields are calculated using the distribution amount per share, as declared by the board of directors, and dividing the annualized amount by the current share price.

D FFO & MFFO Payout Ratios Cash distributions paid as a percentage of the REITs Funds from Operations (FFO) or Modified Funds from Operations (MFFO) during the indicated time frame. "Distributions paid" also includes cash distributions that were reinvested when applicable.

Metric Definitions & Explanations

This metric is helpful in understanding how much of the Funds from Operations (FFO) or Modified Funds from Operations (MFFO)—that is, the income from operations—is used to pay the distributions. If the Payout Ratio is over 100%, this typically indicates that the REIT is using money from other sources—outside of income—to pay distributions. It is common for REITs that have been fundraising for less than two years to have payout ratios that are higher than 100% as the main objective during this initial fundraising period is to acquire properties as new capital is raised. Once the REIT has closed to new investments and the rental income becomes more stabilized, the payout ratio tends to decline towards a more ideal ratio of 100% or less.

Instead of reporting earnings like other companies, REITs report Funds from Operations (FFO). This is due to the fact that REITs have high depreciation expenses because of how properties are accounted for. But the properties don't fall in value to zero like, say a piece of equipment would. So the high real estate depreciation charges—which are required accounting—can seem unfair given that real estate assets have historically appreciated and been sold for a profit. Besides, those depreciation expenses aren't real cash being expensed anyway. It's only a paper loss and not a cash loss. So FFO adds back the depreciation expenses—and makes other adjustments as well. Keep in mind that FFO is a non-GAAP financial measure of REIT performance. GAAP stands for Generally Accepted Accounting Principles. Non-GAAP means that FFO is not an accounting standard.

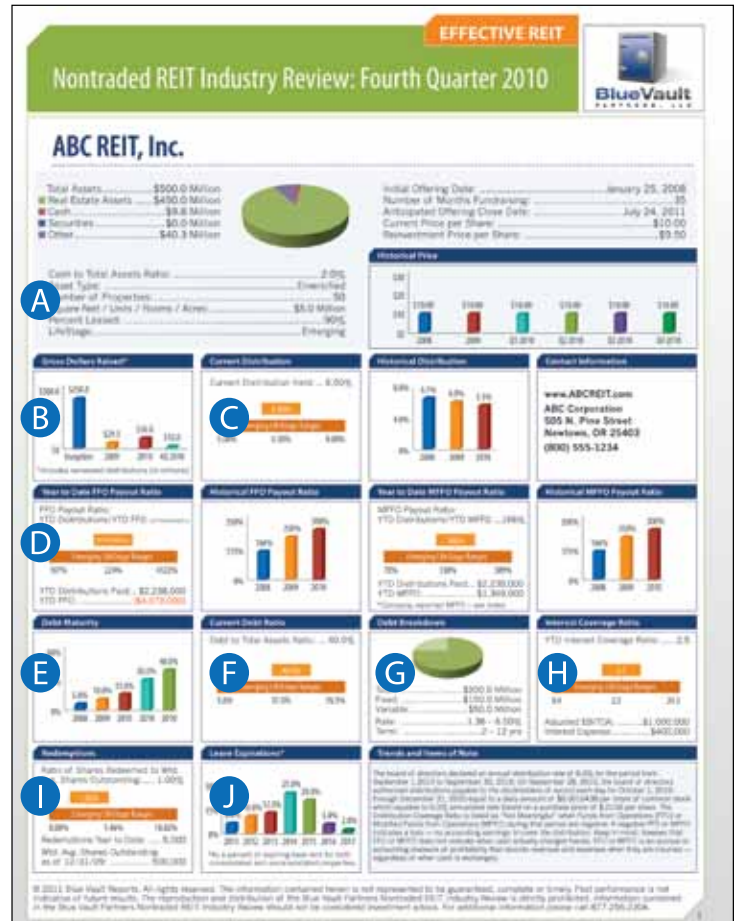
The National Association of Real Estate Investment Trusts (NAREIT) has defined FFO as:

Net Income
+ Depreciation
–/+ Gains/Losses on Property Sales (removes one-time items)
–/+ Adjustments for unconsolidated joint ventures and partnerships
FFO

Unfortunately, the NAREIT definition isn't uniform in practice. Not every REIT calculates FFO according to the NAREIT definition or they may interpret the NAREIT definition differently. Blue Vault Partners presents FFO in keeping with the NAREIT definition to the best of our ability, given the public information made available by each REIT in the quarterly filings. We may attempt to deduce FFO for nontraded REITs that are not forthcoming, but cannot guarantee the accuracy.

FFO does have some limitations:

- **FFO is an accrual measure of profitability, not a cash measure of profitability.** That is because FFO (and net income) records income and expenses, regardless of whether or not cash has actually changed hands.
- The NAREIT definition of FFO also does not take into account one-time items—those gains or losses that aren't recurring.
- FFO contains another weakness: it does not subtract out the capital expenditures required to maintain the existing portfolio of properties. Real estate holdings must be maintained, so FFO is not quite the true residual cash flow remaining after all expenses and expenditures. FFO is an imperfect measure of REIT performance, but it is the best that we have for the non-traded REIT industry at this time. Blue Vault Partners



is employing the NAREIT definition and adjusting company-reported FFO to comply with NAREIT whenever possible.

“Modified Funds from Operations” or “MFFO”, is a supplemental measure which is intended to give a clearer picture of the REIT’s cash flow given the limitations of FFO as indicated above. **It is important to keep this metric in mind while reviewing FFO calculations for each REIT. In general, MFFO is considered to be a more accurate measure of residual cash flow for shareholders than simple FFO as it provides for a better predictor of the REIT’s future ability to pay dividends.**

While one REIT’s reported MFFO may not be completely comparable to another REIT’s reported MFFO, new guidelines set forth by the Investment Program Association (IPA) in November 2010 now offer a more consistent approach to reporting MFFO for the nontraded REIT community. For REITs that do not report MFFO, Blue Vault Partners’ estimates are presented in accordance with these new IPA guidelines. MFFO is generally equal to the REIT’s Funds from Operations (FFO) with adjustments made for items such as acquisition fees and expenses; amounts relating to straight line rents and amortization of above or below intangible lease assets and liabilities; accretion of discounts and amortization of premiums on debt investments; non-recurring impairments of real estate-related investments; mark-to-market adjustments included in net income; non-recurring gains or losses included in net income from the extinguishment or sale of debt,

Metric Definitions & Explanations

hedges, foreign exchange, derivatives or securities holdings, unrealized gains or losses resulting from consolidation from, or deconsolidation to, equity accounting, and adjustments for consolidated and unconsolidated partnerships and joint ventures.

E Debt Maturity The due date for a debt when the principal must be repaid. The commercial real estate industry has a little over a trillion dollars in maturing loans coming due in the next few years. The challenge is renewing these loans in a time of tight credit and fallen real estate values. If a REIT cannot refinance, it has to divest of assets, which reduces Funds from Operations (FFO) and endangers a payout to investors. If the majority of a REIT's debt is maturing in the next 12-24 months, this could be an issue.

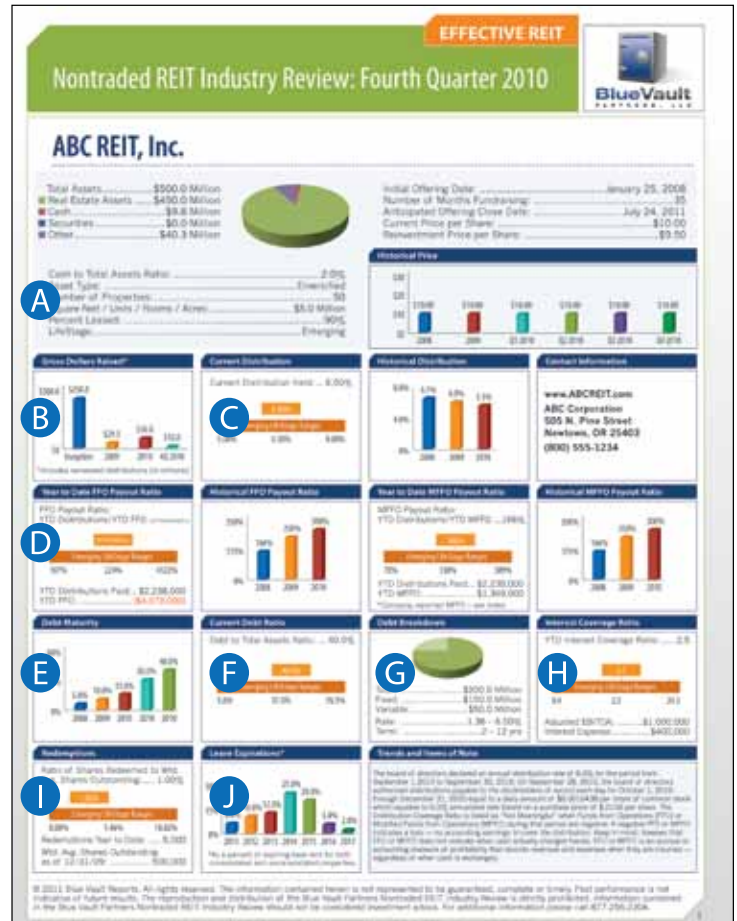
F Current Debt Ratio The ratio of Total Debt divided by Total Assets. There is no perfect debt level for a REIT; some sectors use more debt than others. But what was once considered reasonable debt can become a problem in a difficult economic environment. A careful REIT investor will look at both the Current Debt Ratio and the Interest Coverage Ratio to gauge if a REIT is overleveraged. Also, see the Debt Maturity schedule for any debt refinancing challenges on the horizon.

G Debt Breakdown Gives a snapshot of total debt as itemized on the balance sheet and divides into the amount financed at fixed rates versus the amount financed at variable rates. Terms and maturity ranges are presented for all debt outstanding.

H Interest Coverage Ratio Calculated as year to date adjusted EBITDA (Earnings Before Interest, Taxes, Depreciation and Amortization), divided by year to date Interest Expense.

Adjusted EBITDA is defined as EBITDA before acquisition expenses and impairments. All EBITDA figures referenced in this report have been adjusted unless otherwise provided by the individual REIT. Since it's tough to gauge how much debt is too much or too little, the Interest Coverage Ratio is another clue to a REIT's debt health. The Interest Coverage Ratio is a measure of a REIT's ability to honor its debt interest payments. A high ratio means that the company is more capable of paying its interest obligations from operating earnings. So even if interest costs increase due to higher costs of borrowing, a high Interest Coverage Ratio shows that a REIT can handle those costs without undue hardship. The analyst community typically looks for **an Interest Coverage Ratio of at least two (2)—that is, profits are at least twice the costs of interest expenses—to maintain sufficient financial flexibility.** When the Interest Coverage Ratio is smaller than one (1), that means the REIT may not be generating enough cash from its operations to meet its interest obligations. With a ratio less than one, the company has significant debt obligations and may be using its entire earnings to pay interest, with no income leftover to repay back the debt. On the other hand, a very high interest coverage ratio may suggest that the company is missing out on opportunities to expand its earnings through leverage.

I Redemptions REIT shares bought back from the shareholder/investor by the REIT under a program referred to as the Share Redemption Program (SRP), to provide investors with a limited form of liquidity. This Program is severely limited in the number of shares that can be repurchased annually. Most REITs also have a provision that allows them to suspend this liquidity feature upon Board approval.



Share redemption ratios are provided for comparison purposes only and may not be calculated in the same manner in which each individual REIT's share redemption program guidelines dictate. With that in mind, please refer to the individual REIT offering documents for more details. In an attempt to standardize this metric and make general program comparisons, we calculate redemption ratios by dividing the actual number of shares redeemed year to date by the weighted average number of shares outstanding at the end of the prior calendar year.

J Lease Expirations Date when the lease ends and the landlord will need to re-lease space. Percentages reported are based on annualized base rents unless otherwise noted.

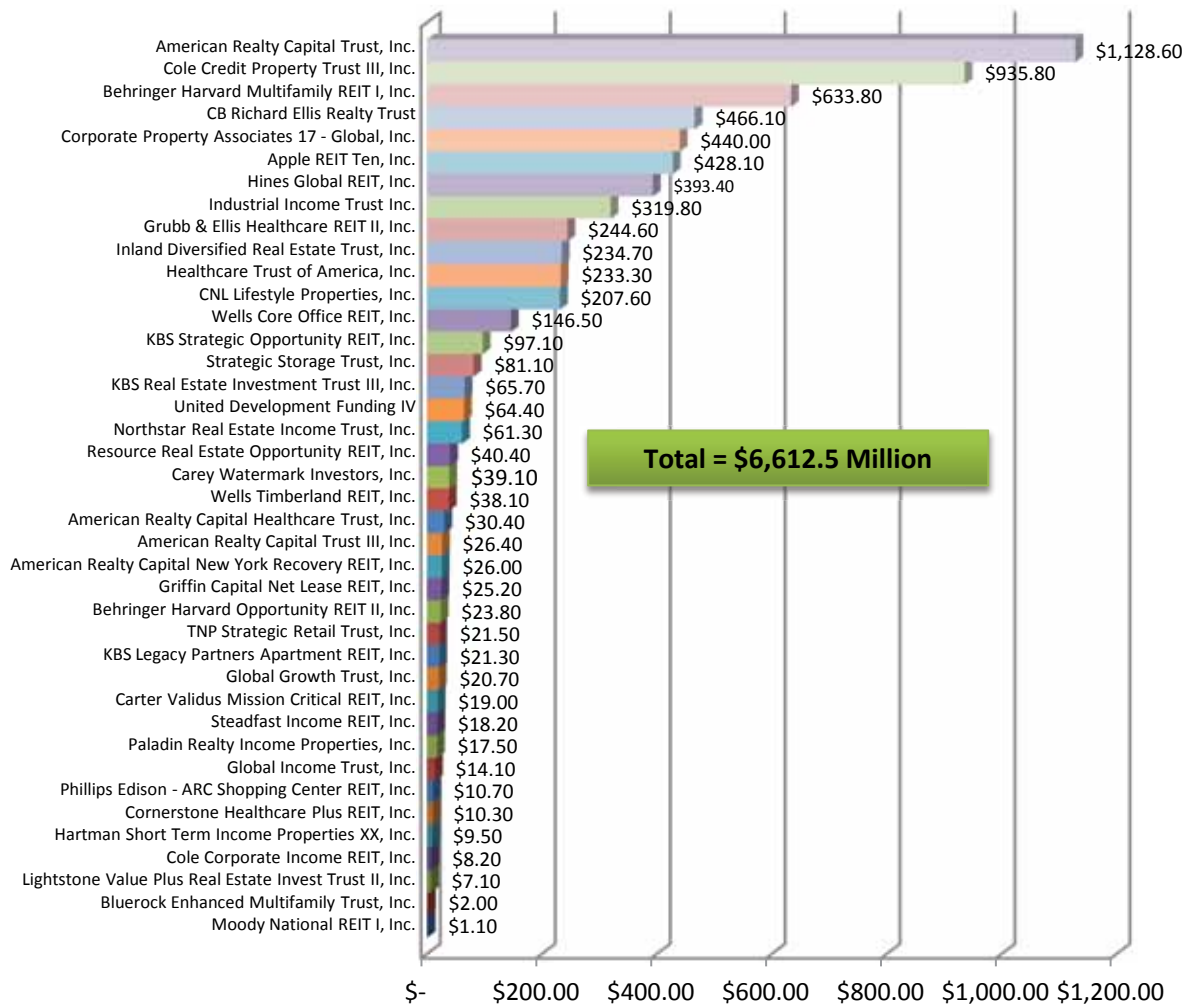
LifeStage Ranges: For certain metrics we have provided a summary of data ranges that include the minimum, maximum and median data points for each LifeStage. The actual value for each REIT is indicated along the LifeStage Range indicator in order to quickly determine how each REIT has performed against its peers. In circumstances where a particular metric may not be calculated due to missing or unavailable information, the value may be labeled as "Not Meaningful" or "Not Available".

Nontraded REIT Industry Review: Third Quarter 2011



Overall Industry Summary

Gross Dollars Raised Year-to-Date (\$ Millions)

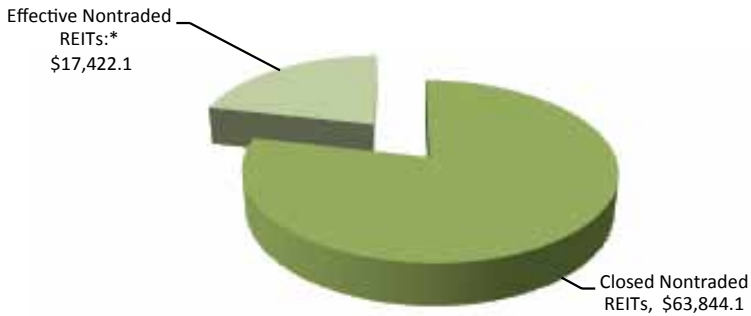


Nontraded REIT Industry Review: Third Quarter 2011



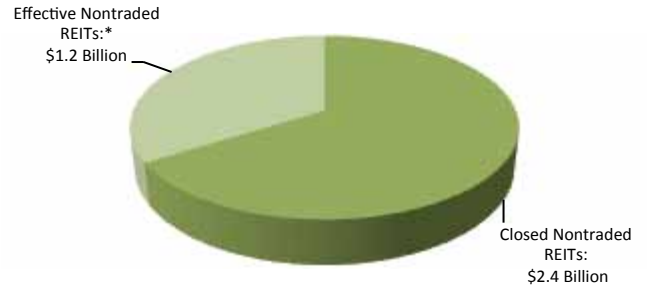
Overall Industry Summary

Total Nontraded REIT Assets: \$81.3 Billion
as of September 30, 2011



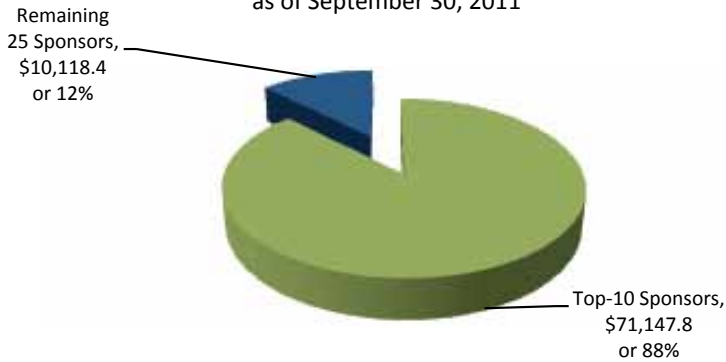
*Includes one suspended REIT.

Total Nontraded REIT Industry Cash & Equivalents: \$3.6 Billion

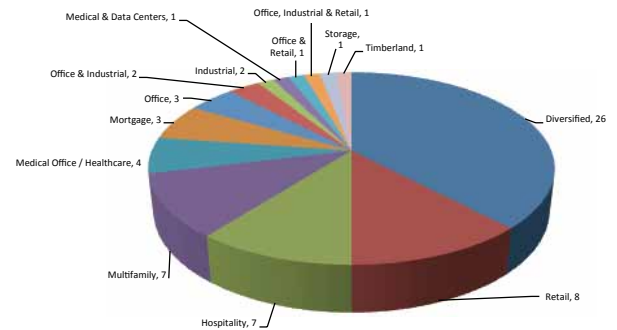


*Includes one suspended REIT.

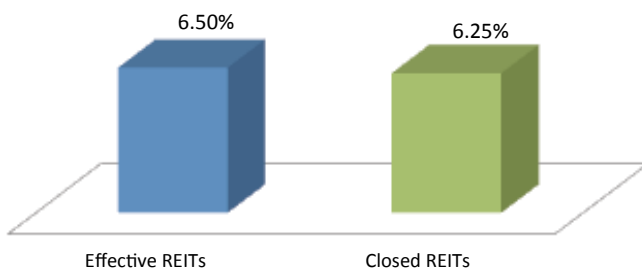
Top-10 Nontraded REIT Sponsor Market Share
as of September 30, 2011



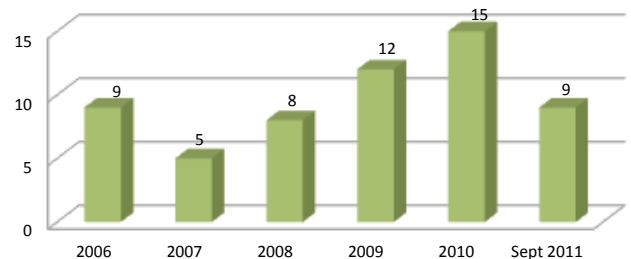
Breakdown of Nontraded REIT Asset Types: 67 Total Programs



**Effective vs. Closed Nontraded REITs:
Median Distribution Yield Comparison - 3Q 2011**



**New Product Introductions since 2006
Period Ending September 2011**



Nontraded REIT Industry Review: Third Quarter 2011



Emerging LifeStage REITs

Emerging LifeStage REITs	Total Assets (in \$ millions)	Cash to Total Assets Ratio	Number of Properties / Investments	Current Distribution Yield	Current Debt to Total Assets Ratio	YTD FFO Payout Ratio	YTD MFFO Payout Ratio	YTD Interest Coverage	YTD Share Redemption Ratio
American Realty Capital Daily Net Asset Value, Inc.	\$0.006	NA	0	None Declared during Q3	0.0%	NA	NA	NA	0.00%
American Realty Capital Healthcare Trust, Inc.	\$74.40	3.8%	6	6.60%	68.1%	NA	NA	0.9	0.00%
American Realty Capital – Retail Centers of America, Inc.	\$0.020	NA	0	None Declared during Q3	0.0%	NA	NA	NA	0.00%
American Realty Capital Trust III, Inc.	\$19.50	32.3%	3	None Declared during Q3	0.0%	NA	NA	NA	0.00%
Bluerock Enhanced Multifamily Trust, Inc.	\$5.90	3.4%	5	7.00%	84.4%	NM	NM	NM	0.45%
Carey Watermark Investors, Inc.	\$35.50	5.3%	3	4.00%	2.8%	NM	NM	NM	0.00%
Carter Validus Mission Critical REIT, Inc.	\$40.40	23.4%	1	7.00%	39.5%	NM	NM	0.8	0.00%
Clarion Partners Property Trust, Inc.	\$0.30	NA	0	None Declared during Q3	0.0%	NA	NA	NA	0.00%
CNL Properties Trust, Inc.	\$2.20	9.1%	0	None Declared during Q3	0.0%	NA	NA	NA	0.00%
Cole Corporate Income Trust, Inc.	\$42.40	15.7%	1	6.50%	75.5%	NM	143%	1.1	0.00%
FundCore Institutional Income Trust, Inc.	\$1.60	NA	0	None Declared during Q3	0.0%	NA	NA	NA	0.00%
Global Income Trust, Inc.	\$32.40	21.5%	2	6.50%	46.8%	NM	NM	NM	0.00%
Green Realty Trust, Inc.	\$0.20	NA	0	None Declared during Q3	0.0%	NA	NA	NA	0.00%
Hartman Short Term Income Properties XX, Inc.	\$10.60	9.8%	1	7.00%	0.0%	NM	1287%	NA	0.00%
Independence Realty Trust, Inc.	\$104.20	1.2%	6	6.00%	62.0%	NA	NA	NA	0.00%
KBS Legacy Partners Apartment REIT, Inc.	\$43.40	17.4%	1	6.50%	55.7%	NM	NM	0.8	0.00%
KBS Real Estate Investment Trust III, Inc.	\$73.50	20.4%	2	6.50%	24.8%	NM	NM	NM	0.00%
O'Donnell Strategic Industrial REIT, Inc.	\$0.20	NA	0	None Declared during Q3	0.0%	NA	NA	NA	0.00%
Phillips Edison – ARC Shopping Center REIT, Inc.	\$31.70	1.3%	3	6.50%	48.3%	NM	113%	1.6	0.00%
Steadfast Income REIT, Inc.	\$53.60	16.9%	5	7.00%	60.8%	NM	365%	0.6	0.00%
MEDIAN	\$25.60	12.8%*	3**	6.50%*	48.3%**	NA	954%*	0.9*	0.00%

*Among those REITs that have data during this period.
**Among those REITs that own properties.

Nontraded REIT Industry Review: Third Quarter 2011



Growth LifeStage REITs

Growth LifeStage REITs	Total Assets (in \$ millions)	Cash to Total Assets Ratio	Number of Properties / Investments	Current Distribution Yield	Current Debt to Total Assets Ratio	YTD FFO Payout Ratio	YTD MFFO Payout Ratio	YTD Interest Coverage	YTD Share Redemption Ratio
American Realty Capital New York Recovery REIT, Inc.	\$91.5	7.8%	8	6.05%	51.8%	107%	113%	2.0	0.00%
Apple REIT Ten, Inc.	\$408.3	19.1%	19	7.50%	9.8%	NM	215%	31.8	0.00%
Global Growth Trust, Inc.	\$28.0	78.9%	1	Stock Distributions	0.0%	NA	NA	NA	0.00%
Griffin Capital Net Lease REIT, Inc.	\$171.4	0.75%	7	6.75%	55.6%	NM	168%	1.6	0.00%
KBS Strategic Opportunity REIT, Inc.	\$129.9	65.8%	6	None Declared during 3Q	2.7%	NA	NA	NM	0.24%
Lightstone Value Plus Real Estate Invest Trust II, Inc.	\$36.4	12.1%	4	6.50%	NA	266%	143%	NA	1.61%
Moody National REIT I, Inc.	\$21.6	2.2%	2	8.00%	76.8%	137%	142%	1.9	0.00%
Northstar Real Estate Income Trust, Inc.	\$110.1	36.9%	6	8.00%	21.9%	824%	712%	1.5	0.70%
Resource Real Estate Opportunity REIT	\$54.7	19.9%	9	Stock Distributions	0.0%	NA	NA	NA	0.00%
TNP Strategic Retail Trust, Inc.	\$120.6	2.5%	8	7.00%	68.7%	NM	NM	0.9	0.74%
United Development Funding IV	\$135.9	5.0%	39	8.20%	18.5%	107%	95%	5.3	1.68%
Wells Core Office REIT, Inc.	\$249.2	1.8%	7	6.00%	41.6%	NM	167%	2.6	4.66%
MEDIAN	\$115.4	10.0%	7	7.00%	21.9%	137%	155%	2.0	0.12%

Nontraded REIT Industry Review: Third Quarter 2011



Stabilizing LifeStage REITs

Stabilizing LifeStage REITs	Total Assets (in \$ millions)	Cash to Total Assets Ratio	Number of Properties / Investments	Current Distribution Yield	Current Debt to Total Assets Ratio	YTD FFO Payout Ratio	YTD MFFO Payout Ratio	YTD Interest Coverage	YTD Share Redemption Ratio
Behringer Harvard Opportunity REIT II, Inc.	\$409.2	19.9%	10	5.00%	50.1%	484%	293%	1.4	0.91%
CB Richard Ellis Realty Trust	\$2,277.9	7.8%	117	6.00%	29.0%	122%	101%	2.7	2.04%
Cole Credit Property Trust III, Inc.	\$5,081.9	2.3%	632	6.50%	42.3%	139%	107%	3.5	1.88%
Cornerstone Healthcare Plus REIT, Inc.	\$193.2	16.4%	15	2.50%	50.4%	403%	235%	1.6	2.76%
Corporate Property Associates 17 - Global, Inc.	\$2,897.0	5.1%	301	6.50%	38.4%	100%	105%	2.7	0.40%
Grubb & Ellis Healthcare REIT II, Inc.	\$454.5	1.9%	55	6.50%	24.2%	431%	101%	3.7	1.02%
Hines Global REIT, Inc.	\$1,188.2	19.3%	9	7.00%	42.7%	NM	189%	1.0	2.42%
Industrial Income Trust Inc.	\$826.8	2.2%	94	6.25%	51.3%	NM	105%	2.1	1.21%
Inland Diversified Real Estate Trust, Inc.	\$945.5	6.5%	45	6.00%	49.5%	90%	80%	2.4	0.78%
Paladin Realty Income Properties, Inc.	\$205.0	5.3%	13	6.00%	74.8%	478%	166%	1.3	2.86%
Strategic Storage Trust, Inc.	\$468.0	3.8%	78	7.00%	52.0%	1974%	245%	1.9	3.48%
Wells Timberland REIT, Inc.	\$345.3	2.0%	1	NA	38.5%	NA	NA	1.2	0.27%
MEDIAN	\$647.4	5.2%	50	6.25%	46.1%	403%	107%	2.0	1.55%

Nontraded REIT Industry Review: Third Quarter 2011



Maturing LifeStage REITs

Maturing LifeStage REITs	Total Assets (in \$ millions)	Cash to Total Assets Ratio	Number of Properties / Investments	Current Distribution Yield	Current Debt to Total Assets Ratio	YTD FFO Payout Ratio	YTD MFFO Payout Ratio	YTD Interest Coverage	Share Redemption Program Status
American Realty Capital Trust, Inc.	\$2,133.2	13.7%	405	7.00%	30.5%	226%	120%	3.0	Program Open
Apartment Trust of America, Inc.	\$360.4	0.3%	15	3.00%	69.7%	168%	166%	1.5	Suspended
Apple REIT Six, Inc.	\$767.6	0.0%	66	7.20%	7.6%	85%	85%	22.3	Program Open
Apple REIT Seven, Inc.	\$875.4	0.0%	51	7.00%	19.2%	112%	112%	7.3	Program Open
Apple REIT Eight, Inc.	\$944.7	0.0%	51	5.00%	23.8%	134%	134%	5.0	Program Open
Apple REIT Nine, Inc.	\$1,730.4	3.5%	86	8.00%	7.2%	129%	129%	19.3	Program Open
Behringer Harvard Multifamily REIT I, Inc.	\$1,584.2	33.5%	38	6.00%	16.8%	153%	222%	3.4	Program Open
Behringer Harvard REIT I, Inc.	\$3,630.7	1.0%	58	1.00%	67.0%	NM	69%	1.5	Suspended – Death & Disability Redemptions Only
CNL Lifestyle Properties, Inc.	\$2,987.4	10.5%	162	6.25%	31.1%	162%	150%	2.9	Program Open
Cole Credit Property Trust II, Inc.	\$3,441.1	1.6%	751	6.25%	50.9%	92%	115%	2.2	Program Open
Cornerstone Core Properties REIT, Inc.	\$83.9	0.4%	12	0.00%	32.2%	NM	NM	NM	Suspended
Corporate Property Associates 15, Inc.	\$2,613.7	5.2%	321	7.35%	55.0%	109%	82%	2.8	Suspended – Death & Disability Redemptions Only
Corporate Property Associates 16 – Global, Inc.	\$3,744.3	2.0%	528	6.65%	53.1%	110%	75%	2.2	Program Open
Dividend Capital Total Realty Trust, Inc.	\$2,814.1	1.8%	100	7.10%	54.6%	137%	137%	2.0	Program Open
Healthcare Trust of America, Inc.	\$2,334.1	5.2%	244	7.25%	27.9%	142%	139%	3.6	Program Open
Hines Real Estate Investment Trust, Inc.	\$2,944.8	5.1%	57	5.00%	45.5%	197%	126%	1.3	Suspended – Death & Disability Redemptions Only
Inland American Real Estate Trust, Inc.	\$11,208.7	2.3%	976	5.00%	50.8%	98%	98%	2.1	Redemptions for Death Only
KBS Real Estate Investment Trust, Inc.	\$3,909.1	3.2%	65	5.25%	70.6%	237%	419%	1.1	Limited to Death & Disability Only
KBS Real Estate Investment Trust II, Inc.	\$2,852.0	1.8%	34	6.50%	43.4%	85%	100%	3.9	Program Open
Lightstone Value Plus Real Estate Investment Trust, Inc.	\$523.4	1.7%	31	7.00%	39.7%	428%	127%	1.7	Program Open
Wells Real Estate Investment Trust II, Inc.	\$5,805.4	0.5%	72	5.00%	24.9%	110%	96%	3.2	Program Open
MEDIAN	\$2,613.7	1.8%	66	6.25%	39.7%	134%	123%	2.9	

Nontraded REIT Industry Review: Third Quarter 2011



Liquidating LifeStage REITs

Liquidating LifeStage REITs	Total Assets (in \$ millions)	Cash to Total Assets Ratio	Number of Properties / Investments	Current Distribution Yield	Current Debt to Total Assets Ratio	YTD FFO Payout Ratio	YTD MFFO Payout Ratio	YTD Interest Coverage	Share Redemption Program Status
Behringer Harvard Opportunity REIT I, Inc.	\$580.0	1.9%	20	NA	52.6%	NM	NM	0.6	Suspended
Inland Western Retail Real Estate Trust, Inc.	\$5,975.5	2.0%	280	2.55%	58.3%	82%	74%	1.7	Suspended
MEDIAN	\$3,277.8	2.0%	150	2.6%	55.5%	82%	74%	1.2	



Top-Line Assessment of the Nontraded REIT Industry – 3rd Quarter 2011

The widening debt crisis in Europe coupled with issues within the U.S. Congress have maintained a level of economic uncertainty and turmoil in the stock markets that has progressed into the second half of 2011. As a result, the nontraded REIT industry has begun to experience the negative effects of this unstable market with lower capital raise and acquisition volumes occurring during the third quarter. While it is not historically unusual to have a lower acquisition volume during the third quarter in the commercial real estate markets, when coupled with the slowdown in capital raising, it does provide a note of concern for the nontraded REIT industry.

Capital raise fell to \$2.0 billion in the third quarter, down from \$2.4 billion in the second quarter. Blue Vault Partners has reduced its projection for total capital raise in 2011 by \$1 billion from earlier this year and is now anticipating a total raise of approximately \$9 billion. However, total assets in the industry increased by 4.4% and stand at \$81.3 billion as of September 30, 2011, compared with \$77.9 billion at the end of the previous quarter.

Acquisition volume declined to \$2.9 billion from last quarter's \$4.24 billion. However, this decrease was largely driven by the \$954 million CPA merger which occurred in the second quarter. The year's total stands at \$10.5 billion, with the industry on pace to exceed the \$13 billion acquired in 2010. Year-to-date, the top 10 sponsors have completed \$9.2 billion in acquisitions, or 88% of all commercial properties acquired year-to-date by nontraded REITs. The most active nontraded REIT sponsors through the third quarter were:

Year-to-Date Acquisitions Ranked by REIT Sponsors September 30, 2011 (in \$ Millions)

	Q2 2011
1. W.P. Carey	\$1,975.3
2. Cole Capital	\$1,923.3
3. American Realty Capital	\$1,053.6
4. Wells Real Estate Funds	\$821.6
5. Inland	\$805.8
6. CB Richard Ellis	\$678.5
7. KBS	\$665.6
8. Apple	\$485.7
9. Dividend Capital	\$450.0
10. Hines	\$374.3

Nontraded REIT dispositions increased from \$704 million, net of mergers, in the second quarter to \$888 million this quarter. The top sellers were all major sponsors.

Year-to-Date Dispositions Ranked by REIT Sponsors

September 30, 2011 (in \$ Millions)

Q2 2011

1. Hines	\$344.0
2. KBS	\$156.1
3. Inland	\$144.9
4. W.P. Carey	\$121.2
5. Behringer Harvard	\$ 99.6

In this quarter's Nontraded REIT Industry Review, we will focus on the Specialty Property Sector and take an in-depth look at the Emerging LifeStage REITs.

Key Nontraded REIT Trends

- **Acquisitions** – \$2.9 billion was acquired by nontraded REITs in the third quarter leading to a year-to-date total of \$10.5 billion.
- **Dispositions** – \$888 million was disposed in 3Q 2011 which represents an increase of \$184 million over the previous quarter.
- **Capital Raise** – \$2.0 billion was raised in the third quarter, a decrease from the \$2.4 billion during the second quarter of 2011.
- **Launches** – Two REITs became effective during the third quarter: O'Donnell Strategic Industrial REIT, Inc. and American Realty Capital Daily Net Asset Value Trust, Inc., bringing the total number of new REIT offerings launched through the first nine months of the year to nine compared with 11 new product offerings during the same time period in 2010.
- **Changes** – Grubb & Ellis announced the sale of its nontraded REIT sponsor and REIT, Grubb & Ellis Healthcare REIT II, Inc., to a co-sponsorship arrangement with Griffin Capital Corporation and American Healthcare Investors LLC, which is owned by executives previously with Grubb & Ellis.

Nontraded REIT Transaction Review

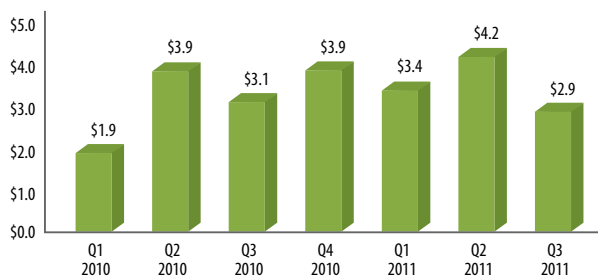
During the third quarter of 2011, certain trends that had begun in the earlier part of the year remained, such as the attractiveness of multifamily to buyers, the movement of transaction volume beyond first-tier markets to strong secondary markets, and the expansion of large purchases by major private equity firms. Overall commercial property acquisitions appear to be on track for a solid fourth quarter

and are expected to exceed 2010 levels. This is evidenced by the fact that real estate brokerage firms are reporting an increased number of new property listings coupled with a steady interest in current listings from a variety of buyers including foreign investors and some traded REITs in certain asset sectors. In addition to being active purchasers, many institutional and private equity owners are selling portions of their portfolios to meet the surging demand.

Acquisitions

Among nontraded REITs, acquisition volume declined compared to the second quarter, driven in part by the one-time anomaly of the CPA merger in the second quarter. But when the \$954 million merger is excluded, acquisition volumes still fell by \$424 million. The top 10 nontraded REIT Sponsors completed \$2.7 billion in acquisitions during the third quarter. In all, the \$2.9 billion in total transactions were completed by 18 sponsors on behalf of 25 different REITs.

Nontraded REIT Industry Total Real Property Acquisitions
as of September 30, 2011 (in \$ Billions)



Top-5 Sponsors by volume:

- Cole Capital** – led the industry with \$982.5 million in third-party acquisitions in two REITs.
- W.P. Carey** – transaction volume increased over last quarter by \$221 million when the effects of the CPA mergers are ignored.
- Inland** – completed acquisitions in three REITs totaling \$331 million.
- American Realty Capital** – \$288.5 million closed in three offerings.
- KBS** – in its three REITs, the sponsor saw volume increase almost \$30 million over last quarter to \$190.6 million.

Top-5 REITs by volume:

- Cole Credit Property Trust III, Inc.** – \$969 million was acquired in the third quarter, leading to a year-to-date total of \$1.8 billion in 184 properties.
- Corporate Property Associates 17 – Global, Inc.** – completed a \$395.5 million investment in Italy for 20 retail stores leased to Metro Cash and Carry.

- Inland American Real Estate Trust, Inc.** – purchased two hotels totaling 820 rooms for \$141 million, or \$172,000 per key as part of the total \$276 million in the quarter.
- American Realty Capital Trust, Inc.** – led by a \$48.6 million PetSmart acquisition, the REIT completed \$213.5 million in 37 buildings totaling 2.2 million square feet.
- Hines Global REIT, Inc.** – included in the quarter's \$153.1 million total was the purchase of Gorgolevsky 11 in Moscow, Russia, for \$96.1 million or \$1,121 per square foot.

Dispositions

Through the first nine months of the year, there have been six REITs that have closed to new investments and transitioned into the Maturing LifeStage. Within this part of a REIT's life cycle, it is important for management to begin to actively prune its portfolio of assets that may not fit within the company's long-term investment strategy. As the number of REITs entering the Maturing LifeStage has grown, so too has the amount of commercial property dispositions. Total dispositions during the third quarter were \$888 million compared with \$704 million in the previous quarter.

Some significant dispositions of note include:

- Hines Real Estate Investment Trust, Inc. sold 3 First National Plaza in Chicago for \$344 million, or \$246 per square foot.
- Nine properties were sold by KBS Real Estate Investment Trust, Inc. for \$156.1 million.
- Inland sold properties out of two of its REITs: Inland American Real Estate Trust, Inc., and Inland Western Retail Real Estate Trust, Inc., totaling \$144.9 million.

Specialty Sector Overview

Traditionally, commercial real estate has concentrated on four food groups: office, industrial, retail, and multifamily. Significant investment activity in land and hotels has added them as sectors. But what about everything else? The catch-all sector for other types of real estate investing is often referred to as "Specialty." Most segments within the Specialty sector either didn't exist 10 years ago or were so highly fragmented as to lack any research or attention.

Within the nontraded REIT Industry, six segments make up the Specialty sector and are addressed below.

Healthcare

Healthcare REITs invest in properties oriented to various healthcare industries including medical office, assisted living, hospitals, and senior nursing facilities, among others.

The attractiveness of this sector is tied to the increased need for healthcare as the U.S. population ages and lives longer. When tied to the ability of doctors to complete many procedures and treatments outside a hospital setting, the demand for healthcare-related facilities remains high.

Due to regulations, a REIT cannot directly own medical businesses; therefore, many properties are owned by a REIT and operated by a hospital, skilled nursing company, or assisted living firm under a net lease agreement with the REIT. Medical office is the exception to this rule, where doctors and other service providers directly lease their space from the REIT as in other commercial properties. There are currently four nontraded REITs that concentrate in the Healthcare sector, with a combined total of \$2.9 billion of assets under management. Those REITs include: American Realty Capital Healthcare Trust, Inc.; Cornerstone Healthcare Plus REIT Inc.; Grubb & Ellis Healthcare REIT II, Inc. and Healthcare Trust of America, Inc.

Adding interest to this sector has been the very recent changes at Grubb & Ellis Healthcare REIT II, Inc. The board of directors recently voted to end its relationship with Grubb & Ellis as the sponsor and to move the REIT to a co-sponsorship between Griffin Capital Corporation and a newly formed entity, American Healthcare Investors, LLC, formed by the two former top executives responsible for the Grubb & Ellis REIT. More recently, American Realty Capital has presented a hostile takeover bid to the investors in the REIT, offering \$9.01 per outstanding share, payable in cash and American Realty Capital Healthcare Trust, Inc. stock.

Storage

Because storage facilities are easy to construct, provide a great use for land that may appreciate in the future, and have benefitted from a growing demand, these types of real property investments provide investors with an income play that also has long-term upside potential. The units are rented on a monthly basis, and good operators can maximize cash flow by keeping their projects highly leased. As of midyear, according to the CCIM Institute, this sector of the commercial real estate market comprises approximately 44,000 self-storage facilities totaling 1.5 billion square feet. Due to the low cost of construction, competition can be a factor in some markets. Strategic Storage Trust, Inc. is currently the only nontraded REIT that exclusively invests in these types of properties. However, other nontraded REITs such as Corporate Property Associates 17 – Global, Inc. have also made several significant purchases of self-storage facilities.

Data Centers

Once a darling, then a pariah, and now a darling again, data centers house the servers that run large corporations and service the Internet. Generally, these properties are

similar in construction to industrial buildings but with vastly greater amounts of HVAC, electrical service, and back-up systems. What hurt the sector previously was too much space built to service the late 1990's Internet boom. Today's sector appears to be more evenly balanced by steadily growing needs of companies that actually make money. While Carter Validus Mission Critical REIT, Inc. concentrates in this sector, other nontraded REITs have also made investments in data center properties. Compared to the broader commercial market of data center space, nontraded REITs currently have a very small percentage of ownership.

Mortgage and Real Estate-Related Debt Investments

As opposed to a focus on owning real properties, mortgage REITs buy and originate debt on underlying commercial properties, in addition to investing in real estate-related debt securities. A relatively small market exists in both traded and nontraded REITs for firms exclusively concentrating on these investments. Mortgage REITs do not normally experience asset appreciation and concentrate on maximizing income. Investments in real estate related securities provide income and also exposure to asset appreciation and depreciation. However, a much broader array of nontraded REITs has included in their investment parameters the ability to participate in all aspects of debt and securities. The two nontraded REITs that focus exclusively on these types of investments are Northstar Real Estate Income Trust, Inc. and United Development Funding IV.

Timberland

Probably one of the most specialized areas, timberland REITs generate income through the sale of trees that are used in the production of a variety of consumer products. In terms of commercial property investments, it is unique in that there are rarely any physical structures involved. Also unique to timberland investments is the fact that the revenue stream is renewable. Because these REITs are managed using sustainable forestry practices, as the timber is harvested, more trees are planted so that the cycle can begin again. As a commodity, the value of the timber and its underlying land are highly influenced by global demand and also tend to be cyclical in nature. Wells Timberland REIT, Inc. is currently the only nontraded REIT that invests in this sector.

Lifestyle

Lifestyle investing is a broad category that covers a variety of vacation, recreational, and living alternatives. Due to the same regulations that restrict healthcare REITs, many of the properties owned by lifestyle firms are operated by third parties under net lease arrangements. CNL Lifestyle Properties, Inc. is the dominant player in this space. While some overlap within the healthcare

sector exists because CNL has made investments in senior living facilities, the REIT also owns golf courses, ski resorts, and other lifestyle-related assets.

Notable Specialty Transactions

- CNL Lifestyle Properties, Inc. acquired \$98.5 million in assets in 2011, including a return to the senior living market. CNL had been precluded from purchasing senior living assets due to a recently expired non-compete agreement from a prior sale.
- \$159 million in acquisitions have been completed by Strategic Storage Trust, Inc. this year, including 17 properties totaling \$82.6 million in the third quarter of 2011.
- Acquisition volume by nontraded healthcare REITs in 2011 has totaled \$362 million, led by \$237 million completed by Grubb & Ellis Healthcare REIT II, Inc.
- Mortgages totaling \$58.5 million were funded by United Development Funding (\$49 million) and Northstar (\$9.5 million) during the third quarter.
- Corporate Property Associates 17 – Global, Inc. purchased a \$46 million self-storage portfolio in September 2011, in addition to nine facilities in November 2011 for \$31 million to bring its portfolio to 42 properties.
- Carter Validus Mission Critical REIT, Inc. closed on a data center in Atlanta, Georgia, for \$94.7 million, or \$280 per square foot in November 2011.

Blue Vault Partners LifeStages™

In the fourth quarter of 2010, Blue Vault introduced the LifeStage™ classification system to provide a better template for reviewing the results of individual nontraded REITs. Nontraded REITs have two separate phases, the first or Effective stage, which is defined by capital raising and acquisitions, and the second, or Closed stage, which is defined by portfolio management activities. Within each phase, Blue Vault has further classified each REIT into a distinct LifeStage™ that is defined by the age of the REIT, the amount of capital raise and acquisitions, the stability of certain metrics, the diversification of the portfolio, and ultimately preparation for a liquidity event. In this issue, we will take a closer look at the Emerging LifeStage™.

Emerging LifeStage™

Those brave enough to start a nontraded REIT face immediate challenges. Probably the most daunting is raising capital for a blind pool of assets followed by paying a distribution without a defined asset base. Sponsors have been creative in meeting this challenge by adopting several different operational tactics. However, there are consistent attributes that mark the first 24-36 months of a nontraded REIT's life. The Emerging LifeStage™ is marked by the following:

- **Effectiveness** – the origination of the REIT, effectiveness declaration by the SEC, and subsequent regulatory approval by the states.
- **Breaking Escrow** – usually set at \$2 million, it is the level of capital raise required to begin investing activities and is sometimes a threshold level to commence capital raise in some states.
- **Distributions** – typically declared by the board of directors upon breaking escrow during the quarter or month prior to which distributions will be paid.
- **Acquisitions** – initial properties are typically purchased upon breaking escrow and when sufficient capital has been raised.

According to Blue Vault's quantitative analysis, there were 21 nontraded Emerging LifeStage™ REITs at the end of the third quarter. As can be seen in the LifeStage charts at the beginning of this publication, these REITs are relatively new to the marketplace, with small portfolio sizes and widely varying metrics. The Emerging LifeStage™ shows particular traits and issues including:

- Distribution rates are typically much higher than the REIT's ability to pay from operational cash flow.
- Portfolios are typically blind pools, so the majority of REITs in this LifeStage do not have enough assets under management to evaluate.
- The REIT experiences uneven capital raise flow and lumpy acquisition volume.
- Many metrics are also difficult to calculate during this LifeStage due to limited operational data and often result in "Not Meaningful" or "Not Applicable" operating ratios.

How effective nontraded REITs are at handling the issues noted above can determine how quickly it evolves into a more effective operating entity and experiences greater success in raising capital.

One of the most negative focal points for nontraded REITs generated by a critical press and due diligence community is the payment of distributions beyond the operating cash flow that is available to support them. Nontraded REITs face a "Catch 22" here because the capital process often requires a competitive distribution percentage. But if a high percentage is chosen, what resources does the REIT have to pay for that distribution rate?

The traditional operational decision has been to accrue a distribution deficit derived from paying a higher distribution rate today in order to accelerate capital investments. The underlying theory is that a deficit built upon a smaller pool of capital can be quickly replenished with a large portfolio of income-producing assets, so it is worthwhile to accrue a deficit if it attracts greater amounts of capital. Opponents to this approach claim that future investors are paying for the distributions received by the initial investors and that the REIT's operations are being mismanaged.

While the magic answer to this vexing problem still remains a mystery for most, several REIT sponsors have tried creative solutions to at least mitigate the issue including:

- **Acquisition-Related Solutions** – Focus on using various methods to accelerate or make predictable acquisitions so that revenue can be generated for the REIT.
 - In order to close on its first transaction, Carter Validus Mission Critical REIT, Inc. entered into a joint venture with an unaffiliated investor to buy the asset and has rights to acquire full ownership over time. This allowed the REIT to purchase a performing asset earlier in the capital raise and begin to fund distributions in part from operating cash flow.
 - American Realty Capital Healthcare Trust, Inc. completed a multi-tranche purchase agreement to buy 12 assets over a set period of time. The REIT was able to structure complementary debt to accompany the staged purchases and is able to better match its capital raise to a known set of assets.
 - In return for limited partnership units, the sponsor of Independence Realty Trust, Inc. contributed six properties worth \$104 million. As a result of having an immediate asset base, operating costs of the REIT have been covered.

- **Fee-Related Solutions** – Focus on ways to reduce or defer fees and the dilutive effect on capital raised or revenue.
 - Deferred and Waived Fees – One of the most common methods to help improve ratios and distribution coverage is the deferral or waiver of asset management, acquisition, or other advisory fees. This method is used by most Advisors during the Emerging LifeStage™.
 - Lightstone took the process one step further and made its fees subordinate to a 7% return and deferred payment to a \$30 million special general partnership interest until liquidation.
 - Lower fee products – Coming to the forefront in 2011 are new product designs that significantly reduce front-end loads. Sponsors such as American Realty Capital, Clarion Partners, and Cole Capital have all designed products that utilize a lower fee structure.

Once an Emerging LifeStage REIT has begun to show some steadiness in its operations and has reached approximately \$100 million in assets, it moves to the next LifeStage known as “Growth.”



American Realty Capital Healthcare Trust was formed in 2011 to acquire medical office buildings and other healthcare-related facilities. As of the end of the third quarter 2011, the REIT had \$74.4 million in assets in six properties totaling 271,112 square feet. The REIT is in the Emerging LifeStage of Effective REITs, which is typified by high levels of debt, not meaningful distribution payout levels, and limited distributions. The investment style for this REIT is considered to be “Core,” which is typically defined as a REIT that generates a high percentage of its total return from income and a modest percentage from asset appreciation. REITs in this category are also expected to exhibit low volatility in terms of asset values.

Key Highlights

- Recent strong capital raise has been matched by acquisition pace, showing good utilization of cash on hand.
- Metrics are trending toward more stable levels but still reflect unevenness typical of Emerging LifeStage REITs.

Capital Stack Review

- \$24.7 million was raised in the third quarter 2011, bringing total lifetime raise to \$30.4 million
- Debt – Current debt ratio is at 68.1%, up from 33.4% in the previous quarter with 100% of the REIT’s debt in fixed instruments.
- Debt Maturity – 94.8% of the REIT’s debt matures in 2015 or later.
- Loan Activity – \$45.9 million in acquisitions have been funded under a \$150 million, multi-tranche mortgage loan with GE Capital Corp.
- Cash on Hand – Has been reduced to 3.8% from 7.7% the previous quarter, reflecting strong current acquisition activity.

Metrics

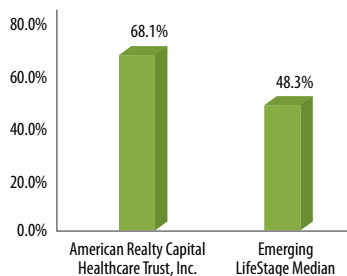
- Distribution – The distribution yield remained steady at 6.6% over the last two quarters. The company commenced paying distributions in August 2011.
- Distribution Source – Distributions were paid from net proceeds received from borrowings.

- MFFO Payout Ratio – Can only be analyzed for the third quarter at a 91% payout ratio.
- Interest Coverage Ratio – Due to the large increase in loan-to-value for the REIT, interest coverage was at 0.9x for the quarter and is above median compared with other REITs in this LifeStage.
- Impairments – None reported.

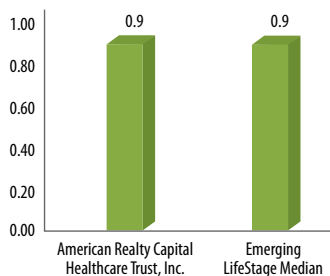
Real Estate

- Acquisitions – Through September 30, the REIT has acquired six assets totaling \$68.9 million, with four being added in the last quarter for \$62.9 million, or \$254 per square foot. Notable Acquisitions:
 - 3Q acquisitions included closing the initial tranche of three properties totaling \$60.9 million from a 12-property portfolio.
- Cap Rate – Weighted-average purchase price capitalization rate of 8.7% for the portfolio.
- Lease Expirations – Weighted-average lease term of 8.2 years.
- Occupancy – 93.2%.
- Dispositions – None reported.
- Diversification – As is typical of REITs in the Emerging LifeStage, concentrations exist in geographical areas with 84% of the portfolio in Nevada and in tenancy with four tenants having greater than 11% of annualized rental income, including Carson Tahoe Regional Healthcare at 27.4%.

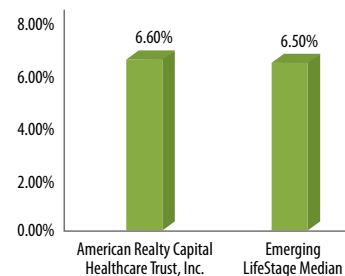
Debt to Total Assets vs. Median



Interest Coverage Ratio vs. Median



Distribution Yield vs. Median



Carter Validus Mission Critical REIT was formed in 2010 to acquire mission critical real estate assets focused on data center and healthcare sectors located throughout the United States. As of the end of the third quarter, the REIT had \$40.4 million in assets in one property totaling 20,000 square feet. The REIT is in the Emerging LifeStage for Effective REITs, which is typified by high levels of debt, not meaningful distribution payout levels, and limited distributions. The investment style for this REIT is considered to be “Core,” which is typically defined as a REIT that generates a high percentage of its total return from income and a modest percentage from asset appreciation. REITs in this category are also expected to exhibit low volatility in terms of asset values.

Key Highlights

- With only one asset, Carter Validus Mission Critical REIT is at the early stages of its development. Unlike most mainstream real estate sectors, data centers typically trade at higher per square foot prices due to the specialized nature of the facilities.
- Good growth in capital raise has occurred to date with \$12.3 million raised in Q3, almost doubling capital raise since inception.

Capital Stack Review

- Capital Raised – \$19.0 million since inception and \$12.3 million in the third quarter.
- Debt – 39.5% with all in fixed-rate debt.
- Debt Maturity – 91% of the REIT’s debt matures in 2015-16.
- Loan Activity – The acquisition was financed with a \$16 million loan.
- Cash on Hand – Stood at 23.4% at the end of the third quarter, reflecting the successful uptick in capital raising activity.

Metrics

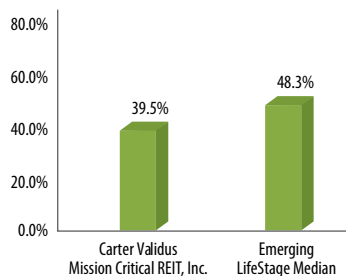
- Distribution – 7.0% which is above median compared with other REITs in this LifeStage.
- Distribution Source – 100% from the proceeds of the offering.

- MFFO Payout Ratio – High at 476%, which is typical of REITs that are in the Emerging LifeStage.
- Fee Waivers and Deferrals – \$73,000 of asset management fees have been deferred.
- Interest Coverage Ratio – 0.8x EBITDA, which is low but also characteristic of Emerging LifeStage REITs.
- Impairments – None reported.

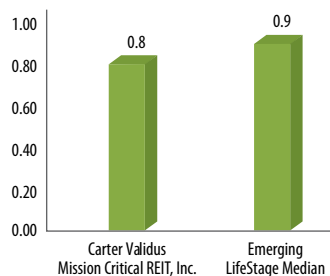
Real Estate

- Acquisitions – In July, the REIT acquired the 20,000-square-foot Richardson Data Center for \$28.9 million, or \$1,447 per square foot. The property was acquired through an operating agreement with an unaffiliated investor who retained 44.2% ownership in the property.
- Occupancy – 100%.
- Dispositions – None reported.
- Diversification – Only one asset held.

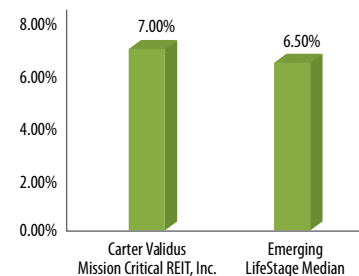
Debt to Total Assets vs. Median



Interest Coverage Ratio vs. Median



Distribution Yield vs. Median



CNL Lifestyle Properties was formed in 2004 to acquire lifestyle-related real estate assets in the United States leased long-term under primarily triple net leases. As of the end of the third quarter, the REIT had \$2.99 billion in assets in 162 properties. The REIT closed to new investments in April 2011 and as a result has entered into the Maturing LifeStage of Closed REITs that is marked by a refinement of the portfolio through dispositions, strategic acquisitions, and debt. A list or liquidation date of December 31, 2015 has been reported. The investment style for this REIT is considered to be “Core,” which is typically defined as a REIT that generates a high percentage of its total return from income and a modest percentage from asset appreciation. REITs in this category are also expected to exhibit low volatility in terms of asset values.

Key Highlights

- Lifestyle investments have included ski and mountain resorts, golf facilities, senior living, attractions, and marinas.
- Investments have been made in acquisitions and joint ventures, which are held in variable interest and unconsolidated entities.

Capital Stack Review

- Capital Raised – \$3.2 billion has been raised since inception, \$207.6 million raised in the first and second quarters.
- Debt – With a debt ratio of 31.1%, the REIT is below median usage of debt for Maturing LifeStage REITs. Financing is distributed 85% to fixed instruments and 15% to variable.
- Debt Maturity – Almost 70% of its debt matures in 2016 or later.
- Loan Activity – In April 2011, the Company issued \$400 million in unsecured senior notes, resulting in net proceeds of \$388 million. The Senior Notes mature in eight years and bear interest at 7.25%.
- Cash on Hand – Above median at 10.5% compared with other REITs in this LifeStage.

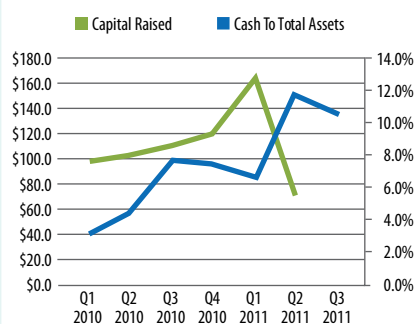
Metrics

- Distribution – Steady at 6.25% for past nine quarters.
- Distribution Source – Shortfalls in cash flows from operating activities versus cash distributions have been funded with temporary borrowings under the revolving line of credit.
- MFFO Payout Ratio – A year-to-date ratio of 150% reflects a slight trend upward from 134% at the end of 2010.
- Fee Waivers and Deferrals – None reported.
- Interest Coverage Ratio – 2.9x EBITDA is better than median and reflects the low debt ratio in the REIT.
- Impairments – \$16.7 million was recorded in relation to the EAGLE leased golf properties.

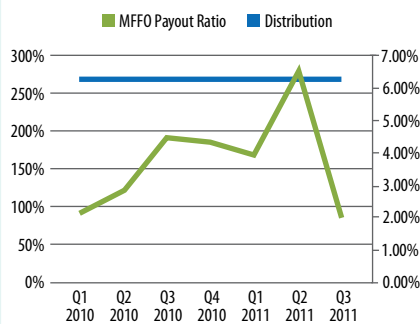
Real Estate

- Acquisitions – \$251.8 million in assets have been acquired in 2011. Notable Acquisitions:
 - Seven senior living facilities located primarily in Missouri totaling \$88 million.
 - The Omni Mount Washington Resort – Golf course, resort amenities, and land for \$10.5 million.
 - The REIT completed two joint venture investments totaling \$153.3 million for a portfolio of six senior living facilities in Connecticut and 29 senior living facilities in various locations.
- Occupancy – Not reported.
- Lease Expirations – Average lease expiration of 17 years.
- Dispositions – Two sales of attraction properties have been made this year with the REIT providing seller financing.
- Diversification – Significant ownership concentrations exist in ski and mountain lifestyle (21%), golf facilities (18.7%), senior living (23.5%), and attractions (14%).

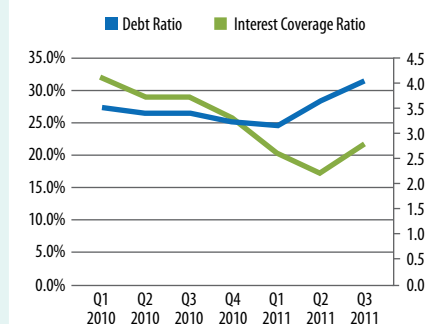
Cash Ratio to Capital Raised



MFFO Payout Ratio to Distribution



Debt Ratio to Interest Coverage Ratio



Cornerstone Healthcare Plus REIT was formed in 2008 to acquire healthcare-related real estate assets including medical office buildings, senior living facilities, and healthcare-related net leased properties. As of the end of the third quarter, the REIT had \$193.2 million in assets in 15 properties totaling 761,279 square feet. The REIT suspended its offering on April 29, 2011. Until the REIT confirms that it has officially closed to new investments, it will remain in the Stabilizing LifeStage of Effective REITs, which is marked by the formation of a distinct personality for the REIT in asset allocation and diversification. In October 2011, the board completed its analysis of strategic alternatives and voted to continue operations of the REIT, focusing on portfolio performance. The investment style for this REIT is considered to be “Core,” which is typically defined as a REIT that generates a high percentage of its total return from income and a modest percentage from asset appreciation. REITs in this category are also expected to exhibit low volatility in terms of asset values.

Key Highlights

- In May, Terry Roussel, the President, Chief Executive Officer, Chairman of the Board, and Director of the Company resigned. He has been replaced by Sharon Kaiser as President.
- An Omnibus Agreement was executed in July 2011 relating to changes in advisory and sub-advisory relationships and fees.

Capital Stack Review

- Capital Raised – \$127 million has been raised since inception and \$10.3 million year-to-date.
- Debt – 50.4% with 66% variable rate and 34% fixed-rate debt.
- Debt Maturity – Only 29.8% of the REIT’s debt matures in 2016 or later, with 29% maturing in 2012 and 25% maturing in 2015.
- Cash on Hand – Is significantly above median at 16.4%, compared with other REITs in this LifeStage.

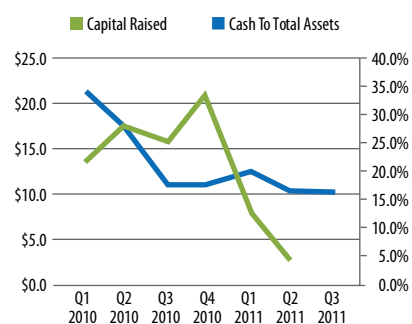
Metrics

- Distribution – Was reduced to 2.5% in the third quarter from 7.5%.
- Distribution Source – Some or all of the distributions have been paid from sources other than operating cash flow, including offering proceeds and borrowing.
- MFFO Payout Ratio – Above median at 235% year-to-date and trending down from 2010 year-end ratio of 891%.
- Fee Waivers and Deferrals – None reported.
- Interest Coverage Ratio – 1.6x EBITDA, which is below median for a REIT at this LifeStage.
- Impairments – None reported.

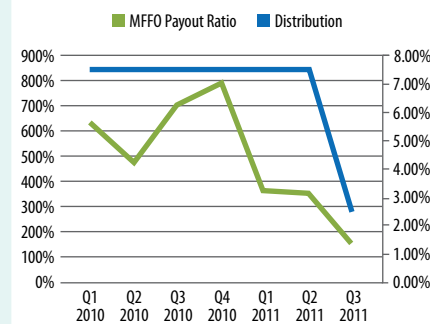
Real Estate

- Acquisitions – Two acquisitions were made in the first half of the year totaling \$19.75 million. No acquisition activity occurred in the third quarter. Acquisitions include:
 - Sunrise of Allentown – An 86-unit/100-bed assisted living facility in Pennsylvania.
 - Forestview Manor – A 69-unit assisted living and memory care facility located in Meredith, N.H.
- Occupancy – 89.4%, up from 81% at year-end 2010.
- Lease expirations – Not reported.
- Dispositions – None reported.
- Diversification – Significant revenue concentrations exist in a few senior living operators including Good Neighbor Care (32.8%), Woodbine Senior Living (20.1%) and Royal Senior Care (20%). In addition, geographic concentrations exist in South Carolina, Pennsylvania, Texas, and Ohio.

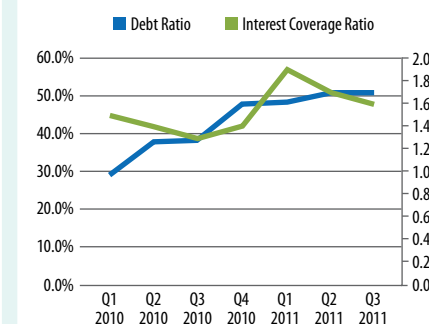
Cash to Total Assets vs. Capital Raised



MFFO Payout Ratio to Distribution



Debt Ratio to Interest Coverage Ratio



Grubb & Ellis Healthcare REIT II, Inc. was formed in 2009 to acquire medical office buildings and healthcare-related facilities. As of the end of the third quarter, the REIT had \$454.5 million in assets in 55 properties totaling 1.93 million square feet. The REIT is in the Stabilizing LifeStage of Effective REITs that is marked by the formation of a distinct personality for the REIT in asset allocation and diversification. The investment style for this REIT is considered to be “Core,” which is typically defined as a REIT that generates a high percentage of its total return from income and a modest percentage from asset appreciation. REITs in this category are also expected to exhibit low volatility in terms of asset values.

Key Highlights

- The REIT announced in November 2011 that the REIT had changed advisors to Griffin-American Healthcare REIT Advisor and its dealer-manager to Griffin Capital Securities. The senior management of the Grubb & Ellis advisor moved to Griffin-American.
- Total capital raise since inception of \$398.4 million has been significantly bolstered by \$244.6 million raised in 2011.

Capital Stack Review

- Capital Raised – Steadily climbing to a high of \$101.2 million this past quarter, up from \$82.2 million and \$61.2 million in Q2 and Q1, respectively.
- Debt – With a debt ratio of only 24.2%, the REIT has a below median usage of debt for Effective REITs. Exposure to interest rate risk that is variable rate has been mitigated with interest rate swaps on 66% of financing.
- Debt Maturity – Only 34% of the REIT’s debt matures in 2016 or later, with 41% maturing in 2012.
- Loan Activity – In June 2011, a revolving credit facility of \$71.5 million was established with KeyBank, which is in addition to the Bank of America facility of \$45 million.
- Cash on Hand – Is very low at 1.9%, especially for a REIT at this LifeStage.

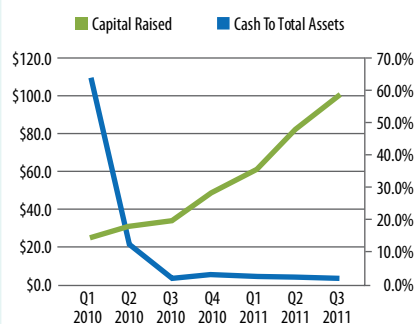
Metrics

- Distribution – Steady at 6.5% for past seven quarters.
- Distribution Source – Some distributions have been paid from offering proceeds and borrowings.
- MFFO Payout Ratio – Well-positioned at 96% for the quarter, with an average that is steadily trending downward.
- Fee Waivers and Deferrals – None reported.
- Interest Coverage Ratio – 3.7x EBITDA, reflects the low debt ratio in the REIT.
- Impairments – None reported.

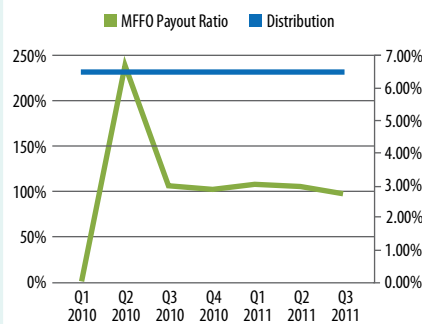
Real Estate

- Acquisitions – \$237 million in acquisitions have been made in 2011 in 11 transactions. In 3Q2011, two acquisitions were completed totaling \$19.3 million. Notable Acquisitions:
 - Philadelphia Skilled Nursing Facility Portfolio – \$75 million.
 - Dixie-Lobo MOB Portfolio – Multiple locations for \$30 million.
 - Milestone MOB Portfolio – N.J. and Arkansas for \$44 million.
- Occupancy – 97%, in line with previous quarters.
- Revenue – The REIT commenced segment reporting in 2011 on three major segments – Medical Office Buildings, Hospitals, and Skilled Nursing Facilities. Revenue was not reported on a same-store basis to compare with previous years.
- Dispositions – None reported.
- Diversification – Significant ownership concentrations exist in Pennsylvania (18.6%), Texas (11.8%), and Virginia (10.8%).

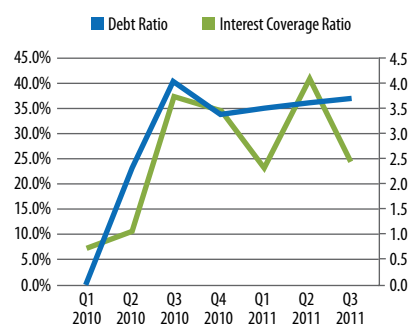
Cash to Total Assets vs. Capital Raised



MFFO Payout Ratio to Distribution



Debt Ratio to Interest Coverage Ratio



Healthcare Trust of America was formed in 2006 to acquire medical office buildings and healthcare-related facilities. As of the end of the third quarter, the REIT had \$2.3 billion in assets in 242 buildings and two real estate-related assets totaling 11.1 million square feet. The REIT closed to new investments in February 2011 and has transitioned into the Maturing LifeStage of Closed REITs that is marked by a refinement of the portfolio through dispositions, strategic acquisitions, and debt. The investment style for this REIT is considered to be "Core," which is typically defined as a REIT that generates a high percentage of its total return from income and a modest percentage from asset appreciation. REITs in this category are also expected to exhibit low volatility in terms of asset values.

Key Highlights

- The REIT has internalized its management and is fully integrated, self-administered, and self-managed.
- With significant debt capacity and cash on hand, the REIT has the ability to substantially increase assets in the portfolio. The REIT estimates it has the capacity to acquire an additional \$1 billion of assets.

Capital Stack Review

- Capital Raised – \$2.3 billion was raised since inception with \$233 million raised in the first quarter, prior to the offering close.
- Debt – below median at 27.9%. Financing is distributed 73% to fixed instruments and 27% to variable.
- Debt Maturity – 42% of its debt matures in 2016 or later, with 23.7% maturing in 2013.
- Loan Activity – In February 2011, the REIT replaced four loans with a \$125.5 million term loan with an interest rate swap to lock the rate at 3.08% for the two-year term. In the second quarter, the REIT also increased its credit agreement limit to \$575 million with JP Morgan Chase.
- Cash on Hand – 5.2% of assets, which is above median for REITs at this LifeStage.

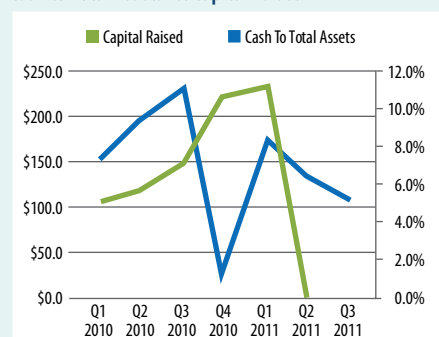
Metrics

- Distribution – Has held steady at 7.25% for the past nine quarters.
- Distribution Source – 28% of distributions declared in 2011 have been from offering proceeds and borrowing.
- MFFO Payout Ratio – Above median at 139% year-to-date, with the average trending downward in 2011.
- Fee Waivers and Deferrals – None reported.
- Interest Coverage Ratio – 3.6x EBITDA reflects the low debt ratio in the REIT and is better than median.
- Impairments – None reported.

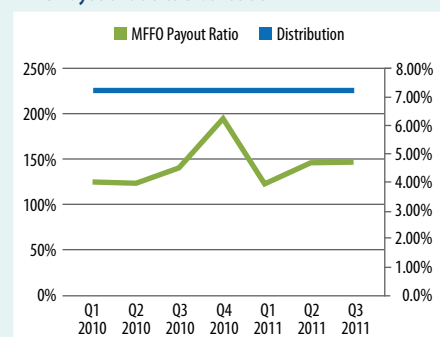
Real Estate

- Acquisitions – Three portfolio acquisitions were made in the first half of 2011 totaling \$36.3 million. No acquisitions were made in 3Q2011. Average cap rate in 2011 has been 8.04%
- Occupancy – 91% and holding steady over the last eight quarters.
- Lease Expirations – Per the last reported data at the end of 2010, the majority of the REIT's leases expire in 2017 or later.
- Revenue – Not reported on a same-store basis to compare with previous years.
- Dispositions – None reported.
- Diversification – Significant ownership concentrations exist in Texas (11.7%), South Carolina (9.9%) and Arizona (11.2%), Indiana (11.0%), and Florida (8.5%) based on gross leasable area.

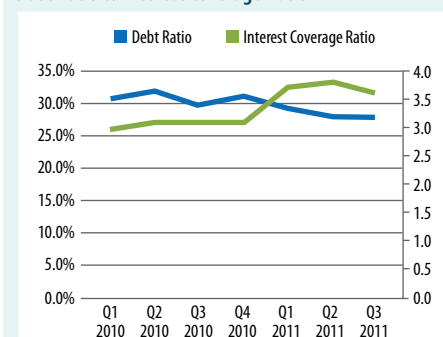
Cash to Total Assets vs. Capital Raised



MFFO Payout Ratio to Distribution



Debt Ratio to Interest Coverage Ratio



Northstar Real Estate Income Trust became effective with the SEC in 2010 and seeks to originate, acquire and manage portfolios containing commercial real estate mortgages, securities, and equity investments. As of the end of the third quarter 2011, the REIT had \$110.1 million in assets in three mortgages and three CMBS investments. The REIT is in the Growth LifeStage of effective REITs, which is characterized by accelerated growth in capital raise and acquisitions.

Key Highlights

- Strong recent capital raise has positioned the REIT for greater acquisition and debt origination activity.
- Metrics are trending toward more stable levels but still reflect unevenness typical of Growth LifeStage REITs.

Capital Stack Review

- The \$32.7 million raised during the third quarter has doubled the capital raised since inception to \$63.8 million.
- Debt – Current debt ratio is at 21.9%, down steadily this year from 46% in 4Q10, with 100% of the REIT's debt in fixed instruments.
- Debt Maturity – 100% of the REIT's debt matures in 2015.
- Cash on Hand – 36.9% is significantly above median compared with other Growth LifeStage REITs and reflects strong current capital raise activity and the need to disperse into investments.

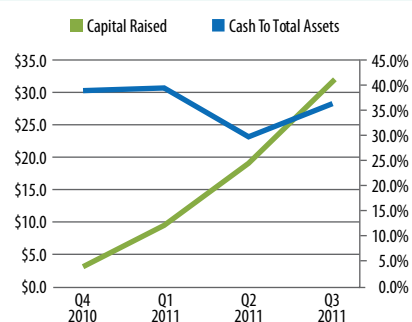
Metrics

- Distribution – The distribution yield remained better than median at 8% over the last seven quarters.
- Distribution Source – All of the distribution was paid from net proceeds of the offering and borrowings. The Sponsor has committed to purchase up to \$10 million of shares during the two-year period following the commencement of the offering to support distributions.
- MFFO Payout Ratio – 333% in the third quarter 2011, down from 1916% in the second quarter.
- Fee Waivers and Deferrals – None reported.
- Interest Coverage Ratio – 1.5x EBITDA, which is slightly below median.
- Impairments – None reported.

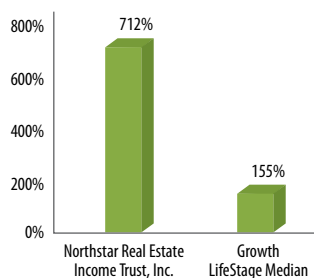
Real Estate

- Acquisitions – The REIT acquired \$2.7 million of BB+ rated CMBS in August 2011 and completed a \$9.5 million loan on a 85,000-square-foot shopping center in Bradenton, Florida, at 76% LTV and a 1.4x interest coverage ratio with an interest rate of 8.25% and a term of 36 months.
- Lease Expirations – Not applicable.
- Occupancy – Not applicable.
- Dispositions – None reported.
- Diversification – As is typical of REITs in the Growth LifeStage, concentrations exist in several geographical areas and tenancy.

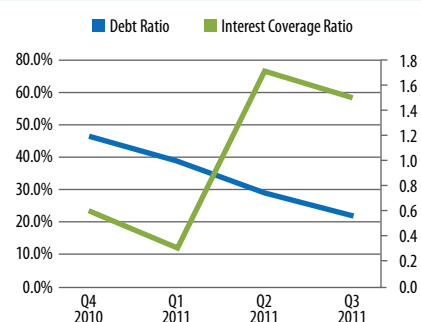
Cash to Total Assets vs. Capital Raised



MFFO Payout Ratio



Debt Ratio to Interest Coverage Ratio



Strategic Storage Trust began fundraising in 2008 and acquires self-storage facilities. As of the end of the third quarter, the REIT had \$468 million in assets in 78 properties totaling 6.4 million square feet and 51,600 units. The REIT is in the Stabilizing LifeStage of Effective REITs that is marked by the formation of a distinct personality for the REIT in asset allocation and diversification. The investment style for this REIT is considered to be “Core,” which is typically defined as a REIT that generates a high percentage of its total return from income and a modest percentage from asset appreciation. REITs in this category are also expected to exhibit low volatility in terms of asset values.

Key Highlights

- Increased capital raise pace has been met with an uptick in acquisitions.
- Investments have been made in direct acquisitions and joint ventures, which are held in variable interest and unconsolidated entities.
- Potential upside in revenue generation exists in the portfolio by increasing occupancy from its current level of 78%.

Capital Stack Review

- Capital Raised – Steadily climbing to a high of \$32.0 million this past quarter, up from \$24.6 million and \$24.7 million in Q2 and Q1, respectively.
- Debt – 52%; the REIT has above median usage of debt for Stabilizing LifeStage REITs. Fixed-rate debt comprises the majority of financings at 89%.
- Debt Maturity – 65.6% of the REIT’s debt matures in 2016.
- Loan Activity – The \$22 million KeyBank Credit Facility was extended to 2014 after the third quarter financial statements were filed.
- Cash on Hand – Is very low at 3.8%, especially for a REIT at this LifeStage.

Metrics

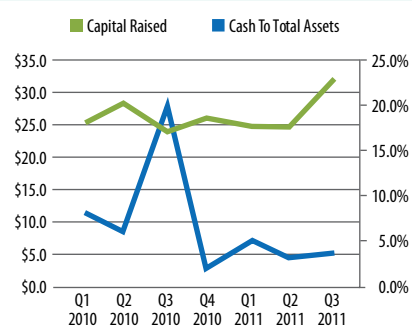
- Distribution – Steady at 7% for the past nine quarters.
- Distribution Source – Some distributions have been paid from offering proceeds and borrowings.

- MFFO Payout Ratio – 201% for the quarter with an average that is steadily trending downward.
- Fee Waivers and Deferrals – A total of \$710,000 of costs have been waived by the Advisor. An additional \$1,128,795 is due.
- Interest Coverage Ratio – 1.9x EBITDA consistent with the last four quarters.
- Impairments – None reported.

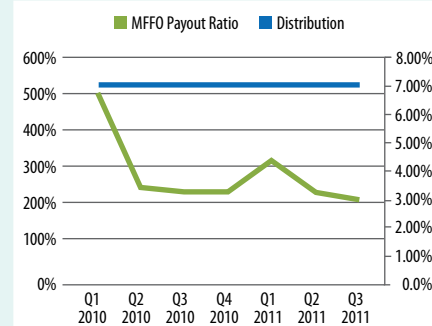
Real Estate

- Acquisitions – \$159 million in acquisitions for 33 properties has been completed in 2011, with \$45.2 million in six properties being acquired in 3Q2011. Notable Acquisitions:
 - An 11 property portfolio, the B&B Portfolio, in multiple states for \$45.1 million in June 2011.
 - The company increased its interest in the USA Self Storage I, DST, an affiliate of the sponsor, by 80.2% for \$30.1 million, bringing its ownership to 100%. The DST owns 10 facilities totaling 5,440 units.
- Cap Rate – The weighted-average capitalization rate at acquisition for the portfolio is 7.62%.
- Occupancy – 78% and remaining steady with the past 7 quarters’ results.
- Lease Expirations – Self-storage leases are typically month-to-month.
- Revenue – Same store revenue (comparing 34 facilities owned for the three month period ending September 30, 2010 and September 30, 2011) increased 0.6% while operating income dropped 0.2%.
- Dispositions – None reported.
- Diversification – Significant ownership concentrations exist in Texas (14.5%), California (12.9%), and Georgia (10.3%).

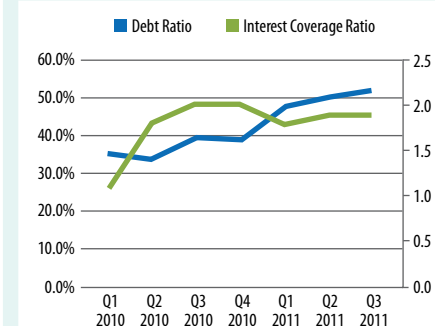
Cash to Total Assets vs. Capital Raised



MFFO Payout Ratio to Distribution



Debt Ratio to Interest Coverage Ratio



United Development Funding IV was formed in 2009 to originate and acquire loans, as well as make equity investments primarily in single-family lots and developments. As of the end of the third quarter 2011, the REIT had \$135.9 million in assets in 27 mortgages and 12 related-party participation and note agreements. The REIT is in the Growth LifeStage of effective REITs, which is characterized by accelerated growth in capital raise and acquisitions.

Key Highlights

- A significant portion of the portfolio is held in loans and participation agreements with related parties, \$14.6 million and \$12.6 million, respectively.
- Metrics have been trending toward more stable levels throughout 2011.
- In addition to the regular distribution, the REIT provided two special distributions this year.

Capital Stack Review

- \$118 million has been raised since inception with \$25.9 million raised in the third quarter. Year-to-date 2011 capital raise has reached \$64.4 million.
- Debt – Current debt ratio is at 18.5%, down steadily this year from 30% in 4Q10 with 65% of the REIT's debt in variable instruments.
- Debt Maturity – 71.7% of the REIT's debt matures in 2012.
- Loan Activity – Affiliated company, United Development Fund III, has provided loan guarantees for three of the REIT loans in return for credit enhancement fees.
- Cash on Hand – Is slightly below median at 5%.

Metrics

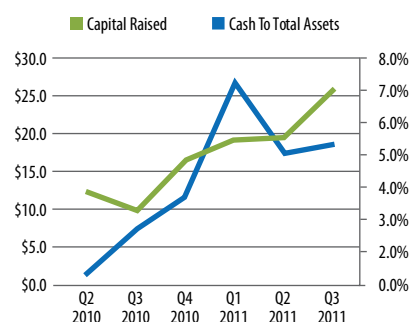
- Distribution – Effective July 2011, the distribution yield increased to 8.2%, up from a yield of 8.0% that had remained steady over the last seven quarters.
- Distribution Source – 49% of the distribution was paid from cash from operations and 51% from borrowings.
- Fee Waivers and Deferrals – None reported.
- MFFO Payout Ratio – Better than median at 90% for the the quarter compared with 98% for the previous quarter.

- Interest Coverage Ratio – 5.3x for the quarter reflects the low debt level in the REIT and is better than median.
- Impairments – None reported.

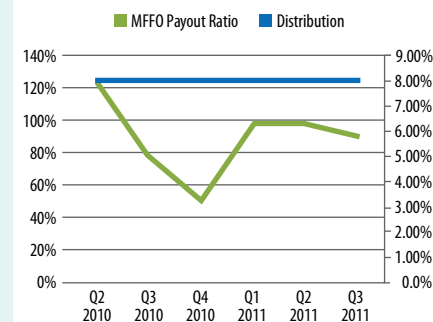
Real Estate

- Transactions – Since inception, the REIT has completed 44 loans totaling \$204 million, including five that have been repaid in full by the respective borrowers. In 2011, the REIT has completed \$49.4 million in loan transactions and fundings.
- Lease Expirations – Not applicable.
- Occupancy – Not applicable.
- Dispositions – None reported.
- Diversification – The REIT sponsor is located in Texas, and geographic concentrations exist with all holdings in either Texas or Colorado.

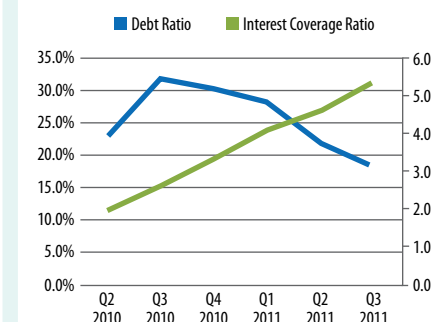
Cash to Total Assets vs. Capital Raised



MFFO Payout Ratio to Distribution



Debt Ratio to Interest Coverage Ratio



Wells Timberland REIT began fundraising in 2006 and acquires timber-related assets. Fundraising for the REIT commenced in May 2007. As of the end of the third quarter, the REIT had \$345.3 million in assets in one property totaling 300,200 acres. The REIT is in the Stabilizing LifeStage of Effective REITs that is marked by the formation of a distinct personality for the REIT in asset allocation and diversification. The investment style for this REIT is considered to be “Value Add,” which is typically defined as a REIT that achieves a balanced total return generated by income and asset appreciation with some volatility in asset values.

Key Highlights

- Wells Timberland generates revenue through selling access rights to harvest timber, open market sales of timber, sales of land for higher-and-better uses, and leasing land rights to third parties.
- In a unique approach, the REIT has offered up to 53.8 million shares through two German closed-end funds and Deutsche Fonds Holding AG.

Capital Stack Review

- \$286.7 million raised since inception with \$14.7 million raised this past quarter.
- Debt – 38.5%; the REIT has a median usage of debt for REITs at this LifeStage, and its debt ratio has been steadily declining. 49% of the financing is allocated to variable-rate debt.
- Debt Maturity – 100% of its debt matures in 2015.
- Loan Activity – In June, the REIT entered into a \$15 million secured credit facility to improve liquidity.
- Cash on Hand – Is very low at 2.0%, especially for a REIT at this LifeStage.

Metrics

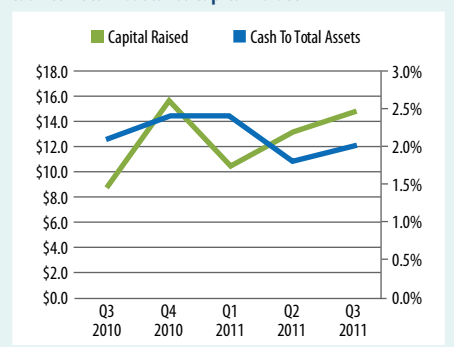
- Distribution – Cash distributions have been precluded under the current loan agreement until the LTV fell beneath 40%. The REIT has declared a stock dividend for the fourth quarter of approximately 0.005 shares per outstanding share.
- Distribution Source – To be paid in shares.

- MFFO Payout Ratio – Not applicable.
- Fee Waivers and Deferrals – Per the loan agreement, accrued fees and expenses can't be paid to the Advisor until the loan balance is reduced to 30% LTV. Total accrued fees are \$27.3 million.
- Interest Coverage Ratio – 1.2x, below median for REITs at this LifeStage.
- Impairments – None reported.

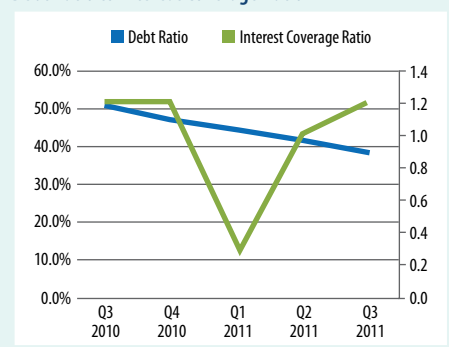
Real Estate

- Acquisitions – In the third quarter, 620 acres of timberland located in GA and AL were acquired for \$402,000 or \$648 per acre.
- Occupancy – Not applicable.
- Lease Expirations – Not applicable.
- Revenue – Declined on a year-over-year basis due to planned reductions in harvest volumes combined with decreases in pricing for pulpwood and sawtimber, which was not offset by an increase in pricing in chip-n-saw.
- Dispositions – 552 acres of timberland were sold in 2011 compared with 868 acres in 2010.
- Diversification – The entire timber ownership is located in East Central Alabama and West Central Georgia.

Cash to Total Assets vs. Capital Raised



Debt Ratio to Interest Coverage Ratio

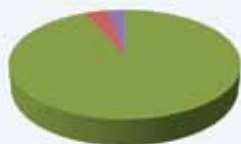


Nontraded REIT Industry Review: Third Quarter 2011



American Realty Capital Healthcare Trust, Inc.

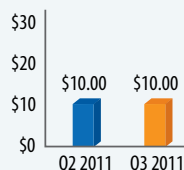
Total Assets.....	\$74.4 Million
Real Estate Assets	\$69.3 Million
Cash	\$2.8 Million
Securities	\$0.0 Million
Other.....	\$2.2 Million



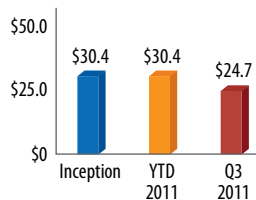
Initial Offering Date:	February 18, 2011
Number of Months Fundraising:	7
Anticipated Offering Close Date:	February 18, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	3.8%
Asset Type:	Medical Office / Healthcare
Number of Properties:	6
Square Feet / Units / Rooms / Acres:	271,112
Percent Leased:	93.2%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



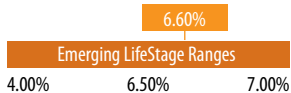
Gross Dollars Raised*



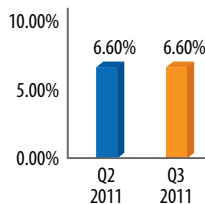
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.60%



Historical Distribution



Contact Information

www.AmericanRealtyCap.com
405 Park Avenue
New York, NY 10022
877-373-2522

Year to Date FFO Payout Ratio

Not Available

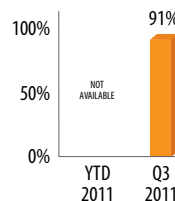
Historical FFO Payout Ratio



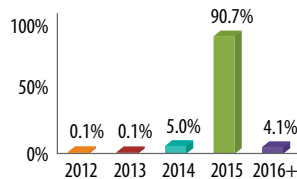
Year to Date MFFO Payout Ratio

Not Available

Historical MFFO Payout Ratio

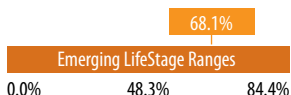


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 68.1%



Debt Breakdown



Total:	50.6 Million
Fixed:	50.6 Million
Variable:	\$0.0 Million
Rate:	5.01% – 8.0%
Term:	3 – 5yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 0.9



Adjusted EBITDA: \$112,000
 Interest Expense: \$129,000

Redemptions

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



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding as of 6/30/11: 125,647

See Notes

Lease Expirations

Weighted Average Lease Term is 8.2 yrs

Trends and Items of Note

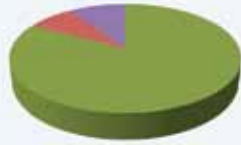
- The REIT was declared effective by the SEC in February 2011 and raised proceeds sufficient to break escrow in May 2011.
- The first distribution to stockholders was paid on August 1, 2011.
- The REIT purchased 4 properties with base purchase prices totaling \$62.9 million and an average weighted capitalization rate of 8.6% during the third quarter 2011.
- There are no share redemptions due to the fact that the REIT has been effective for less than 12 months. The weighted average shares are for the six months ended June 30, 2011.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 67 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



American Realty Capital New York Recovery REIT, Inc.

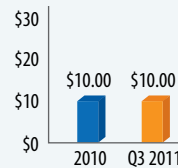
Total Assets.....	\$91.5 Million
Real Estate Assets	\$75.6 Million
Cash	\$7.1 Million
Securities	\$0.0 Million
Other.....	\$8.7 Million



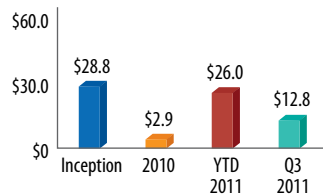
Initial Offering Date:	September 2, 2010
Number of Months Fundraising:	12
Anticipated Offering Close Date:	September 2, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	7.8%
Asset Type:	Office & Retail
Number of Properties:	8
Square Feet / Units / Rooms / Acres:	109,780
Percent Leased:	89.2%
LifeStage.....	Growth
Investment Style	Value Add

Historical Price



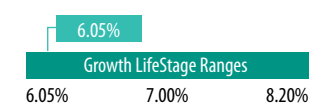
Gross Dollars Raised*



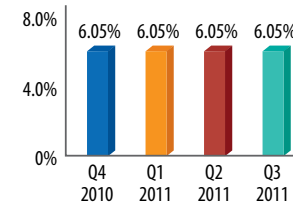
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.05%



Historical Distribution

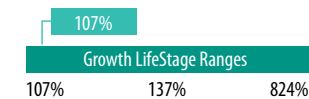


Contact Information

www.AmericanRealtyCap.com
405 Park Avenue
New York, NY 10022
877-373-2522

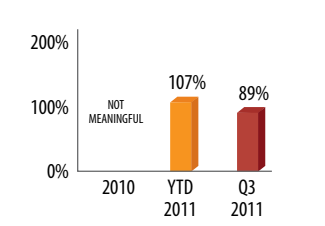
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 107%



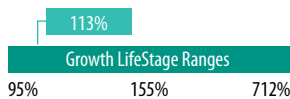
YTD Distributions Paid: ... \$1,550,000
 YTD FFO: \$1,445,000

Historical FFO Payout Ratio



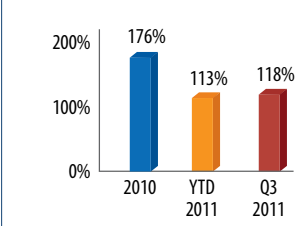
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 113%

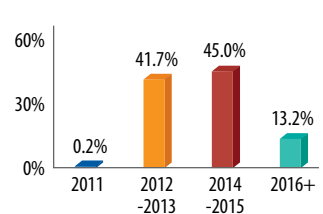


YTD Distributions Paid: .. \$1,550,000
 YTD MFFO: \$1,366,000
 *BVP Adjusted MFFO – see notes

Historical MFFO Payout Ratio

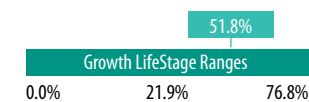


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 51.8%

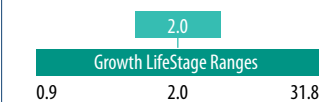


Debt Breakdown

Total:	\$47.4 Million
Fixed:	\$47.4 Million
Variable:	\$0.0 Million
Rate:	4.3 – 9.0%
Term:	1 – 5 yrs

Interest Coverage Ratio

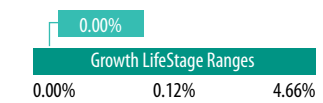
YTD Interest Coverage Ratio: 2.0



Adjusted EBITDA: \$4,151,000
 Interest Expense: \$2,121,000

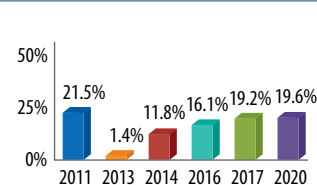
Redemptions

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



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 36,108

Lease Expirations*



*Data as of 12/31/10

Trends and Items of Note

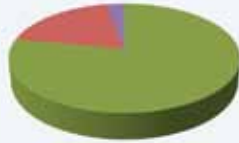
- The REIT did not purchase any properties during the third quarter 2011.
- Debt consists of 100% fixed rate mortgages and is consistent with the past two quarters.
- The interest coverage ratio improved slightly to 2.0X for the year to date period ending September 30, 2011 compared to 1.9X for the second quarter.
- The Company reported YTD 2011 MFFO of \$1,381,000 which includes a \$15,000 contribution from the sponsor. Blue Vault Partners has eliminated the contribution from the sponsor to report YTD 2011 MFFO of \$1,366,000.
- See additional notes on page 67 for information regarding the source of distributions.



Nontraded REIT Industry Review: Third Quarter 2011

Apple REIT Ten, Inc.

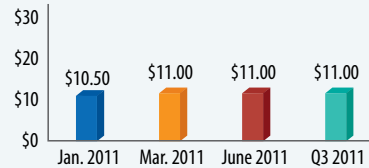
Total Assets.....	\$408.3 Million
Real Estate Assets	\$318.5 Million
Cash	\$77.9 Million
Securities	\$0.0 Million
Other	\$11.9 Million



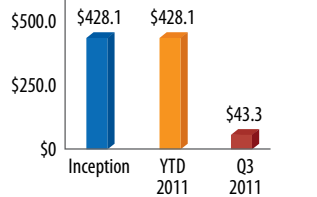
Initial Offering Date:	January 19, 2011
Number of Months Fundraising:	8
Anticipated Offering Close Date:	January 19, 2013
Current Price per Share:	\$11.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio: 19.1%
 Asset Type: Hospitality
 Number of Properties: 19
 Square Feet / Units / Rooms / Acres: 2,358 Rooms
 Percent Leased: 75%
 LifeStage..... Growth
 Investment Style Core

Historical Price



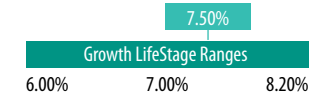
Gross Dollars Raised*



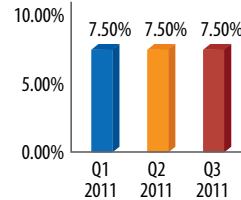
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.50%



Historical Distribution

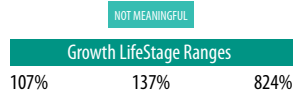


Contact Information

www.AppleREITCompanies.com
 814 E. Main Street
 Richmond, VA 23219
 804-272-6321

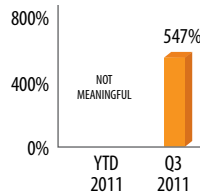
Year to Date FFO Payout Ratio

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



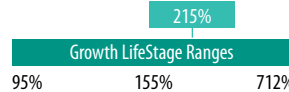
YTD Distributions Paid: \$15,204,000
 YTD FFO: (\$1,083,000)

Historical FFO Payout Ratio



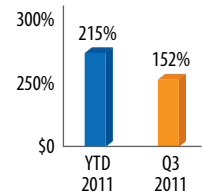
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 215%

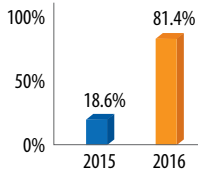


YTD Distributions Paid: ... \$15,204,000
 YTD MFFO: \$7,070,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

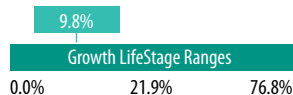


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: 9.8%



Debt Breakdown

Total:	\$40.2 Million
Fixed:	\$40.2 Million
Variable:	\$0.0 Million
Rate:	5.45 – 6.30%
Term:	4 – 5 yrs

Interest Coverage Ratio

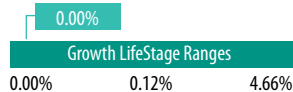
YTD Interest Coverage Ratio: ... 31.8



Adjusted EBITDA: \$7,154,000
 Interest Expense: \$225,000

Redemptions

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



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 1/31/11: 10,380

Lease Expirations

Not Reported

Trends and Items of Note

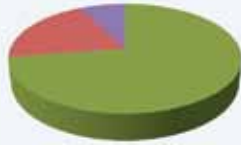
- The REIT was declared effective by the SEC in January 2011 and raised proceeds sufficient to break escrow in January 2011.
- Gross dollars raised in the 3rd Quarter, 2011, was \$43.3 million, down sharply from the first quarter total of \$241.0 million and 2nd Quarter's \$143.8 million.
- The REIT purchased 7 properties for a total of \$134.7 million during the third quarter 2011 bringing the total to 19 hotels owned with gross purchase prices totaling \$323.2 million.
- In May 2011, the Financial Industry Regulatory Authority ("FINRA") filed a complaint against David Lerner Associates, Inc., related to its sales practices relative to the Units of the Company.
- The Company did not report MFFO for the period ending September, 2011. As a result, Blue Vault estimated these figures.
- No share redemptions due to the fact that the REIT has been effective for less than 12 months. The weighted average shares used for this metric are as of March 31, 2011 due to the fact that the REIT did not become effective until January 19, 2011.
- See additional notes on page 67 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Behringer Harvard Opportunity REIT II, Inc.

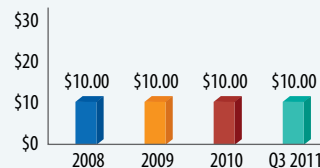
Total Assets.....	\$409.2 Million
Real Estate Assets	\$296.3 Million
Cash	\$81.3 Million
Securities	\$0.0 Million
Other	\$31.6 Million



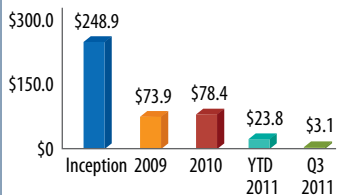
Initial Offering Date:	January 21, 2008
Number of Months Fundraising:	44
Anticipated Offering Close Date:	March 15, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	19.9%
Asset Type:	Diversified
Number of Properties:	10
Square Feet / Units / Rooms / Acres:	3.0 Million Sq. Ft.
Percent Leased:	Not Reported
LifeStage.....	Stabilizing
Investment Style	Opportunistic

Historical Price



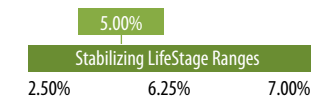
Gross Dollars Raised*



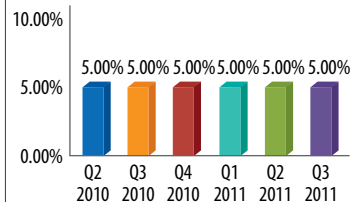
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 5.00%



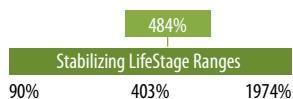
Historical Distribution



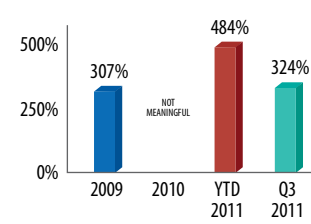
Contact Information

www.BehringerHarvard.com
Behringer Harvard
15601 Dallas Parkway,
Suite 600
Addison, TX 75001
866-655-3600

Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: 484%YTD Distributions Paid: ... \$8,811,000
YTD FFO: \$1,821,000

Historical FFO Payout Ratio

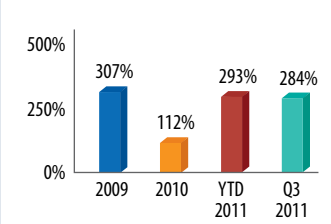


Year to Date MFFO Payout Ratio

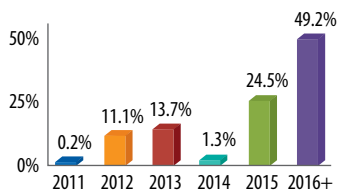
MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ...293%YTD Distributions Paid: .. \$8,811,000
YTD MFFO: \$3,007,000

*Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio

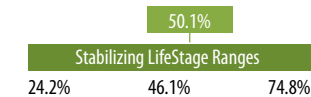


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 50.1%

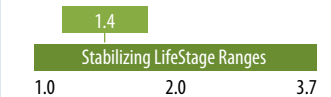


Debt Breakdown

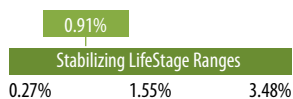
Total:	\$205.1 Million
Fixed:	\$107.2 Million
Variable:	\$98.1 Million
Rate:	1.19 – 10%
Term:	1 – 7 yrs

Interest Coverage Ratio

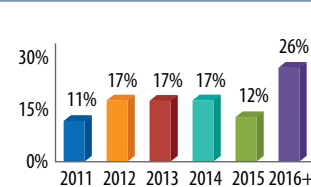
YTD Interest Coverage Ratio: 1.4

Adjusted EBITDA: \$10,300,000
Interest Expense: \$7,217,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding: 0.91%Redemptions Year to Date: .. 173,916
Wtd. Avg. Shares Outstanding
as of 12/31/10: 19,216,000

Lease Expirations*



*As a percentage of expiration base rent for consolidated office and industrial properties.

Trends and Items of Note

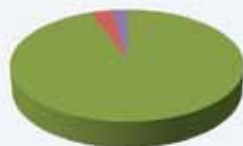
- The square footage above does not include hotel or student housing properties.
- The Company has indicated that it will close to new investments during the first quarter of 2012.
- This REIT moved from the Growth LifeStage to the Stabilizing LifeStage as of the third quarter.
- Management has indicated that leases for its consolidated office and industrial properties represent 28% of its annualized based rent which will expire by the end of 2012, down from 31% in the previous quarter. As a normal course of business, the Company is pursuing renewals, extensions and new leases.
- The Company did not report year to date or third quarter MFFO. As a result, Blue Vault Partners' estimated these figures based on publicly available information.
- See additional notes on page 68 for information regarding the source of distributions.



Nontraded REIT Industry Review: Third Quarter 2011

Bluerock Enhanced Multifamily Trust, Inc.

Total Assets.....	\$5.9 Million
Real Estate Assets	\$5.6 Million
Cash.....	\$0.2 Million
Securities	\$0.0 Million
Other.....	\$0.1 Million



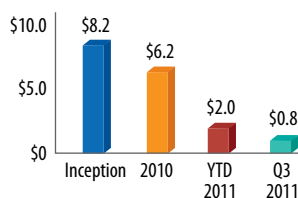
Initial Offering Date:	October 15, 2009
Number of Months Fundraising:	23
Anticipated Offering Close Date:	October 15, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	3.4%
Asset Type:	Multifamily
Number of Properties:	5
Square Feet / Units / Rooms / Acres:.....	1.3 Million or 1,323 Units
Percent Leased:	Not Reported
LifeStage.....	Emerging
Investment Style	Core

Historical Price



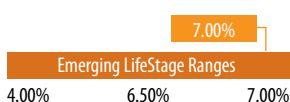
Gross Dollars Raised*



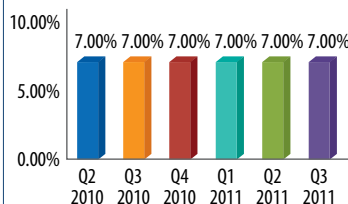
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution



Contact Information

Bluerock Enhanced Multifamily Trust, Inc.
 c/o Bluerock Real Estate, LLC
 680 Fifth Avenue, 16th Floor
 New York, NY 10019
 (877) 826-2583

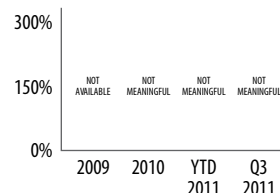
Year to Date FFO Payout Ratio

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



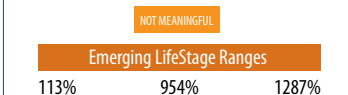
YTD Distributions Paid:..... \$390,423
 YTD FFO:, (\$2,971,967)

Historical FFO Payout Ratio



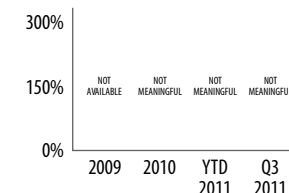
Year to Date MFFO Payout Ratio

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

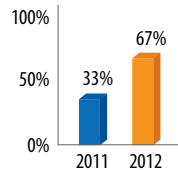


YTD Distributions Paid:..... \$390,423
 YTD MFFO:, (\$2,971,967)
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

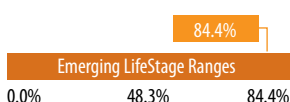


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 84.4%



Debt Breakdown

Total:	\$5.0 Million
Fixed:	\$0.0 Million
Variable:	\$5.0 Million
Rate:	7.00%+
Term:	1 yr

Interest Coverage Ratio

YTD Interest Coverage Ratio: NOT MEANINGFUL



Adjusted EBITDA:, (\$3,517,446)
 Interest Expense:, \$260,319

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:..... 0.45%



Redemptions Year to Date: 1,500
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 333,701

Lease Expirations

Not Reported

Trends and Items of Note

- The company owns equity interests in five multifamily real estate properties through joint venture partnerships.
- The debt to total assets ratio of 84.4% is the highest among all Emerging LifeStage REITs and significantly above the median of 48.3% for the period ending September 30, 2011.
- Due to the Emerging LifeStage, most metrics are not meaningful at this point.
- The REIT had a negative EBITDA and as a result, there is no meaningful Interest Coverage Ratio for this period.
- MFFO is company reported and Blue Vault did not identify additional adjustments.
- See additional notes on page 68 for information regarding the source of distributions.



Nontraded REIT Industry Review: Third Quarter 2011

Carey Watermark Investors Incorporated

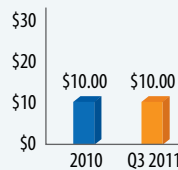
Total Assets.....	\$35.5 Million
Real Estate Assets	\$33.5 Million
Cash	\$1.9 Million
Securities	\$0.0 Million
Other	\$0.1 Million



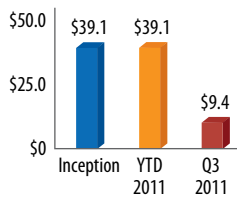
Initial Offering Date:	September 15, 2010
Number of Months Fundraising:	12
Anticipated Offering Close Date:	September 15, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	5.3%
Asset Type:	Hospitality
Number of Properties:	3
Square Feet / Units / Rooms / Acres:	623 Rooms
Percent Leased:	Not Available
LifeStage.....	Emerging
Investment Style	Value Add

Historical Price



Gross Dollars Raised*



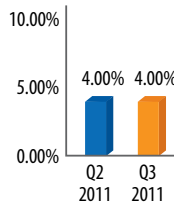
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 4.00%



Historical Distribution



Contact Information

www.CareyWatermark.com
W.P. Carey & Co. LLC
50 Rockefeller Plaza
New York, NY 10020
800-WP CAREY

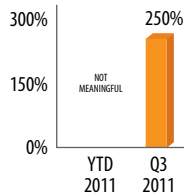
Year to Date FFO Payout Ratio

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



YTD Distributions Paid:.....\$259,283
 YTD FFO:,(\$1,366,850)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

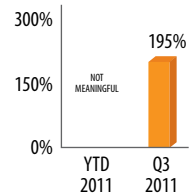
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: NOT MEANINGFUL



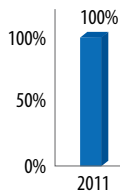
YTD Distributions Paid:.....\$259,283
 YTD MFFO:,(\$758,443)

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

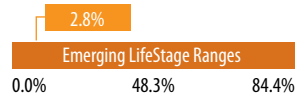


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: 2.8%



Debt Breakdown

Total:	\$1.0 Million
Fixed:	\$0.0 Million
Variable:	\$1.0 Million
Rate:	1.40%
Term:	< 1 yr.

Interest Coverage Ratio

YTD Interest Coverage Ratio: NOT MEANINGFUL



Adjusted EBITDA:,(\$1,376,435)
 Interest Expense:, \$9,585

Redemptions

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



Redemptions Year to Date:0
 Wtd. Avg. Shares Outstanding
 as of 12/31/10:9,402

*See Notes

Lease Expirations

Not Reported

Trends and Items of Note

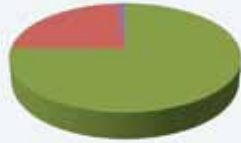
- The REIT was declared effective by the SEC in September 2010 and raised proceeds sufficient to break escrow in March 2011.
- The REIT acquired an 80% interest in the joint venture "New Orleans Venture" for approximately \$31.3 million in September 2011.
- During the nine months ended September 30, 2011, the Company was provided with two loans from a subsidiary of W.P. Carey to fund investments in two joint ventures. The first loan was for \$4,000,000 and was repaid on June 6, 2011, its maturity date. The second loan was in the amount of \$2,000,000 with a maturity date of October 17, 2011. As of September 30, 2011, \$1,000,000 of this loan had been repaid.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- No share redemptions due to the fact that the REIT has been effective for less than 12 months
- See additional notes on page 68 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Carter Validus Mission Critical REIT, Inc.

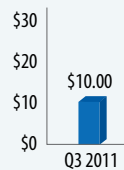
Total Assets.....	\$40.4 Million
Real Estate Assets	\$30.5 Million
Cash	\$9.5 Million
Securities	\$0.0 Million
Other	\$0.5 Million



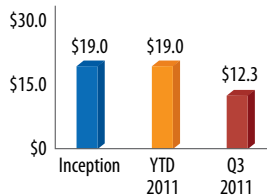
Initial Offering Date:	December 10, 2010
Number of Months Fundraising:	9
Anticipated Offering Close Date:	December 10, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	23.4%
Asset Type:	Diversified
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	20,000
Percent Leased:	100%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



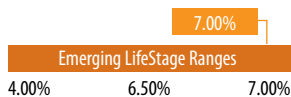
Gross Dollars Raised*



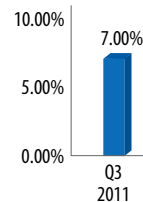
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution



Contact Information

www.CVMissionCriticalReit.com
Carter Validus Mission Critical REIT, Inc.
 c/o DST Systems, Inc.
 P.O. Box 219731
 Kansas City, MO 64121-9731
 888-292-3178

Year to Date FFO Payout Ratio

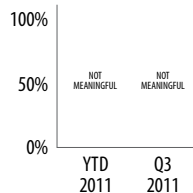
FFO Payout Ratio:
 YTD Distributions/YTD FFO: NOT MEANINGFUL

NOT MEANINGFUL

Emerging LifeStage Ranges

YTD Distributions Paid:.....\$162,000
 YTD FFO:,(\$635,000)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

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

NOT MEANINGFUL

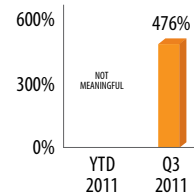
Emerging LifeStage Ranges

113% 954% 1287%

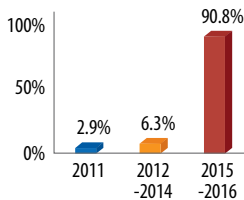
YTD Distributions Paid:.....\$162,000
 YTD MFFO:,(\$200,000)

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

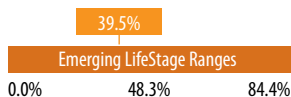


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 39.5%

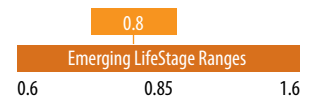


Debt Breakdown

Total:	\$16.0 Million
Fixed:	\$16.0 Million
Variable:	\$0.0 Million
Rate:	5.1%
Term:	5 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 0.8



Adjusted EBITDA:\$163,305
 Interest Expense:\$197,062

Redemptions

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

0.00%

Emerging LifeStage Ranges

0.00% 0.45%

Redemptions Year to Date:0

Wtd. Avg. Shares Outstanding
 as of 12/31/10:151,589

Lease Expirations

Not Reported

Trends and Items of Note

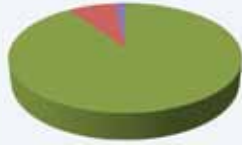
- The REIT was declared effective by the SEC in December 2010 and raised proceeds sufficient to break escrow in May 2011.
- The Company acquired one property during the third quarter for \$28.9 million.
- Due to the Emerging LifeStage, most metrics are not meaningful at this point.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- No share redemptions due to the fact that the REIT has been effective for less than 12 months.
- See additional notes on page 68 for information regarding the source of distributions.



Nontraded REIT Industry Review: Third Quarter 2011

CB Richard Ellis Realty Trust

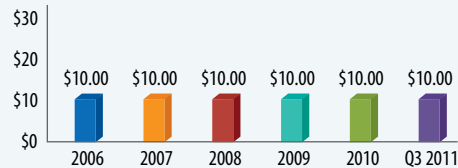
Total Assets.....	\$2,277.9 Million
Real Estate Assets ...	\$2,057.9 Million
Cash.....	\$178.8 Million
Securities	\$0.0 Million
Other.....	\$41.2 Million



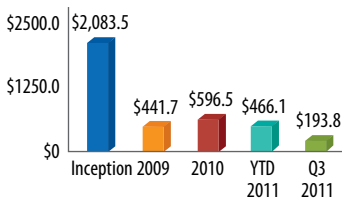
Initial Offering Date: October 24, 2006
 Number of Months Fundraising: 59
 Anticipated Offering Close Date: January 30, 2012
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 7.8%
 Asset Type: Diversified
 Number of Properties: 117
 Square Feet / Units / Rooms / Acres: 26.3 Million
 Percent Leased: 97.2%
 LifeStage..... Stabilizing
 Investment Style Core

Historical Price



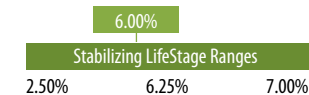
Gross Dollars Raised*



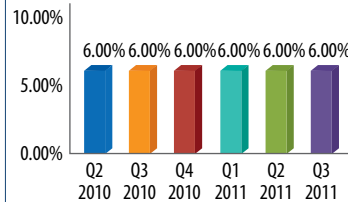
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.00%



Historical Distribution



Contact Information

www.CBRERealtyTrust.com
CNL Client Services
P. O. Box 4920
Orlando, FL 32802
866-650-0650

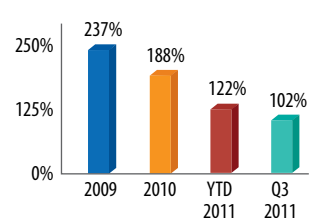
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 122%



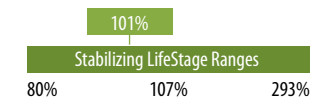
YTD Distributions Paid:.. \$76,485,000
 YTD FFO: \$62,916,000

Historical FFO Payout Ratio



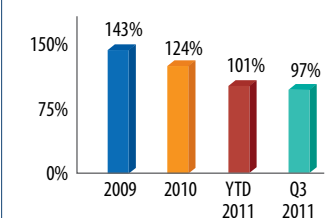
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...101%

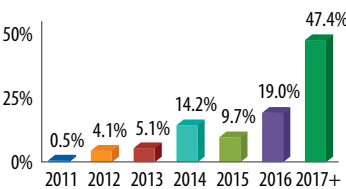


YTD Distributions Paid: \$76,485,000
 YTD MFFO: \$76,049,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

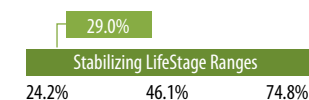


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 29.0%



Debt Breakdown

Total: \$660.2 Million
 Fixed: \$635.2 Million
 Variable: \$25.0 Million
 Rate: 2.93 – 6.42%
 Term: 1 – 14 yrs

Interest Coverage Ratio

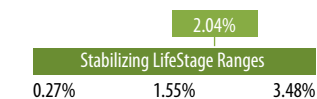
YTD Interest Coverage Ratio: 2.7



Adjusted EBITDA: \$66,435,000
 Interest Expense: \$24,724,000

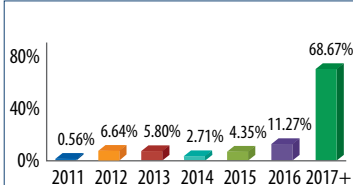
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:..... 2.04%



Redemptions Year to Date: .. 2,786,617
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 136,456,565

Lease Expirations*



*As a percent of expiring base rent for both consolidated and unconsolidated properties.

Trends and Items of Note

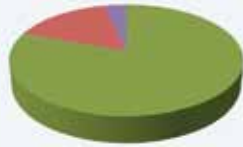
- The Company has indicated that it will close to new investments during the first quarter of 2012.
- Share redemptions increased to 2.04% at the end of the third quarter compared to 1.31% at the end of the second quarter.
- The year to date MFFO payout ratio trended downward from 103% at the end of the second quarter to 101% at the end of the third quarter.
- The assets noted above are based on the figures reported on the balance sheet. Total assets for the Company are reported for unconsolidated entities using the equity method of accounting and as such do not take into consideration the pro rata share of liabilities for these entities. Taking this into consideration, including the pro rata share of liabilities for the Duke joint venture, the Afton Ridge joint venture, the UK joint venture and the European joint venture, total assets would equal \$2,715.9 million, real estate assets would total \$2,307.8 million and total debt would equal \$1,067.0 million. Total number of properties, square footage and percent leased is based on both consolidated and unconsolidated properties but does not include nonconsolidated ownership of property via CBRE Strategic Asia Partners.
- The year to date MFFO reported above is the same as Adjusted Funds from Operations (AFFO) reported by the Company. Blue Vault Partners did not identify any additional adjustments.
- See additional notes on page 68 for information regarding the source of distributions.



Nontraded REIT Industry Review: Third Quarter 2011

Cole Corporate Income Trust, Inc.

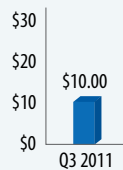
Total Assets.....	\$42.4 Million
Real Estate Assets	\$34.2 Million
Cash	\$6.7 Million
Securities	\$0.0 Million
Other	\$1.5 Million



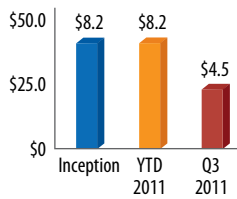
Initial Offering Date:	February 10, 2011
Number of Months Fundraising:	7
Anticipated Offering Close Date:	February 10, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	15.7%
Asset Type:	Office & Industrial
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	145,025 Sq. Ft.
Percent Leased:	100%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



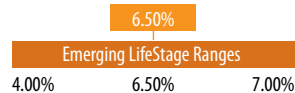
Gross Dollars Raised*



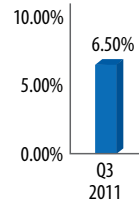
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution



Contact Information

www.colecapital.com
Cole Corporate Income Trust, Inc.
 2575 East Camelback Road,
 Suite 500
 Phoenix, Arizona, 85016
 866-341-2653

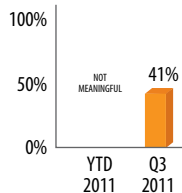
Year to Date FFO Payout Ratio

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



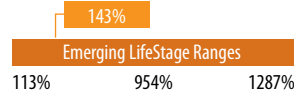
YTD Distributions Paid:.....\$64,000
 YTD FFO:,(\$674,215)

Historical FFO Payout Ratio



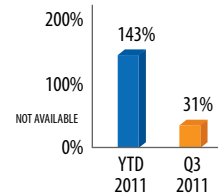
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:143%

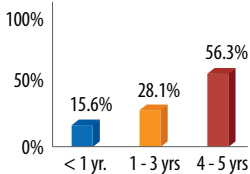


YTD Distributions Paid:..... \$64,000
 YTD MFFO:, \$44,624
 *Blue Vault Estimated MFFO – see notes

Historical MFFO Payout Ratio

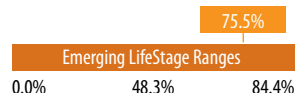


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 75.5%



Debt Breakdown

Total:	\$32.0 Million
Fixed:	\$32.0 Million
Variable:	\$0.0 Million
Rate:	4.65%
Term:	1 yr. – 5 yrs..

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.1



Adjusted EBITDA:\$467,728
 Interest Expense:\$423,104

Redemptions

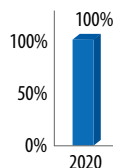
Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:.....0.00%



Redemptions Year to Date:0
 Wtd. Avg. Shares Outstanding
 as of 6/30/11: 32,503

*See Notes

Lease Expirations



Trends and Items of Note

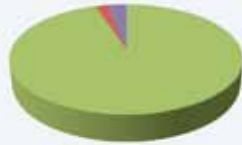
- The REIT was declared effective by the SEC in February 2011 and raised proceeds sufficient to break escrow in June 2011. The distribution start date was June 29, 2011.
- Year to date, the Company has acquired one property for \$32.9 million.
- The debt to total assets ratio of 75.5% is significantly above the median of 48.3% for all Emerging LifeStage REITs as of September 30, 2011.
- The Company did not report MFFO for 2011. The MFFO figures above are Blue Vault Partners' estimate.
- See additional notes on page 68 for information regarding the source of distributions.



Nontraded REIT Industry Review: Third Quarter 2011

Cole Credit Property Trust III, Inc.

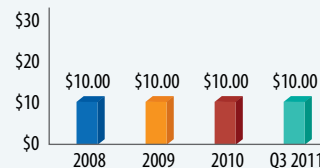
Total Assets.....	\$5,081.9 Million
Real Estate Assets ...	\$4,821.8 Million
Cash.....	\$117.1 Million
Securities	\$24.5 Million
Other.....	\$118.5 Million



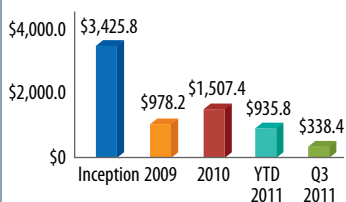
Initial Offering Date:	October 1, 2008
Number of Months Fundraising:	37
Anticipated Offering Close Date:	February 29, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	2.3%
Asset Type:	Retail
Number of Properties:	632
Square Feet / Units / Rooms / Acres:	29.8 Million
Percent Leased:	99.0%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



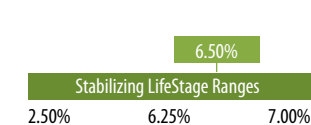
Gross Dollars Raised*



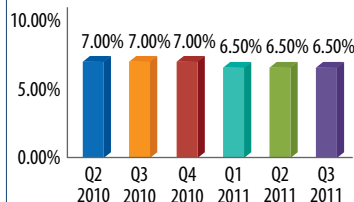
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution



Contact Information

www.CCPTiii.com
Cole Capital Corporation
 2575 E. Camelback Road
 Suite 500
 Phoenix, AZ 85016
 866-341-2653

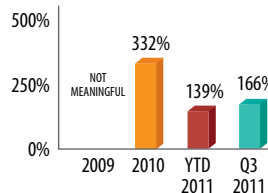
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 139%



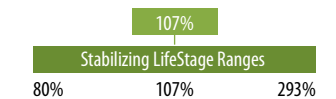
YTD Distributions Paid: \$138,700,000
 YTD FFO: \$100,086,000

Historical FFO Payout Ratio



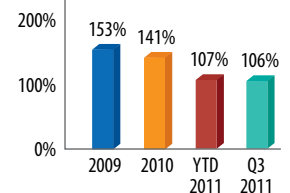
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 107%

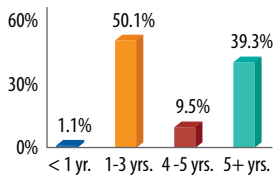


YTD Distributions Paid: \$138,700,000
 YTD MFFO: \$129,422,000
 *BVP adjusted MFFO – see notes

Historical MFFO Payout Ratio

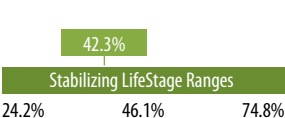


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 42.3%



Debt Breakdown

Total:	\$2,148.5 Million
Fixed:	\$1,574.9 Million
Variable:	\$573.6 Million
Rate:	3.00 – 6.83%
Term:	<1 – 10 yrs

Interest Coverage Ratio

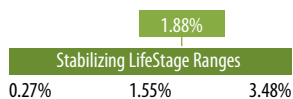
YTD Interest Coverage Ratio: 3.5



Adjusted EBITDA: \$205,145,000
 Interest Expense: \$59,082,000

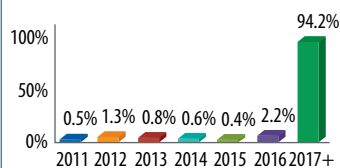
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: 1.88%



Redemptions Year to Date: 3,293,997
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 174,764,966

Lease Expirations*



*As of 12/31/10.

Trends and Items of Note

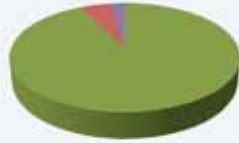
- The Company has indicated that it will close to new investments during the first quarter of 2012.
- During the nine months ended September 30, 2011, the Company acquired a 100% interest in 184 commercial properties for an aggregate purchase price of \$1.8 billion. The Company purchased the 2011 Acquisitions with net proceeds from the Offerings and through the issuance of mortgage notes.
- The debt to total assets ratio increased to 42.3% during the third quarter up from 38.2% in the second quarter. Despite the increase, the Company's debt to total assets ratio is below the median compared to other REITs in this LifeStage.
- The Company reported YTD 2011 MFFO of \$147,280,000 and does not include (\$17,865,000) in straight-line rent adjustments. Blue Vault Partners has included the adjustments to report YTD MFFO of \$129,422,000.
- See additional notes on page 68 for information regarding the source of distributions.


BlueVault
 PARTNERS, LLC

Nontraded REIT Industry Review: Third Quarter 2011

Corporate Property Associates 17 – Global, Inc.

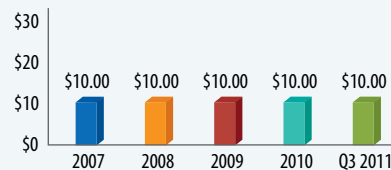
Total Assets.....	\$2,897.0 Million
Real Estate Assets ...	\$2,683.2 Million
Cash.....	\$146.8 Million
Securities	\$0.0 Million
Other.....	\$67.0 Million



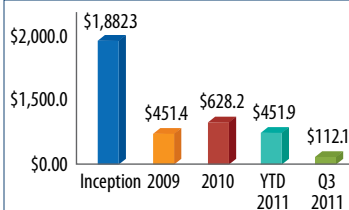
Initial Offering Date:	November 2, 2007
Number of Months Fundraising:	46
Anticipated Offering Close Date:	April 7, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	5.1%
Asset Type:	Diversified
Number of Properties:	301
Square Feet / Units / Rooms / Acres:	25 Million Sq. Ft.
Percent Leased:	100%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



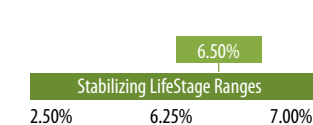
Gross Dollars Raised*



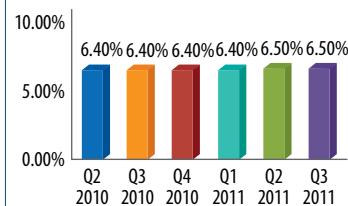
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution



Contact Information

www.WPCarey.com
W.P. Carey & Co. LLC
50 Rockefeller Plaza
New York, NY 10020
800-WPCAREY

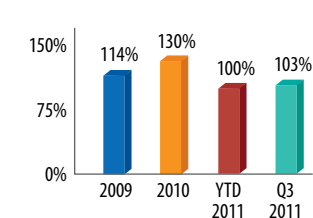
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 100%



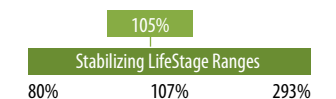
YTD Distributions Paid:.. \$72,585,000
 YTD FFO:

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

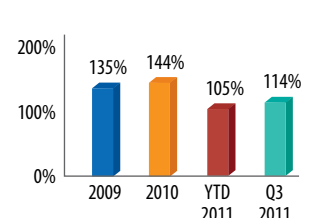
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 105%



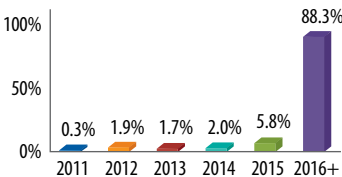
YTD Distributions Paid:.. \$72,585,000
 YTD MFFO:

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

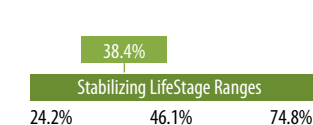


Debt Maturity

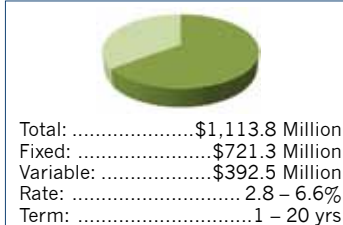


Current Debt Ratio

Debt to Total Assets Ratio: ... 38.4%



Debt Breakdown

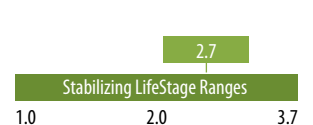


Rate:

Term:

Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.7

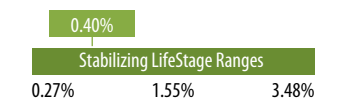


Adjusted EBITDA:

Interest Expense:

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:..... 0.40%



Redemptions Year to Date:.. 443,499

Wtd. Avg. Shares Outstanding
 as of 12/31/10:

Lease Expirations

Weighted Average
 Lease Term is 15.7 years

Trends and Items of Note

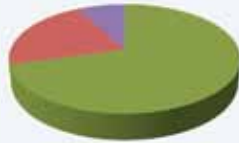
- The follow on offering became effective on April 7, 2011.
- In September 2011 the Company entered into an investment in Italy whereby they purchased substantially all of the economic and voting interests in a real estate fund that owns 20 cash and carry retail stores located throughout Italy for a total cost of \$395.5 million.
- The debt to total assets ratio increased to 38.4% during the third quarter up from 34.0% in the second quarter. Despite the increase, the Company's debt to total assets ratio is below the median compared to other REITs in this LifeStage.
- As of September 30, 2011, 61% of the Company's directly-owned real estate assets were in the U.S., 24% were in Spain and Italy, and 15% were elsewhere in Europe.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 69 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Global Income Trust, Inc.

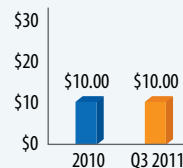
Total Assets.....	\$32.4 Million
Real Estate Assets	\$22.9 Million
Cash	\$7.0 Million
Securities	\$0.0 Million
Other	\$2.5 Million



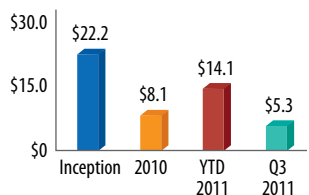
Initial Offering Date:	April 23, 2010
Number of Months Fundraising:	17
Anticipated Offering Close Date:	April 23, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	21.5%
Asset Type:	Diversified
Number of Properties:	2
Square Feet / Units / Rooms / Acres:	170,000
Percent Leased:	100%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



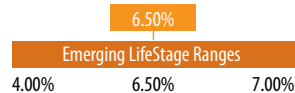
Gross Dollars Raised*



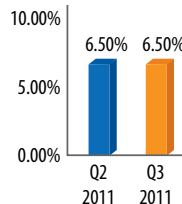
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution



Contact Information

www.IncomeTrust.com
CNL Client Services
P.O. Box 4920
Orlando, FL 32802
866-650-0650

Year to Date FFO Payout Ratio

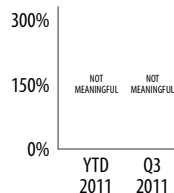
FFO Payout Ratio:
 YTD Distributions/YTD FFO: NOT MEANINGFUL

NOT MEANINGFUL

Emerging LifeStage Ranges

YTD Distributions Paid:..... \$651,918
 YTD FFO:..... (\$1,592,934)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

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

NOT MEANINGFUL

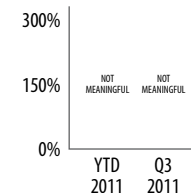
Emerging LifeStage Ranges

113% 954% 1287%

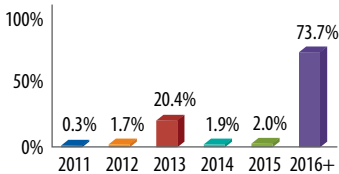
YTD Distributions Paid:..... \$651,918
 YTD MFFO:..... (\$826,756)

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

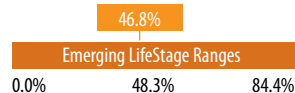


Debt Maturity

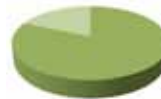


Current Debt Ratio

Debt to Total Assets Ratio:.... 46.8%



Debt Breakdown



Total: \$15.2 Million
 Fixed: \$12.3 Million
 Variable: \$2.8 Million
 Rate: 3.2 – 4.7%
 Term: 2 – 5 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: NOT MEANINGFUL

NOT MEANINGFUL

Emerging LifeStage Ranges

0.6 0.85 1.6

Adjusted EBITDA: (\$439,328)
 Interest Expense: \$388,771

Redemptions

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

0.00%

Emerging LifeStage Ranges

0.00% 0.45%

Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 520,975

Lease Expirations

Not Reported

Trends and Items of Note

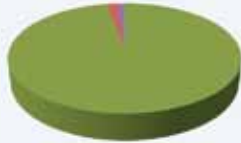
- The REIT was formerly known as Macquarie CNL Global Income Trust, Inc.
- As of September 30, 2011, the Company owned two properties and did not acquire any new properties during the third quarter.
- Due to the Emerging LifeStage, most metrics are not meaningful at this point.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- The REIT had a negative EBITDA and as a result, there is no meaningful Interest Coverage Ratio for this period.
- See additional notes on page 69 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Griffin Capital Net Lease REIT, Inc.

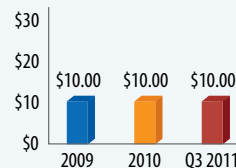
Total Assets.....	\$171.4 Million
Real Estate Assets	\$164.5 Million
Cash	\$1.3 Million
Securities	\$0.0 Million
Other	\$5.6 Million



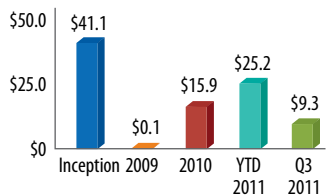
Initial Offering Date:	November 6, 2009
Number of Months Fundraising:	22
Anticipated Offering Close Date:	November 6, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	0.75%
Asset Type:	Diversified
Number of Properties:	7
Square Feet / Units / Rooms / Acres:	2,297,800
Percent Leased:	100%
LifeStage.....	Growth
Investment Style	Core

Historical Price



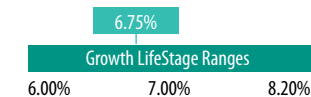
Gross Dollars Raised*



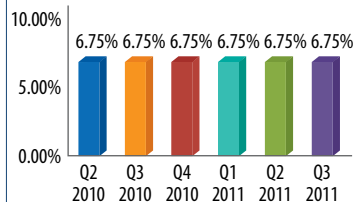
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.75%



Historical Distribution

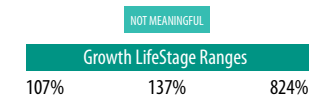


Contact Information

www.GriffinCapital.com
Griffin Capital Securities, Inc.
 2121 Rosencrans Avenue
 Suite 3321
 El Segundo, CA 90245
 (310) 606-5900

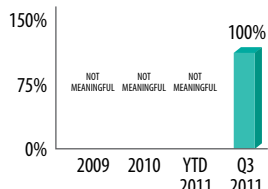
Year to Date FFO Payout Ratio

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



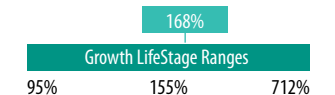
YTD Distributions Paid: ... \$3,221,709
 YTD FFO: (\$53,996)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

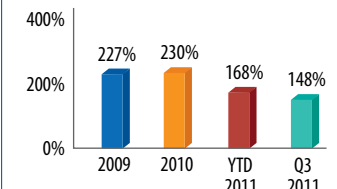
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 168%



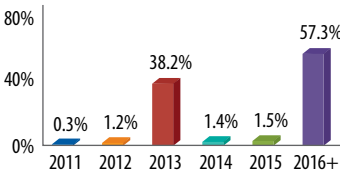
YTD Distributions Paid: ... \$3,221,709
 YTD MFFO: \$1,918,668

*Company reported MFFO – see notes

Historical MFFO Payout Ratio



Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 55.6%

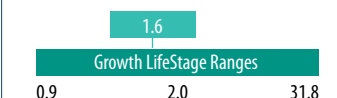


Debt Breakdown

Total:	\$95.3 Million
Fixed:	\$60.3 Million
Variable:	\$35.0 Million
Rate:	4.0 – 6.65%
Term:	2 – 12 yrs

Interest Coverage Ratio

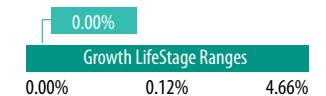
YTD Interest Coverage Ratio: 1.6



Adjusted EBITDA: \$7,138,845
 Interest Expense: \$4,393,647

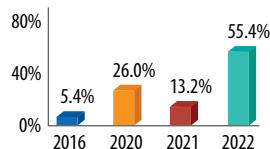
Redemptions

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



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/10 919,833

Lease Expirations*



*Data as of 12/31/10 based on annual rents.

Trends and Items of Note

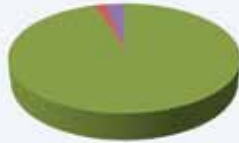
- The REIT was formerly known as GC Net Lease REIT, Inc.
- The Company did not make any property acquisitions in the third quarter.
- The year to date MFFO payout ratio trended downward from 185% at the end of the second quarter to 168% at the end of the third quarter.
- The Interest Coverage Ratio of 1.6X is below the median of 2.0X for other Growth LifeStage REITs.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 69 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Grubb & Ellis Healthcare REIT II, Inc.

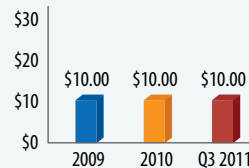
Total Assets.....	\$454.5 Million
Real Estate Assets	\$432.2 Million
Cash	\$8.8 Million
Securities	\$0.0 Million
Other	\$13.5 Million



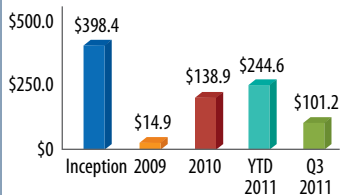
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	25
Anticipated Offering Close Date:	August 24, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	1.9%
Asset Type:	Medical Office/Healthcare Related
Number of Properties:	55
Square Feet / Units / Rooms / Acres:	1.93 Million Sq. Ft.
Percent Leased:	97.0%
LifeStage	Stabilizing
Investment Style	Core

Historical Price



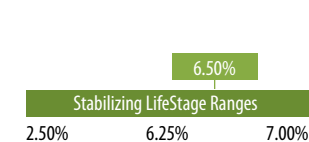
Gross Dollars Raised*



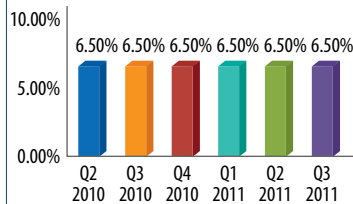
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution

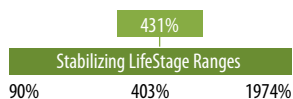


Contact Information

www.GBE-REITS.com
Grubb & Ellis Healthcare REIT II Advisor, LLC
 1551 N. Tustin Avenue,
 Suite 300
 Santa Ana, CA 92705
 877-888-7348 option 2

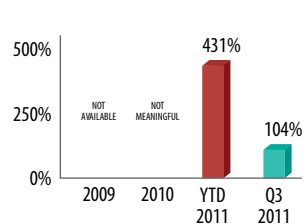
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO:431%



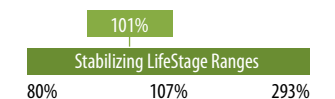
YTD Distributions Paid:.. \$11,491,000
 YTD FFO:

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

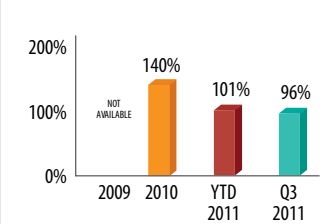
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...101%



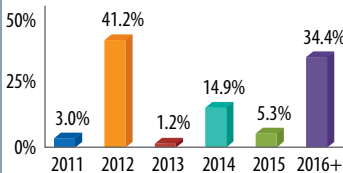
YTD Distributions Paid: \$11,491,000
 YTD MFFO:

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

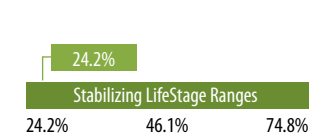


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 24.2%

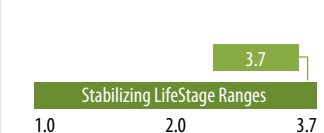


Debt Breakdown

Total:	\$109.9 Million
Fixed:	\$37.8 Million
Variable:	\$72.1 Million
Rate:	1.33 – 6.60%
Term:	1 – 9 yrs

Interest Coverage Ratio

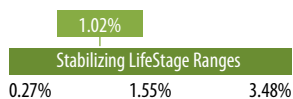
YTD Interest Coverage Ratio: 3.7



Adjusted EBITDA:\$17,560,000
 Interest Expense:\$4,767,000

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:..... 1.02%



Redemptions Year to Date: ... 76,513
 Wtd. Avg. Shares Outstanding
 as of 12/31/10:

Lease Expirations

Remaining Weighted Average
 Lease Term is 10 yrs

Trends and Items of Note

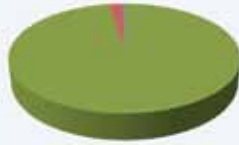
- The Company completed acquisitions totaling \$19.3 million in the third quarter of 2011.
- \$17.34 million of variable rate debt is fixed with fixed interest rate swaps.
- This REIT moved from the Growth LifeStage to the Stabilizing LifeStage as of the third quarter 2011.
- The Interest Coverage Ratio of 3.7X is well above the median 2.0X for other Stabilizing LifeStage REITs.
- Net operating income totaled approximately \$9.8 million for the third quarter of 2011, an increase of 43% compared to the second quarter of 2011.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 69 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Hartman Short Term Income Properties XX, Inc.

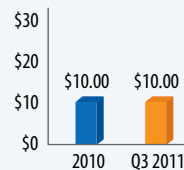
Total Assets.....	\$10.6 Million
Real Estate Assets	\$9.5 Million
Cash	\$1.0 Million
Securities	\$0.0 Million
Other	\$0.0 Million



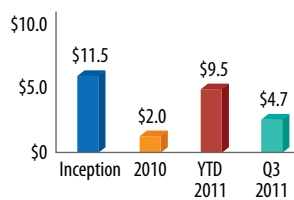
Initial Offering Date:	February 9, 2010
Number of Months Fundraising:	19
Anticipated Offering Close Date:	February 9, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	9.8%
Asset Type:	Diversified
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	201,000
Percent Leased:	56.7%
LifeStage.....	Emerging
Investment Style	Value Add

Historical Price



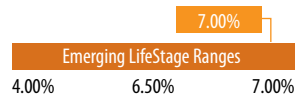
Gross Dollars Raised*



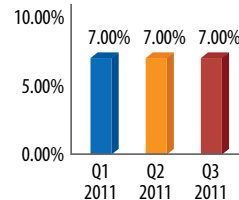
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution



Contact Information

Hartman Income REIT
2909 Hillcroft, Suite 420
Houston, Texas 77057
Toll Free: 800-880-2212

Year to Date FFO Payout Ratio

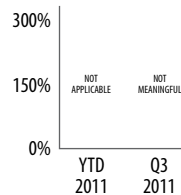
FFO Payout Ratio:
 YTD Distributions/YTD FFO: NOT MEANINGFUL

NOT MEANINGFUL

Emerging LifeStage Ranges

YTD Distributions Paid:..... \$275,530
 YTD FFO:, (\$165,305)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 1287%

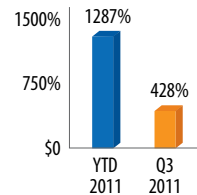
1287%

Emerging LifeStage Ranges

113% 954% 1287%

YTD Distributions Paid:..... \$275,530
 YTD MFFO:, \$21,408
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio



Debt Maturity

Not Applicable

Current Debt Ratio

Not Applicable

Debt Breakdown

Not Applicable

Interest Coverage Ratio

Not Applicable

Redemptions

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

0.00%

Emerging LifeStage Ranges

0.00% 0.45%

Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/10 46,551

Lease Expirations

Not Reported

Trends and Items of Note

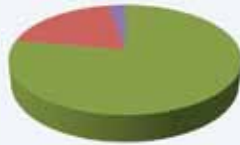
- The Company's only investment as of September 30, 2011, was a 49% interest in the Joint Venture Hartman Richardson Heights Properties LLC. The Company's equity in earnings of unconsolidated entities from its investment in Richardson Heights Shopping Center was \$149,473 for the nine months ended September 30, 2011.
- Due to the Emerging LifeStage, most metrics are not meaningful at this point.
- MFFO is company reported and Blue Vault did not identify additional adjustments.
- The REIT did not have any debt and as a result, no Interest Coverage Ratio was calculated for this period.
- No share redemptions due to the fact that the REIT has been effective for less than 12 months.
- See additional notes on page 69 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Hines Global REIT, Inc.

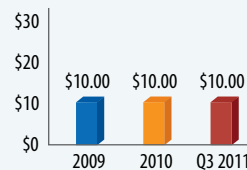
Total Assets.....	\$1,188.2 Million
Real Estate Assets	\$925.5 Million
Cash	\$229.4 Million
Securities	\$0.0 Million
Other.....	\$33.2 Million



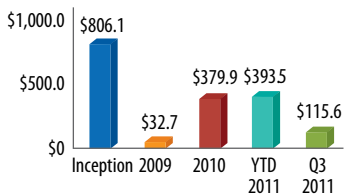
Initial Offering Date:	August 5, 2009
Number of Months Fundraising:	25
Anticipated Offering Close Date:	August 5, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	19.3%
Asset Type:	Office, Industrial & Retail
Number of Properties:	9
Square Feet / Units / Rooms / Acres:	3.2 Million
Percent Leased:	98%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



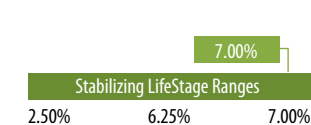
Gross Dollars Raised*



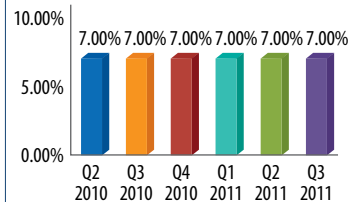
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution

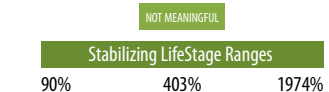


Contact Information

www.HinesREI.com
Hines Global REIT
 c/o DST Systems, Inc.
 P.O. Box 219010
 Kansas City, MO 64121-9010
 888-220-6121

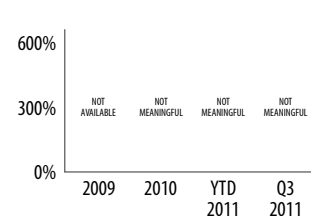
Year to Date FFO Payout Ratio

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



YTD Distributions Paid: ...\$32,124,000
 YTD FFO:(\$8,115,000)

Historical FFO Payout Ratio



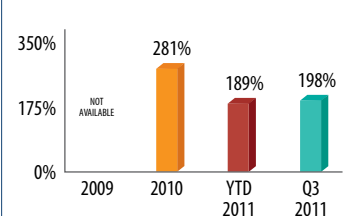
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...189%

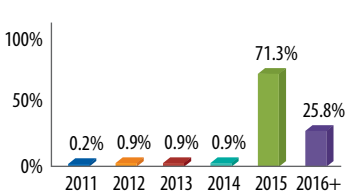


YTD Distributions Paid: ... \$32,124,000
 YTD MFFO: \$17,031,000
 *Company reported MFFO - see notes

Historical MFFO Payout Ratio

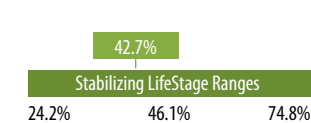


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 42.7%



Debt Breakdown



Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.0



Adjusted EBITDA:\$16,972,000
 Interest Expense:\$16,233,000

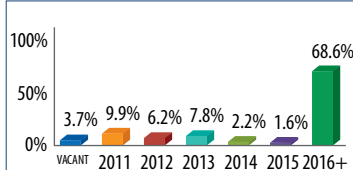
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:.....2.42%



Redemptions Year to Date: ...473,551
 *Wtd. Avg. Shares Outstanding
 as of 12/31/1019,597,000

Lease Expirations*



*As a percent of expiring square footage as of 12/31/10.

Trends and Items of Note

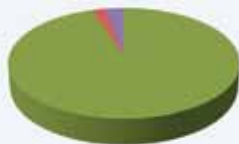
- The Company owned interests in nine properties as of September 30, 2011. These properties consisted of four U.S. office properties, one mixed complex in Austin, Texas, one office property in London, England, one office property in Moscow, Russia, one mixed-use office and retail complex in Birmingham, England and one industrial complex located in Moscow, Russia.
- As a result of market conditions and the Company's goal of increasing its distribution coverage, in August, 2011, the company reduced its distribution rate from 7% annually to 6.5% annually by board action for the months January 2012 thru March 2012.
- The REIT's Cash to Total Assets Ratio was 19.3% as of September 30, 2011 and significantly above the median of 5.2% for other Stabilizing LifeStage REITs.
- Management uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 69 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Industrial Income Trust Inc.

Total Assets.....	\$826.8 Million
Real Estate Assets	\$784.1 Million
Cash	\$18.3 Million
Securities	\$0.0 Million
Other	\$24.4 Million



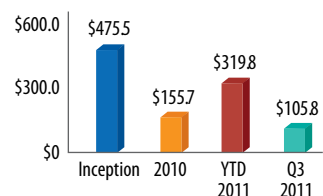
Initial Offering Date:	December 18, 2009
Number of Months Fundraising:	21
Anticipated Offering Close Date:	December 18, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	2.2%
Asset Type:	Industrial
Number of Properties:	94
Square Feet / Units / Rooms / Acres:	16.8 Million
Percent Leased:	Not Reported
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price

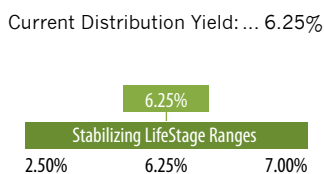


Gross Dollars Raised*

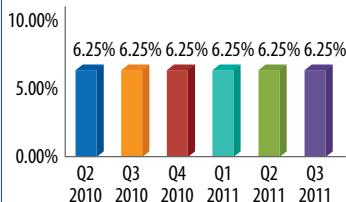


*Includes reinvested distributions (in millions)

Current Distribution



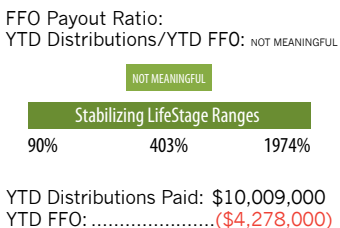
Historical Distribution



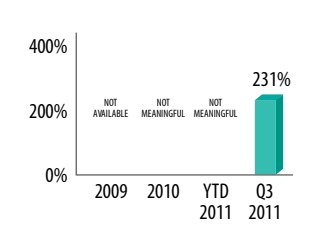
Contact Information

Dividend Capital Securities LLC
 518 Seventeenth Street,
 17th Floor
 Denver, Colorado 80202
 (303) 228-2200

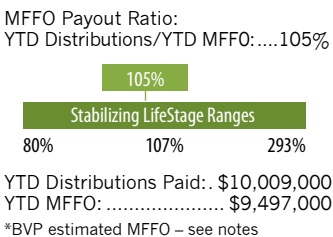
Year to Date FFO Payout Ratio



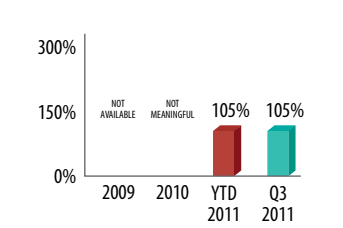
Historical FFO Payout Ratio



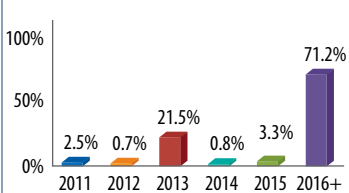
Year to Date MFFO Payout Ratio



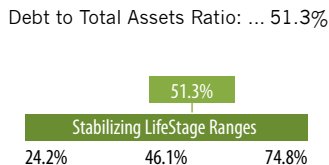
Historical MFFO Payout Ratio



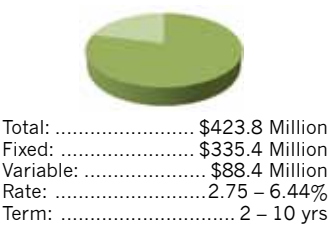
Debt Maturity



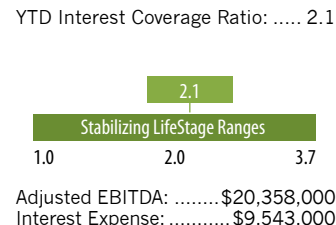
Current Debt Ratio



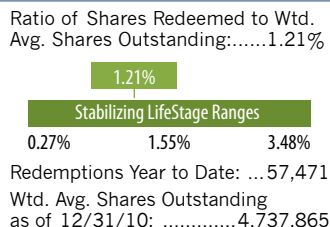
Debt Breakdown



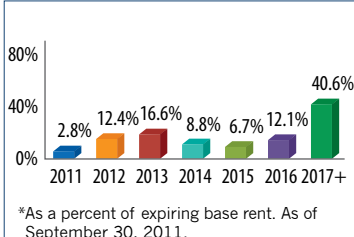
Interest Coverage Ratio



Redemptions



Lease Expirations*



Trends and Items of Note

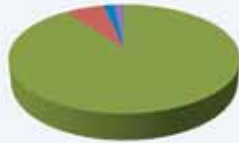
- The Company has extended the close date for the offering to December 2012.
- The Company completed acquisitions totaling \$94.1 million in the third quarter of 2011.
- The Debt to Total Assets Ratio decreased to 51.3% in third quarter but is above the median of 46.1% compared to other Stabilizing LifeStage REITs.
- The year to date MFFO payout ratio trended downward slightly from 106% at the end of the second quarter to 105% at the end of the third quarter.
- The YTD 2011 Company Defined MFFO of \$10,848,000 does not include (\$1,351,000) in amortization of straight-line rent and above- and below-market leases. Blue Vault Partners has included this to report YTD 2011 MFFO of \$9,497,000.
- See additional notes on page 70 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Inland Diversified Real Estate Trust, Inc.

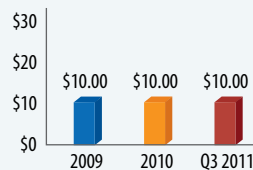
Total Assets.....	\$945.5 Million
Real Estate Assets	\$850.4 Million
Cash	\$61.7 Million
Securities	\$18.1 Million
Other	\$15.4 Million



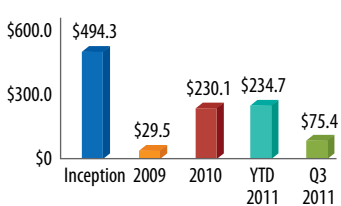
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	25
Anticipated Offering Close Date:	August 24, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	6.5%
Asset Type:	Diversified
Number of Properties:	45
Square Feet / Units / Rooms / Acres:	5,135,725 Sq. Ft. & 300 Units
Percent Leased:	97.3%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



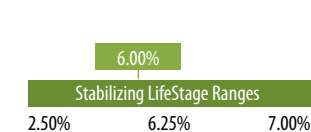
Gross Dollars Raised*



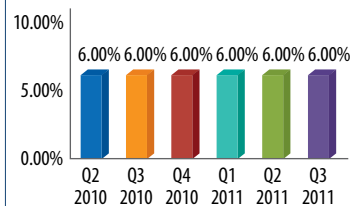
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.00%



Historical Distribution

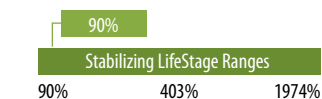


Contact Information

www.InlandDiversified.com
Inland Securities Corporation
 2901 Butterfield Road
 Oak Brook, Illinois 60523
 (800) 826-8228

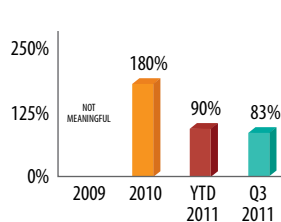
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 90%



YTD Distributions Paid:.. \$15,997,000
 YTD FFO: \$17,730,000

Historical FFO Payout Ratio



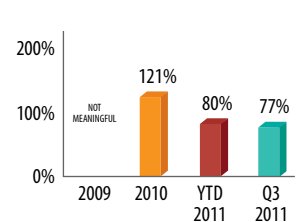
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:80%

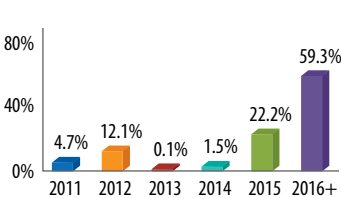


YTD Distributions Paid: \$15,997,000
 YTD MFFO: \$19,913,000
 *Blue Vault estimated MFFO^o – see notes

Historical MFFO Payout Ratio

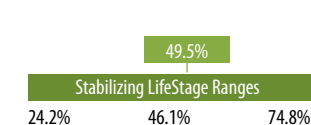


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 49.5%

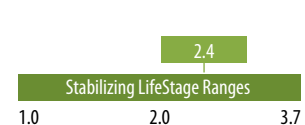


Debt Breakdown

Total: \$468.2 Million
 Fixed: \$373.5 Million
 Variable: \$94.7 Million
 Rate: 0.60% – 6.50%
 Term: 1 – 30 yrs

Interest Coverage Ratio

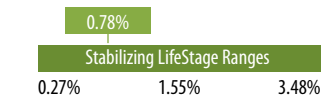
YTD Interest Coverage Ratio: 2.4



Adjusted EBITDA: \$32,925,000
 Interest Expense: \$13,577,000

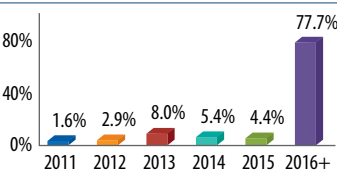
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:.....0.78%



Redemptions Year to Date: .107,045
 Wtd. Avg. Shares Outstanding
 as of 12/31/10:13,671,936

Lease Expirations*



*As a percent of expiring base rent for both consolidated and unconsolidated properties (excluding multifamily properties)

Trends and Items of Note

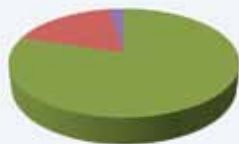
- During the quarter ended September 30, 2011, the Company acquired only one additional property for \$38.3 million after acquiring 9 properties in the previous six month period for \$410.7 million.
- The Debt to Total Assets Ratio decreased to 49.5% in third quarter but is above the median of 46.1% compared to other Stabilizing LifeStage REITs.
- The year to date MFFO payout ratio trended downward from 83% at the end of the second quarter to 80% at the end of the third quarter.
- The Interest Coverage Ratio of 2.4X is above the median of 2.0X for other Stabilizing LifeStage REITs.
- The Company did not report MFFO for 2011. The MFFO figures above are Blue Vault Partners' estimate.
- See additional notes on page 70 for information regarding the source of distributions.



Nontraded REIT Industry Review: Third Quarter 2011

KBS Legacy Partners Apartment REIT, Inc.

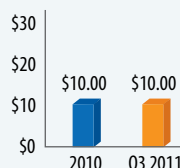
Total Assets.....	\$43.4 Million
Real Estate Assets	\$34.7 Million
Cash	\$7.6 Million
Securities	\$0.0 Million
Other	\$1.2 Million



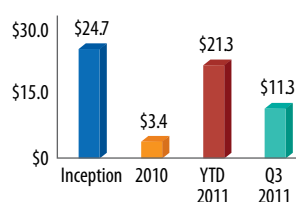
Initial Offering Date:	March 12, 2010
Number of Months Fundraising:	18
Anticipated Offering Close Date:	February 28, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	17.4%
Asset Type:	Multifamily
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	453,178
Percent Leased:	95%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



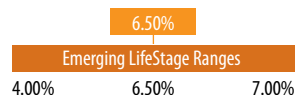
Gross Dollars Raised*



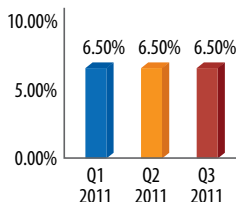
*Includes reinvested distributions (in millions)

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

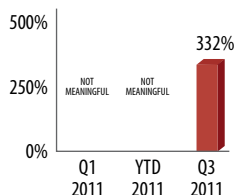
Year to Date FFO Payout Ratio

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



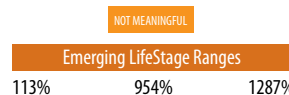
YTD Distributions Paid:..... \$447,000
 YTD FFO:, (\$213,000)

Historical FFO Payout Ratio



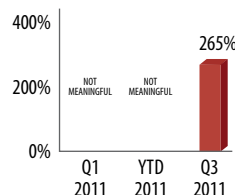
Year to Date MFFO Payout Ratio

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

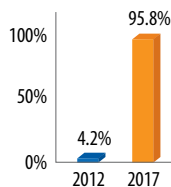


YTD Distributions Paid:..... \$447,000
 YTD MFFO:, (\$157,000)
 *BVP estimated MFFO – see notes

Historical MFFO Payout Ratio

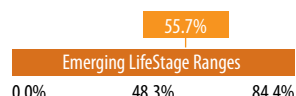


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 55.7%



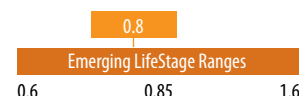
Debt Breakdown



Total: \$24.2 Million
 Fixed: \$1.0 Million
 Variable: \$23.2 Million
 Rate: 3.6 – 6%
 Term: 1 – 6+ yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 0.8



Adjusted EBITDA: \$890,000
 Interest Expense: \$1,103,000

Redemptions

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



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

Lease Expirations

Not Reported

Trends and Items of Note

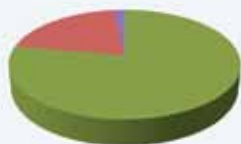
- The Company did not make any property acquisitions in the third quarter.
- The Company has extended the close date for the offering to February 2013.
- The Debt to Total Assets Ratio decreased significantly to 55.7% in third quarter from 74.2% during the second quarter.
- The bridge loan from the Advisor has been paid down to \$1.0 million from \$14 million during 2011 using the proceeds from the offering.
- Due to the Emerging LifeStage, most metrics are not meaningful at this point.
- The Company did not report MFFO for 2011. As a result, the MFFO figures above are Blue Vault Partners' estimate.
- See additional notes on page 70 for information regarding the source of distributions.



Nontraded REIT Industry Review: Third Quarter 2011

KBS Real Estate Investment Trust III, Inc.

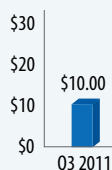
Total Assets.....	\$73.5 Million
Real Estate Assets	\$57.2 Million
Cash	\$15.0 Million
Securities	\$0.0 Million
Other	\$1.3 Million



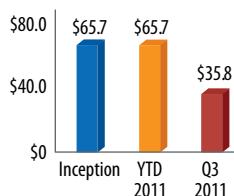
Initial Offering Date:	October 26, 2010
Number of Months Fundraising:	11
Anticipated Offering Close Date:	October 26, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio: 20.4%
 Asset Type: Office
 Number of Properties: 1 Property and 1 Note
 Square Feet / Units / Rooms / Acres: 173,962
 Percent Leased: 100%
 LifeStage..... Emerging
 Investment Style Core

Historical Price

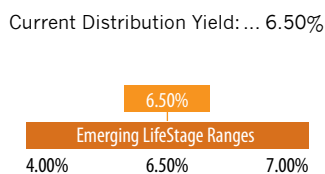


Gross Dollars Raised*

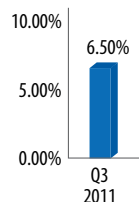


*Includes reinvested distributions (in millions)

Current Distribution



Historical Distribution



Contact Information

www.KBS-CMG.com
KBS Real Estate Investment Trust III, Inc.
P.O. Box 219015
Kansas City, MO 64121-9015
866-584-1381

Year to Date FFO Payout Ratio

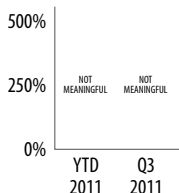
FFO Payout Ratio:
 YTD Distributions/YTD FFO: NOT MEANINGFUL

NOT MEANINGFUL

Emerging LifeStage Ranges

YTD Distributions Paid:..... \$497,314
 YTD FFO: (\$1,506,598)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

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

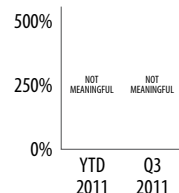
NOT MEANINGFUL

Emerging LifeStage Ranges

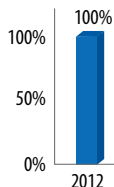
113% 954% 1287%

YTD Distributions Paid:..... \$497,314
 YTD MFFO: (\$764,590)
 *BVP estimated MFFO – see notes

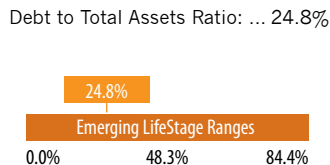
Historical MFFO Payout Ratio



Debt Maturity



Current Debt Ratio



Debt Breakdown



Total: \$18.3 Million
 Fixed: \$0.0 Million
 Variable: \$18.3 Million
 Rate: 2.50%
 Term: 1 yr.

Interest Coverage Ratio

YTD Interest Coverage Ratio: NOT MEANINGFUL

NOT MEANINGFUL

Emerging LifeStage Ranges

0.6 0.85 1.6

Adjusted EBITDA: (\$940,245)
 Interest Expense: \$2,523

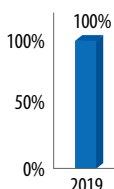
Redemptions

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



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 20,000

Lease Expirations



Trends and Items of Note

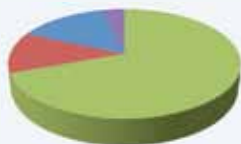
- The REIT was declared effective by the SEC in October 2010 and raised proceeds sufficient to break escrow in March 2011.
- The Company acquired one property during the third quarter for \$47.4 million.
- Distributions to stockholders began in June 2011.
- Due to the Emerging LifeStage, most metrics are not meaningful at this point.
- The Company did not report MFFO for 2011. The MFFO figures above are Blue Vault Partners' estimate.
- See additional notes on page 70 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Lightstone Value Plus Real Estate Investment Trust II, Inc.

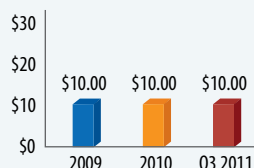
Total Assets.....	\$36.4 Million
Real Estate Assets	\$25.2 Million
Cash	\$4.4 Million
Securities	\$5.4 Million
Other	\$1.4 Million



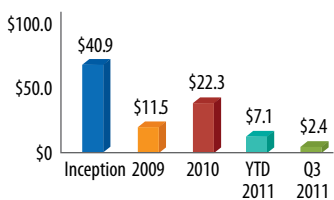
Initial Offering Date: February 17, 2009
 Number of Months Fundraising: 31
 Anticipated Offering Close Date: August 15, 2012
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 12.1%
 Asset Type: Diversified
 Number of Properties: See Notes
 Square Feet / Units / Rooms / Acres: See Notes
 Percent Leased: See Notes
 LifeStage..... Growth
 Investment Style Value Add

Historical Price

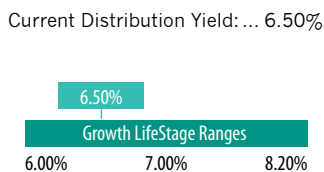


Gross Dollars Raised*

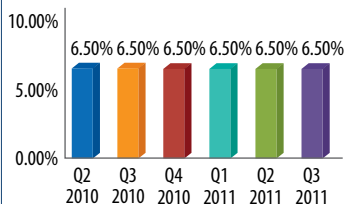


*Includes reinvested distributions (in millions)

Current Distribution



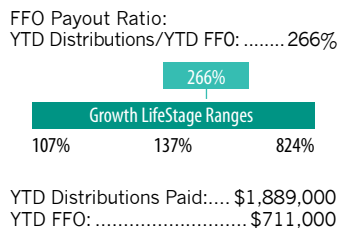
Historical Distribution



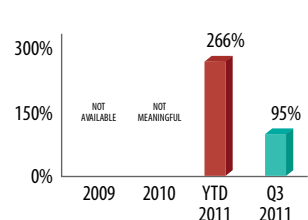
Contact Information

www.LightstoneREIT.com
Lightstone Value Plus Real
1985 Cedar Bridge Avenue
Lakewood, NJ 08701
(732) 367-0129

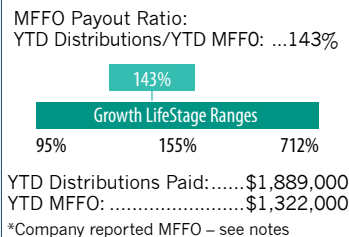
Year to Date FFO Payout Ratio



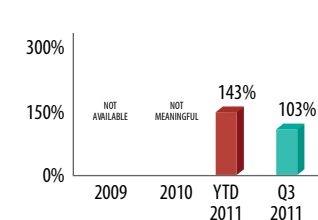
Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio



Historical MFFO Payout Ratio



Debt Maturity

Not Applicable

Current Debt Ratio

Not Applicable

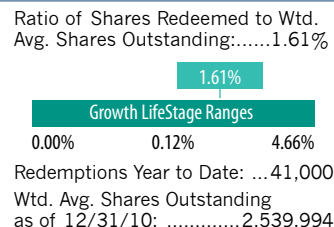
Debt Breakdown

Not Applicable

Interest Coverage Ratio

Not Applicable

Redemptions



Lease Expirations

Not Reported

Trends and Items of Note

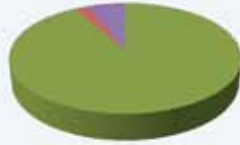
- The Company has extended the close date for the offering to August 2012.
- The cash to total assets ratio declined to 12.1% during the third quarter compared to 17.5% during the second quarter.
- As of September 30, 2011, the Company owns a 34.413% membership interest in Brownmill, a 20% interest in the CP Boston Joint Venture and a 10% interest in the Rego Park Joint Venture.
- Because the REIT did not have any long-term debt outstanding during the third quarter, the Debt Ratio and Interest Coverage Ratio are not applicable.
- The Company reported that its MFFO has been determined in accordance with the Investment Program Association ("IPA") definition of MFFO.
- See additional notes on page 70 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Moody National REIT I, Inc.

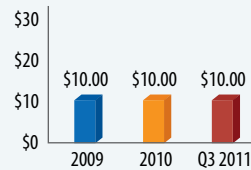
Total Assets.....	\$21.6 Million
Real Estate Assets	\$19.8 Million
Cash	\$0.5 Million
Securities	\$0.0 Million
Other	\$1.3 Million



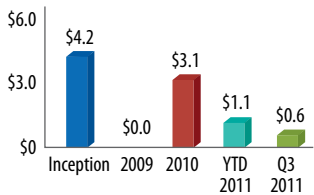
Initial Offering Date: April 15, 2009
 Number of Months Fundraising: 29
 Anticipated Offering Close Date: April 15, 2012
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 2.2%
 Asset Type: Hotels
 Number of Properties: 1 Property and 1 Note
 Square Feet / Units / Rooms / Acres: 128 rooms
 Percent Leased: 81.90%
 LifeStage..... Growth
 Investment Style Core

Historical Price



Gross Dollars Raised*



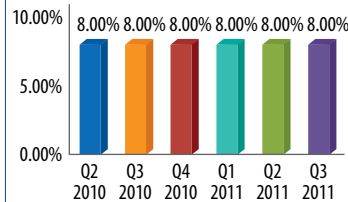
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 8.00%



Historical Distribution

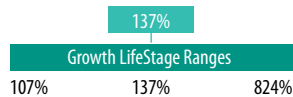


Contact Information

Moody National REIT I, Inc.
Attn: Investor Relations
6363 Woodway Drive
Suite 110
Houston, Texas 77057
(713) 977-7500

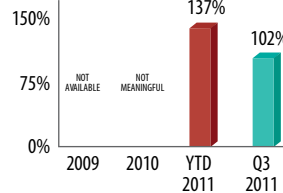
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: ... 137%



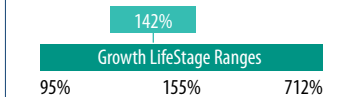
YTD Distributions Paid:..... \$229,943
 YTD FFO: \$168,310

Historical FFO Payout Ratio



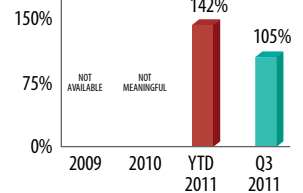
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 142%

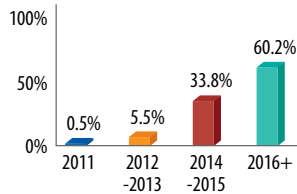


YTD Distributions Paid:..... \$229,943
 YTD MFFO*: \$162,400
 *Blue Vault adjusted MFFO – see notes

Historical MFFO Payout Ratio

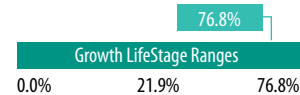


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 76.8%

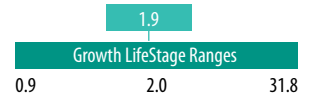


Debt Breakdown

Total: \$16.6 Million
 Fixed: \$16.6 Million
 Variable: \$0 Million
 Rate: 1.25 – 6.5%
 Term: 1 – 7 yrs

Interest Coverage Ratio

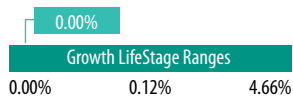
YTD Interest Coverage Ratio: 1.9



Adjusted EBITDA: \$719,815
 Interest Expense: \$385,354

Redemptions

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



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 184,741

Lease Expirations

Not Reported

Trends and Items of Note

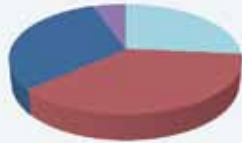
- The Debt to Total Assets Ratio of 76.8% is significantly above the median of 21.9% compared to other Growth LifeStage REITs.
- Average occupancy of 81.9% is better than national averages.
- The Company reported Modified Funds from Operations (MFFO) for YTD 2011 of \$238,248, which included \$52,302 of stock/unit-based compensation and \$23,546 of amortized loan costs. Blue Vault Partners has excluded those items to report YTD 2011 MFFO of \$162,400.
- See additional notes on page 70 for information regarding the source of distributions.


BlueVault
 PARTNERS, LLC

Nontraded REIT Industry Review: Third Quarter 2011

Northstar Real Estate Income Trust, Inc.

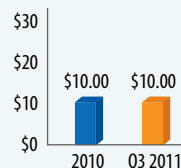
Total Assets.....	\$110.1 Million
Real Estate Assets	\$0.0 Million
RE Debt Investments.....	\$29.2 Million
Cash.....	\$40.6 Million
Securities	\$34.3 Million
Other.....	\$6.0 Million



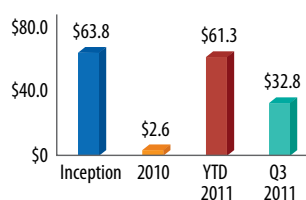
Cash to Total Assets Ratio: 36.9%
 Asset Type: Debt Investments & Securities
 Number of Properties: 3 First Mortgage Loans and 3 CMBS
 Square Feet / Units / Rooms / Acres: NA
 Percent Leased: NA
 LifeStage..... Growth
 Investment Style See Notes

Initial Offering Date: July 19, 2010
 Number of Months Fundraising: 14
 Anticipated Offering Close Date: July 19, 2012
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Historical Price



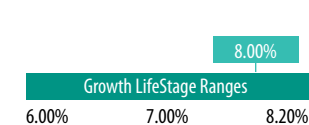
Gross Dollars Raised*



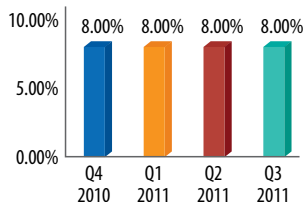
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 8.00%



Historical Distribution

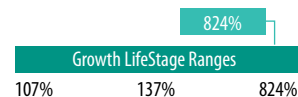


Contact Information

www.NorthstarREIT.com
**NorthStar Real Estate
 Income Trust, Inc.**
 399 Park Avenue, 18th floor
 New York, NY 10022
 (212) 547-2600

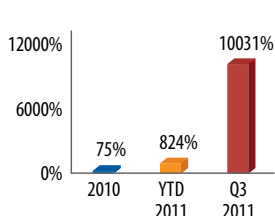
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 824%



YTD Distributions Paid: ... \$2,834,009
 YTD FFO: \$344,006

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

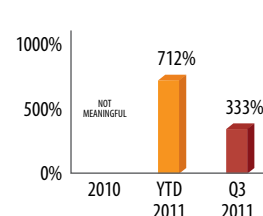
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 712%



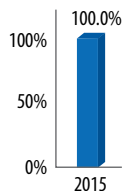
YTD Distributions Paid: \$2,834,009
 YTD MFFO: \$397,816

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

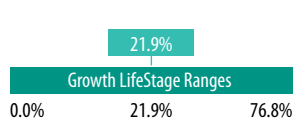


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 21.9%



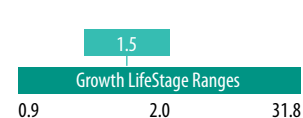
Debt Breakdown



Total: \$24.1 Million
 Fixed: \$24.1 Million
 Variable: \$0.0 Million
 Rate: 3.69 – 3.73%
 Term: 3 yrs

Interest Coverage Ratio

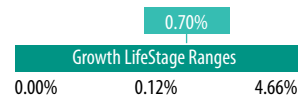
YTD Interest Coverage Ratio: 1.5



Adjusted EBITDA: \$1,019,019
 Interest Expense: \$674,978

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: 0.70%



Redemptions Year to Date: ... 14,748
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 2,104,915

Lease Expirations

Not Applicable

Trends and Items of Note

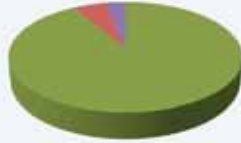
- The investment style definitions for commercial real estate are not applicable to this REIT at this time as it invests primarily in real estate securities debt related instruments and does not currently own any real properties.
- This REIT moved from the Emerging LifeStage to the Growth LifeStage during the third quarter.
- All of this REIT's investments in real estate consisted of financial assets in the form of real estate securities and real estate debt investments.
- The Company's Debt to Total Assets Ratio continued to decrease from 29.4% in the second quarter of 2011 to 21.9% in the third quarter of 2011.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 70 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Paladin Realty Income Properties, Inc.

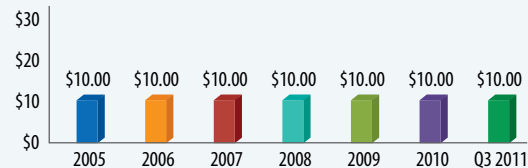
Total Assets.....	\$205.0 Million
Real Estate Assets	\$187.5 Million
Cash	\$10.8 Million
Securities	\$0.0 Million
Other	\$6.7 Million



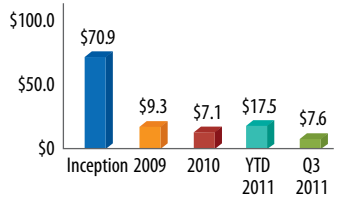
Initial Offering Date:	February 25, 2005
Number of Months Fundraising:	79
Anticipated Offering Close Date:	January 24, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	5.3%
Asset Type:	Diversified
Number of Properties:	13
Square Feet / Units / Rooms / Acres: ...	75,518 Sq Ft & 2,705 Units
Percent Leased:	Not Reported
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



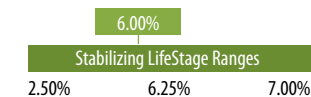
Gross Dollars Raised*



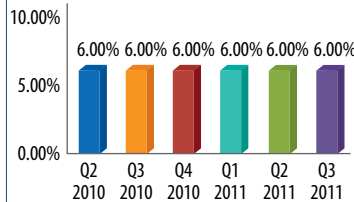
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.00%



Historical Distribution

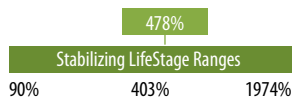


Contact Information

www.PaladinREIT.com
Paladin Realty Advisors
10880 Wilshire Boulevard,
Suite 1400
Los Angeles, CA 90024
866-725-7348

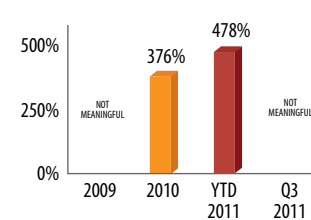
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 478%



YTD Distributions Paid: ... \$2,530,302
 YTD FFO: \$529,647

Historical FFO Payout Ratio



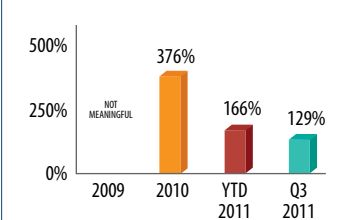
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 166%

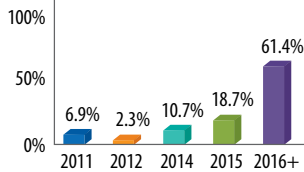


YTD Distributions Paid: ... \$2,530,302
 YTD MFFO: \$1,519,973
 *Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio

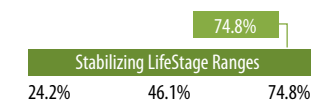


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 74.8%



Debt Breakdown

Total: \$153.3 Million
 Fixed: \$153.3 Million
 Variable: \$0 Million
 Rate: 5.49 – 7.0%
 Term: <1 – 10 yrs

Interest Coverage Ratio

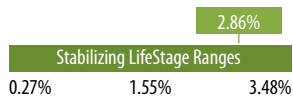
YTD Interest Coverage Ratio: 1.3



Adjusted EBITDA: \$7,857,609
 Interest Expense: \$6,181,474

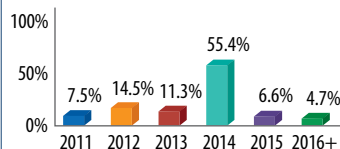
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: 2.86%



Redemptions Year to Date: 136,935
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 4,787,071

Lease Expirations*



*As of 9/30/11.

Trends and Items of Note

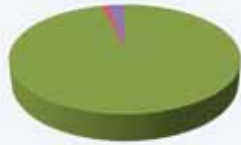
- As of September 30, 2011, the Company owned interests in 12 joint ventures that own 13 income-producing properties.
- Lease expiration percentages are for the office properties only.
- On July 28, 2011, PRIP Coursey, LLC, a subsidiary of the Company, acquired an interest in Evergreen at Coursey Place Sole Member, LLC (the "Coursey Joint Venture"), the limited liability company that indirectly owns Evergreen at Coursey Place Apartments located in Baton Rouge, LA. PRIP Coursey contributed \$5,000,000 in cash to acquire a 51.7% interest in the Coursey Joint Venture.
- The REIT's Debt to Total Asset Ratio of 74.8% is above the median of 46.1% for other Stabilizing LifeStage REITs.
- The Company did not report MFFO for the third quarter of 2011. As a result, the MFFO figures above are Blue Vault Partners' estimate.
- See additional notes on page 71 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Phillips Edison – ARC Shopping Center REIT Inc.

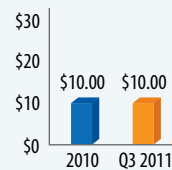
Total Assets.....	\$31.7 Million
Real Estate Assets	\$30.4 Million
Cash	\$0.4 Million
Securities	\$0.0 Million
Other	\$0.9 Million



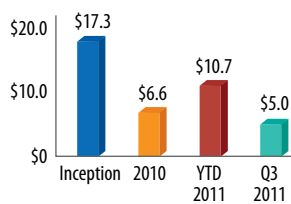
Initial Offering Date:	August 12, 2010
Number of Months Fundraising:	13
Anticipated Offering Close Date:	August 12, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	1.3%
Asset Type:	Retail
Number of Properties:	3
Square Feet / Units / Rooms / Acres:	247,493 Sq. Ft.
Percent Leased:	95.9%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



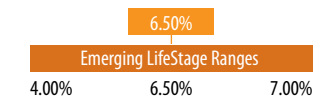
Gross Dollars Raised*



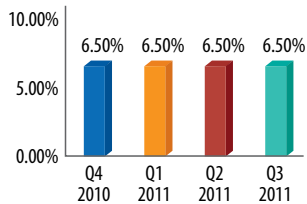
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution



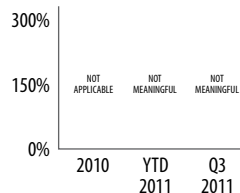
Contact Information

www.phillisedison-arc.com
Phillips Edison –
ARC Shopping Center REIT, Inc.
11501 Northlake Drive
Cincinnati, OH 45249
(513) 554-1110

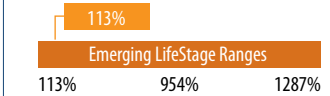
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: NOT MEANINGFULYTD Distributions Paid:..... \$543,000
YTD FFO:

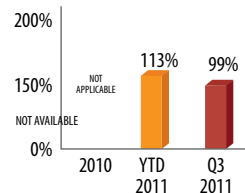
Historical FFO Payout Ratio



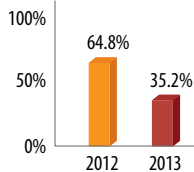
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ... 113%YTD Distributions Paid:..... \$543,000
YTD MFFO: \$480,000
*Blue Vault adjusted MFFO – see notes

Historical MFFO Payout Ratio

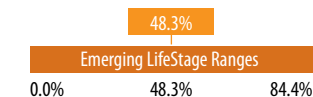


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 48.3%



Debt Breakdown

Total:	\$15.3 Million
Fixed:	\$0.0 Million
Variable:	\$15.3 Million
Rate:	3.10%
Term:	1 – 2 yrs.

Interest Coverage Ratio

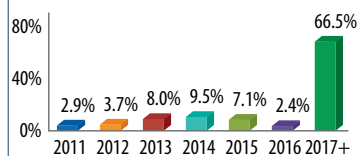
YTD Interest Coverage Ratio: 1.6

Adjusted EBITDA: \$786,000
Interest Expense: \$486,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:..... 0.00%Redemptions Year to Date: 0
Wtd. Avg. Shares Outstanding
as of 12/31/10: 168,419

Lease Expirations*



*Data as of 12/31/10.

Trends and Items of Note

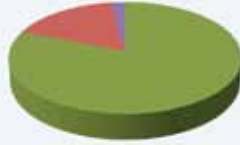
- The Company did not acquire any new properties during the third quarter of 2011.
- The year to date MFFO payout ratio trended downward from 126% at the end of the second quarter to 113% at the end of the third quarter.
- The Company reported MFFO of \$568,000 for YTD 2011 included an \$88,000 contribution from the sponsor for certain general and administrative expenses. Blue Vault Partners has eliminated the contribution from the sponsor to report YTD 2011 MFFO of \$480,000.
- Sponsors have not received, and will not receive, any reimbursement for the \$88,000 contribution noted above.
- See additional notes on page 71 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Steadfast Income REIT, Inc.

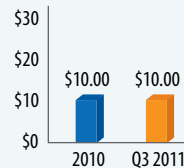
Total Assets.....	\$53.6 Million
Real Estate Assets	\$43.4 Million
Cash	\$9.0 Million
Securities	\$0.0 Million
Other	\$1.2 Million



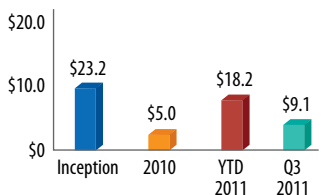
Initial Offering Date:	July 19, 2010
Number of Months Fundraising:	14
Anticipated Offering Close Date:	July 19, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	16.9%
Asset Type:	Multifamily
Number of Properties:	5
Square Feet / Units / Rooms / Acres:.....	810 Units
Percent Leased:	94.1%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



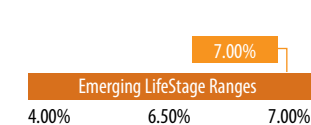
Gross Dollars Raised*



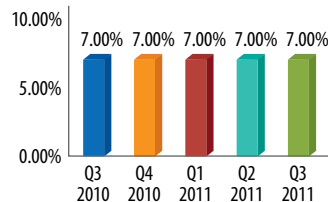
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution



Contact Information

www.SteadfastREITs.com
Steadfast Capital Markets Group, LLC
 18100 Von Karman Avenue
 Suite 500
 Irvine, California 92612
 (949) 852-0700

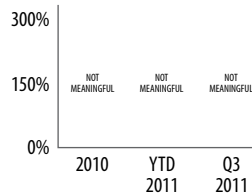
Year to Date FFO Payout Ratio

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



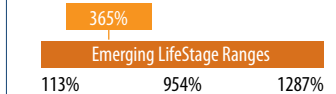
YTD Distributions Paid:..... \$888,700
 YTD FFO:

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

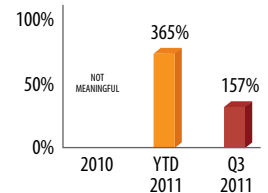
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:.....365%



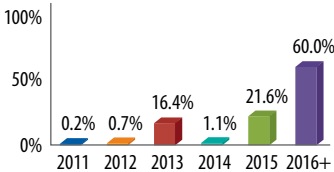
YTD Distributions Paid:.....\$888,700
 YTD MFFO:

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

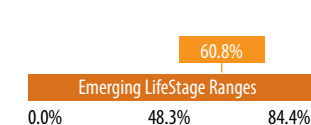


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio:.... 60.8%

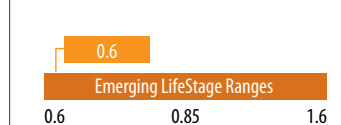


Debt Breakdown

Total:	\$32.6 Million
Fixed:	\$32.6 Million
Variable:	\$0.00 Million
Rate:	3.89 – 6%
Term:	2 – 7 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio:..... 0.6



Adjusted EBITDA:

Interest Expense:

Redemptions

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



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

Lease Expirations

Not Reported

Trends and Items of Note

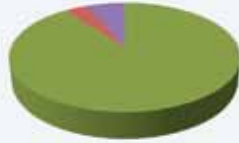
- In the second quarter 2011 report, an error was made stating that the Arbor Point property is a 60 unit complex. This property actually consists of 130 units which equates to an average unit price of \$50,000, not \$108,000 per unit as reported.
- The Company acquired one additional multifamily property in Louisville, KY, during the third quarter for \$10.4 million.
- The Company reported that its MFFO has been determined in accordance with the Investment Program Association ("IPA") definition of MFFO.
- Due to the Emerging LifeStage, most metrics are not meaningful at this point.
- See additional notes on page 71 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Strategic Storage Trust, Inc.

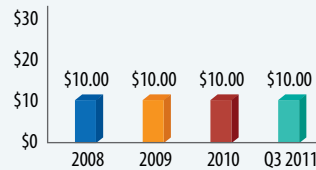
Total Assets.....	\$468.0 Million
Real Estate Assets	\$420.0 Million
Cash	\$17.6 Million
Securities	\$0.0 Million
Other	\$30.4 Million



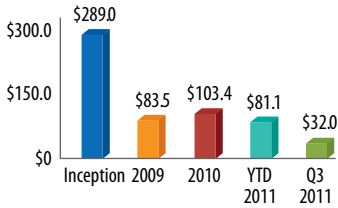
Initial Offering Date:	March 17, 2008
Number of Months Fundraising:	39
Anticipated Offering Close Date:	September 22, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	3.8%
Asset Type:	Storage
Number of Properties:	78
Square Feet / Units / Rooms / Acres:	6.4 Million Sq. Ft.
Percent Leased:	78.1%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



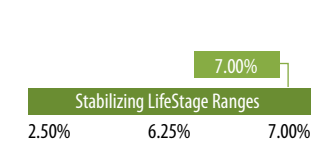
Gross Dollars Raised*



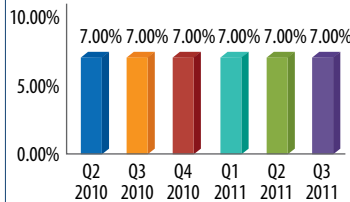
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution

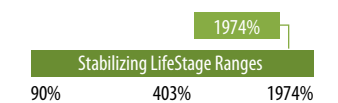


Contact Information

www.StrategicStorageTrust.com
Strategic Storage Trust
 111 Corporate Drive, Suite 120
 Ladera Ranch, CA 92694
 (877) 327-3485

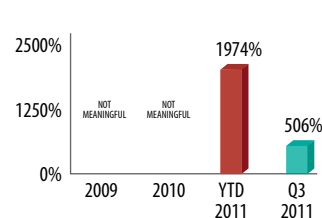
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO:..... 1974%



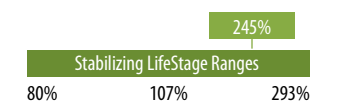
YTD Distributions Paid:.. \$15,411,721
YTD FFO:..... \$780,821

Historical FFO Payout Ratio



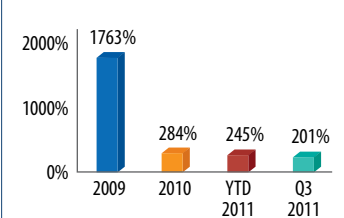
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ...245%

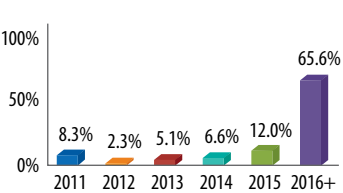


YTD Distributions Paid: ...\$15,411,721
YTD MFFO:.....\$6,291,334
*BVP estimated MFFO – see notes

Historical MFFO Payout Ratio

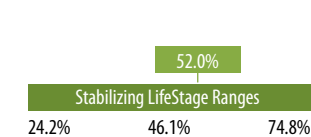


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 52.0%

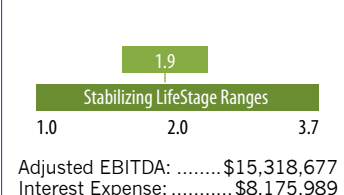


Debt Breakdown

Total:	\$243.4 Million
Fixed:	\$217.0 Million
Variable:	\$26.5 Million
Rate:	4 – 6.47%
Term:	1 – 10 yrs

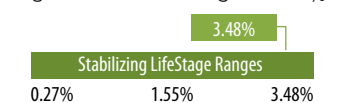
Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.9



Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:..... 3.48%



Redemptions Year to Date: ... 754,450
Wtd. Avg. Shares Outstanding
as of 12/31/10: 21,706,053

Lease Expirations

Leases Are Month To Month

Trends and Items of Note

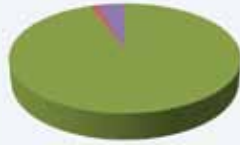
- The Company acquired 6 storage facilities during the third quarter for \$45.2 million.
- The Company's follow-on offering became effective in September 2011.
- This REIT moved from the Growth LifeStage to the Stabilizing LifeStage during the third quarter 2011.
- The company's Interest Coverage Ratio has remained unchanged at 1.9X EBITDA for the past two quarters.
- The Company's Debt to Total Assets Ratio increased to 52.0% during the third quarter 2011 compared to 50.4% for the second quarter and is slightly above the median of 46.1% for Stabilizing LifeStage REITs.
- The Company did not report MFFO for the third quarter of 2011. As a result, the MFFO figures above are Blue Vault Partners' estimate.
- See additional notes on page 71 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



TNP Strategic Retail Trust, Inc.

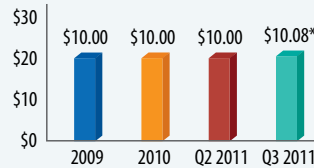
Total Assets.....	\$120.6 Million
Real Estate Assets	\$113.7 Million
Cash	\$1.4 Million
Securities	\$0.0 Million
Other	\$5.6 Million



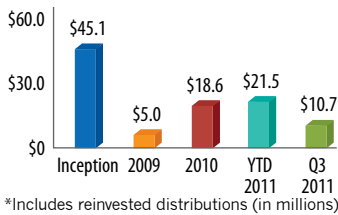
Initial Offering Date:	August 7, 2009
Number of Months Fundraising:	25
Anticipated Offering Close Date:	August 7, 2012
Current Price per Share:	\$10.08*
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	2.5%
Asset Type:	Retail
Number of Properties:	8
Square Feet / Units / Rooms / Acres:	709,044
Percent Leased:	84.0%
LifeStage.....	Growth
Investment Style	Value Add

Historical Price

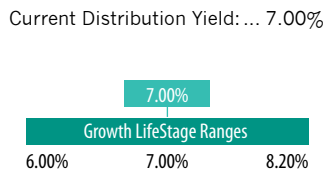


Gross Dollars Raised*

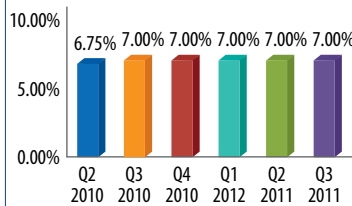


*Includes reinvested distributions (in millions)

Current Distribution



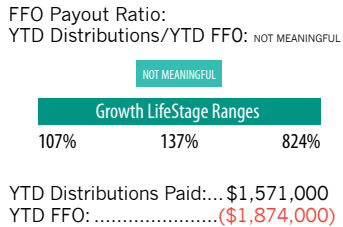
Historical Distribution



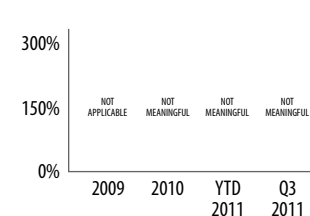
Contact Information

www.tnpre.com
TNP Strategic Retail Trust, Inc.
 1900 Main Street
 Attn: Ryan Lodes
 Suite 700
 Irvine, CA 92614
 877-982-7846

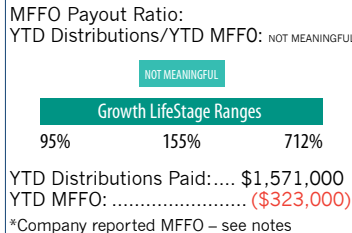
Year to Date FFO Payout Ratio



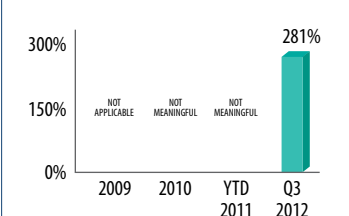
Historical FFO Payout Ratio



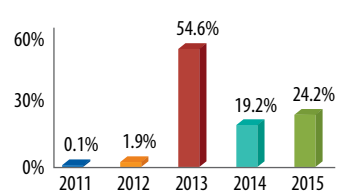
Year to Date MFFO Payout Ratio



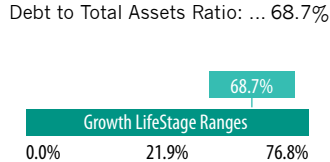
Historical MFFO Payout Ratio



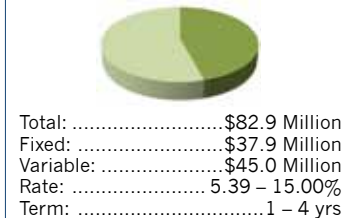
Debt Maturity



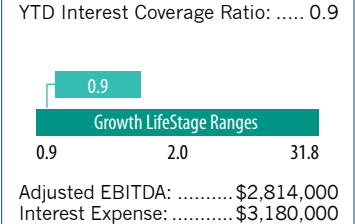
Current Debt Ratio



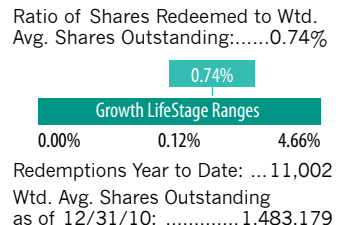
Debt Breakdown



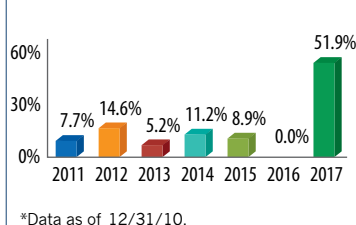
Interest Coverage Ratio



Redemptions



Lease Expirations*



Trends and Items of Note

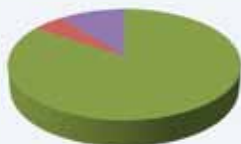
- A new share value of \$10.08 was estimated as of September 30, 2011 however, the Company is offering shares to the public at \$10.00 per share and to shareholders pursuant to the DRIP at \$9.50 per share.
- Distribution yields are calculated based on a \$10 share price.
- The REIT acquired two properties during the third quarter of 2011 for \$16.1 million.
- The REIT has an Interest Coverage Ratio of 0.9X which is significantly below the median of 2.0X for Growth LifeStage REITs.
- The Company reported that its MFFO has been determined in accordance with the Investment Program Association ("IPA") definition of MFFO.
- See additional notes on page 71 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



United Development Funding IV

Total Assets.....	\$135.9 Million
Real Estate Assets	\$114.8 Million
Cash	\$6.7 Million
Securities	\$0.0 Million
Other	\$14.4 Million



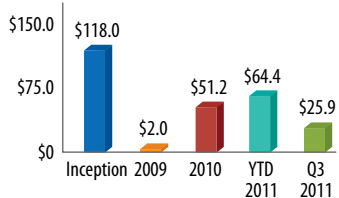
Initial Offering Date: November 12, 2009
 Number of Months Fundraising: 22
 Anticipated Offering Close Date: November 12, 2012
 Current Price per Share: \$20.00
 Reinvestment Price per Share: \$20.00

Cash to Total Assets Ratio: 5.0%
 Asset Type: Mortgage Loans
 Number of Properties: 12 Related Party Participation and
 Note Agreements, 27 Notes with Third-Parties
 Square Feet / Units / Rooms / Acres: NA
 Percent Leased: NA
 LifeStage..... Growth
 Investment Style See Notes

Historical Price

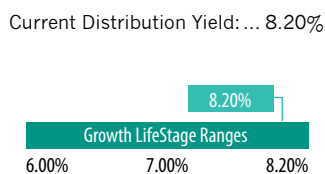


Gross Dollars Raised*

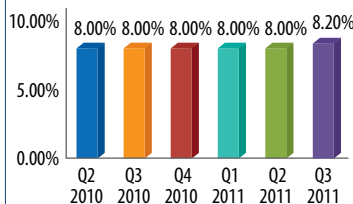


*Includes reinvested distributions (in millions)

Current Distribution



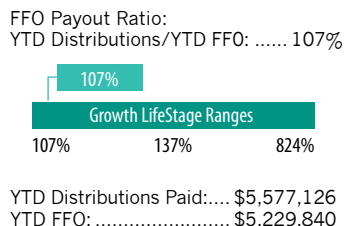
Historical Distribution



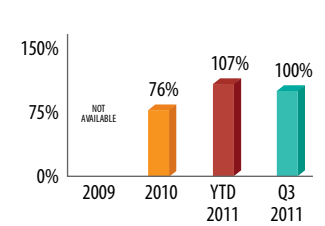
Contact Information

www.umth.com
**United Development
 Funding IV Investor Services**
**The United Development
 Funding Building, Suite 100**
1301 Municipal Way
Grapevine, Texas 76051
Telephone: (214) 370-8960

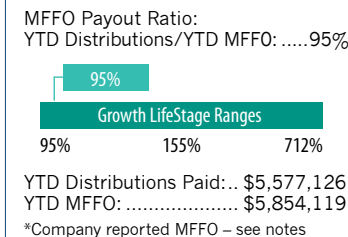
Year to Date FFO Payout Ratio



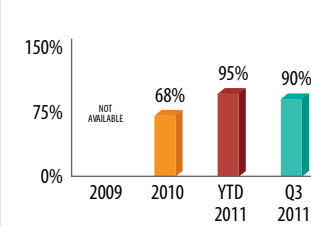
Historical FFO Payout Ratio



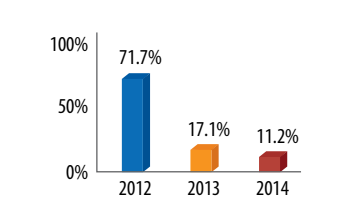
Year to Date MFFO Payout Ratio



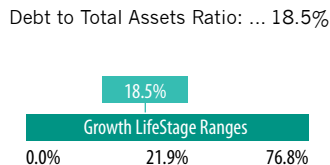
Historical MFFO Payout Ratio



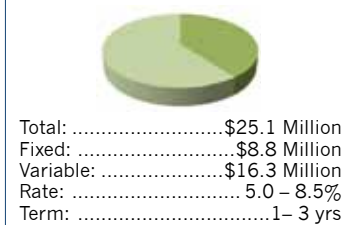
Debt Maturity



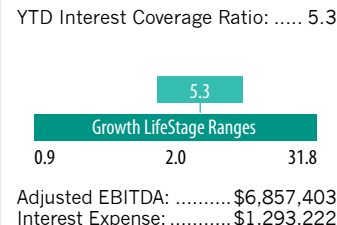
Current Debt Ratio



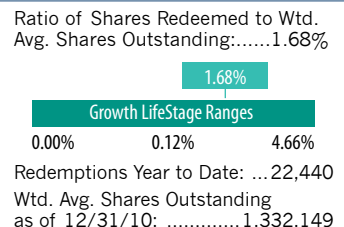
Debt Breakdown



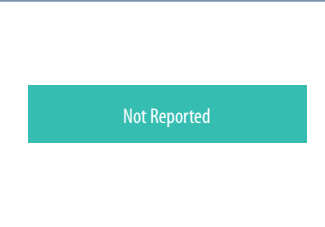
Interest Coverage Ratio



Redemptions



Lease Expirations



Trends and Items of Note

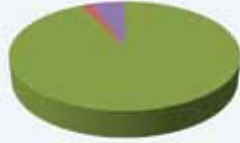
- The investment style definitions for commercial real estate are not applicable to this REIT at this time as it invests primarily in debt related instruments and does not currently own any real properties.
- On September 8, 2011, the board of trustees authorized a special distribution of \$0.05 per share to shareholders of record as of the close of business on September 15, 2011 which will be paid in October 2011.
- The year to date MFFO payout ratio trended downward from 98% at the end of the second quarter to 95% at the end of the third quarter.
- Share redemptions increased slightly to 1.68% as of the third quarter compared to 1.10% as of the second quarter.
- The Company reported that its MFFO has been determined in accordance with the Investment Program Association ("IPA") definition of MFFO.
- See additional notes on page 71 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Wells Core Office Income REIT, Inc.

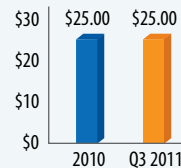
Total Assets.....	\$249.2 Million
Real Estate Assets	\$230.7 Million
Cash	\$4.5 Million
Securities	\$0.0 Million
Other	\$14.0 Million



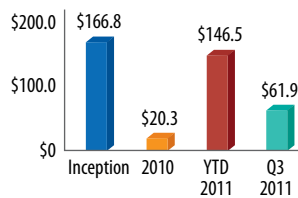
Initial Offering Date:	June 10, 2010
Number of Months Fundraising:	15
Anticipated Offering Close Date:	June 10, 2012
Current Price per Share:	\$25.00
Reinvestment Price per Share:	\$23.75

Cash to Total Assets Ratio:	1.8%
Asset Type:	Office
Number of Properties:	7
Square Feet / Units / Rooms / Acres:	1.1 Million
Percent Leased:	99%
LifeStage.....	Growth
Investment Style	Core

Historical Price



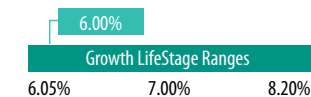
Gross Dollars Raised*



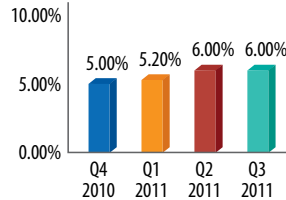
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.00%



Historical Distribution

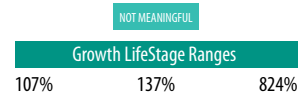


Contact Information

www.Wellscorereit.com
Wells Real Estate Funds
P.O. Box 926040
Norcross, GA 30010
800-557-4830

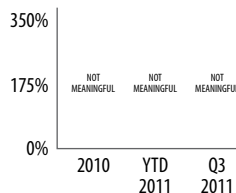
Year to Date FFO Payout Ratio

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



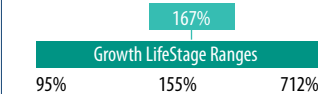
YTD Distributions Paid: ... \$3,335,999
 YTD FFO: (\$2,254,761)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

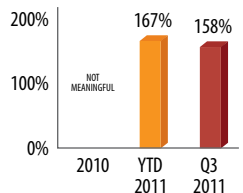
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 167%



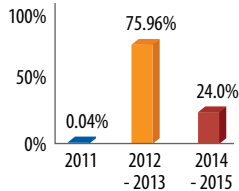
YTD Distributions Paid: ... \$3,335,999
 YTD MFFO: \$1,998,044

*Company reported MFFO - see notes

Historical MFFO Payout Ratio

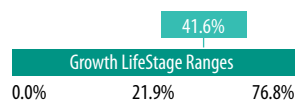


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 41.6%

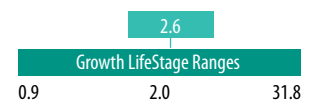


Debt Breakdown

Total:	\$103.8 Million
Fixed:	\$0.0 Million
Variable:	\$103.8 Million
Rate:	2.75 - 4.50%
Term:	1 - 4yrs

Interest Coverage Ratio

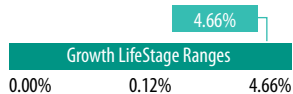
YTD Interest Coverage Ratio: 2.6



Adjusted EBITDA: \$4,156,542
 Interest Expense: \$1,584,063

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: 4.66%



Redemptions Year to Date: 5,337
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 114,526

Lease Expirations

Not Reported

Trends and Items of Note

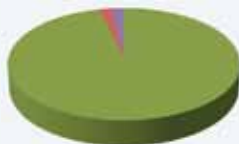
- During the third quarter of 2011, the REIT acquired one property for a purchase price of \$70.3 million.
- The Debt to Total Assets Ratio decreased to 41.6% for the period ending September 30, 2011 compared to the previous quarter of 48.5%.
- The REIT has an Interest Coverage Ratio of 2.6X which is significantly above the median of 2.0X for Growth LifeStage REITs.
- The Company had share redemptions for the first time, redeeming 5,337 shares of the REIT's common stock as of September 30, 2011, out of the 6.7 million shares outstanding as of that date.
- The Company reported that its MFFO has been determined in accordance with the Investment Program Association ("IPA") definition of MFFO.
- See additional notes on page 71 for information regarding the source of distributions.



Nontraded REIT Industry Review: Third Quarter 2011

Wells Timberland REIT, Inc.

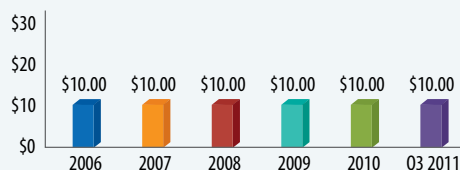
Total Assets.....	\$345.3 Million
Real Estate Assets	\$331.9 Million
Cash	\$6.9 Million
Securities	\$0.0 Million
Other	\$6.5 Million



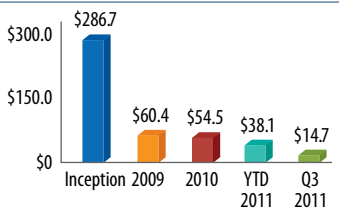
Initial Offering Date: August 11, 2006
 Number of Months Fundraising: 61
 Anticipated Offering Close Date: December 31, 2011
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.55

Cash to Total Assets Ratio: 2.0%
 Asset Type: Timberland
 Number of Properties: 1
 Square Feet / Units / Rooms / Acres: 300,200 Acres
 Percent Leased: Not Applicable
 LifeStage..... Stabilizing
 Investment Style Value Add

Historical Price



Gross Dollars Raised*



*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... NOT APPLICABLE

Not Applicable

Historical Distribution

Not Applicable

Contact Information

Wells Timberland REIT, Inc.
Wells Real Estate Funds, Inc.
 P.O. Box 926040
 Norcross, GA 30010-6040
 800-557-4830

Year to Date FFO Payout Ratio

Not Applicable

Historical FFO Payout Ratio

Not Applicable

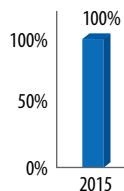
Year to Date MFFO Payout Ratio

Not Applicable

Historical MFFO Payout Ratio

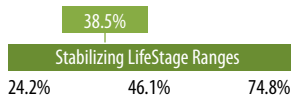
Not Applicable

Debt Maturity

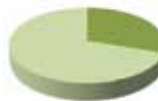


Current Debt Ratio

Debt to Total Assets Ratio: ... 38.5%



Debt Breakdown



Total: \$133.0 Million
 Fixed: \$67.5 Million
 Variable: \$65.5 Million
 Rate: 2.085 – 5.085%
 Term: 5 yrs

Interest Coverage Ratio

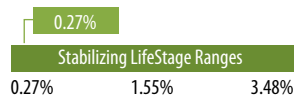
YTD Interest Coverage Ratio: 1.2



Adjusted EBITDA: \$5,366,369
 Interest Expense: \$4,315,205

Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 0.27%



Redemptions Year to Date: ... 59,726
 Wtd. Avg. Shares Outstanding as of 12/31/10: 22,356,438

Lease Expirations

Not Applicable

Trends and Items of Note

- In the third quarter, 620 acres of timberland located in GA and AL were acquired for \$402,000 or \$648 per acre.
- The Company declared a stock dividend for the fourth quarter of 2011 in the amount of 0.000054945 shares per day per share for the period commencing on September 16, 2011 and continuing through and including December 15, 2011.
- The Interest Coverage Ratio increased to 1.2X for the period ending September 30, 2011 compared to the previous quarter of 1.0X.
- The Debt to Total Assets Ratio decreased to 38.5% for the period ending September 30, 2011 compared to the previous quarter of 41.4%.
- Because the REIT does not pay cash distributions, the FFO and MFFO metrics are not applicable.



Effective Nontraded REITs with Limited Operating Results

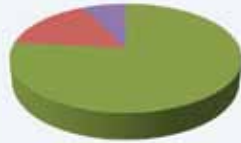
	Effective Date	LifeStage	Investment Style	Minimum Shares Sold / Funds Released from Escrow	Gross Offering Proceeds Raised Since Inception (in \$ Millions)	Total Assets (in \$ Millions)	Real Estate / Real Estate Related Assets Owned	Distributions Declared	Debt on Balance Sheet
American Realty Capital Daily Net Asset Value, Inc.	August 15, 2011	Emerging	Core	No	NA	\$0.006	None	None	None
American Realty Capital – Retail Centers of America, Inc.	March 17, 2011	Emerging	Core	No	NA	\$0.020	None	None	None
American Realty Capital Trust III, Inc.	March 31, 2011	Emerging	Core	Yes	\$26.4	\$19.5	3	6.6% beginning October 2011	None
Clarion Partners Property Trust, Inc.	May 16, 2011	Emerging	Core	No	NA	\$0.3	None	None	None
CNL Properties Trust, Inc.	June 27, 2011	Emerging	Core	Yes (Oct. 5, 2011)	\$2.0	\$2.2	Monthly Cash Distribution of \$0.03333 and Stock Distribution of 0.002500 per share declared Nov. 2011	None	None
FundCore Institutional REIT, Inc.	Oct. 20, 2010	Emerging	Core	No	NA	\$1.6	None	None	None
Global Growth Trust, Inc.	Oct. 20, 2009	Growth	Opportunistic	Yes	\$33.3	\$28.0	1 Joint Venture	Stock Distributions: .08 of a share (annualized)	None
Green Realty Trust, Inc.	Dec. 8, 2010	Emerging	Core	No	NA	\$0.2	None	None	None
Independence Realty Trust	June 10, 2010	Emerging	Core	No	NA	\$104.2	6 Properties	6.00%	\$64.6
KBS Strategic Opportunity REIT, Inc.	Nov. 20, 2009	Growth	Opportunistic	Yes	\$147.5	\$129.9	6 Properties	3.00% beginning December 2011	\$3.5
O'Donnell Strategic Industrial REIT, Inc.	August 15, 2011	Emerging	Core	No	NA	\$0.2	None	None	None
Resource Real Estate Opportunity REIT, Inc.	June 16, 2010	Growth	Opportunistic	Yes	\$52.0	\$54.7	3 Properties, 4 Non-performing Loan, and 2 Performing Loans	Stock Distributions: .015 of a share per quarter	None



Nontraded REIT Industry Review: Third Quarter 2011

Cornerstone Healthcare Plus REIT, Inc.

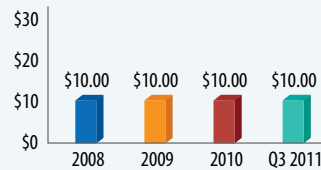
Total Assets.....	\$193.2 Million
Real Estate Assets	\$148.0 Million
Cash	\$30.9 Million
Securities	\$0.0 Million
Other	\$14.2 Million



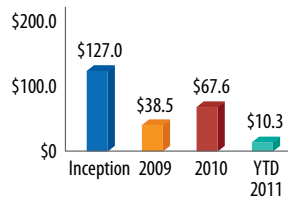
Initial Offering Date: June 20, 2008
 Number of Months Fundraising: Suspended
 Anticipated Offering Close Date: February 4, 2013
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 16.4%
 Asset Type: Diversified
 Number of Properties: 15
 Square Feet / Units / Rooms / Acres: 761,279
 Percent Leased: 89.4%
 LifeStage..... Stabilizing
 Investment Style Core

Historical Price



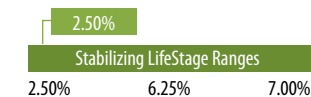
Gross Dollars Raised*



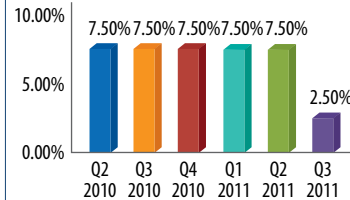
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 2.50%



Historical Distribution

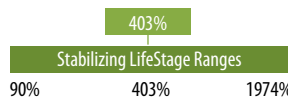


Contact Information

www.CREffunds.com
Pacific Cornerstone Capital
1920 Main Street, Suite 400
Irvine, CA 92614
877-805-3333

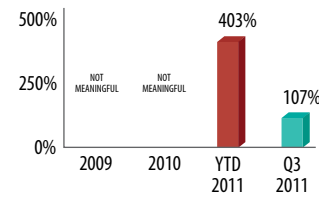
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 403%



YTD Distributions Paid:.... \$5,434,000
 YTD FFO: \$1,348,000

Historical FFO Payout Ratio



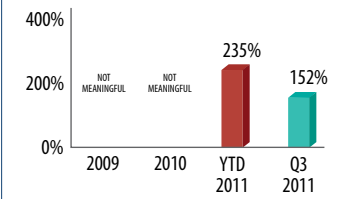
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...235%

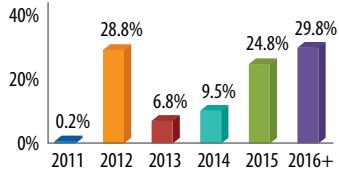


YTD Distributions Paid:.. \$5,434,000
 YTD MFFO: \$2,317,000
 *Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio

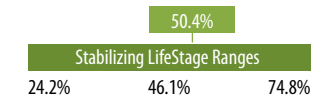


Debt Maturity

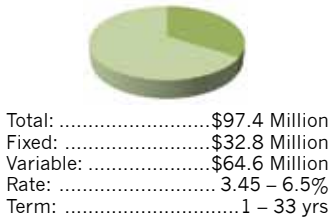


Current Debt Ratio

Debt to Total Assets Ratio: ... 50.4%

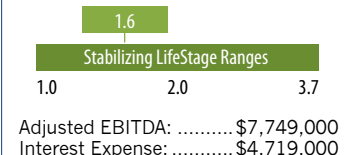


Debt Breakdown



Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.6



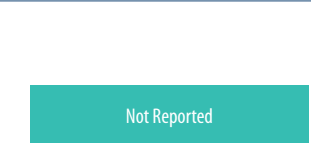
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:..... 2.76%



Redemptions Year to Date: 195,997
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 7,090,146

Lease Expirations



Trends and Items of Note

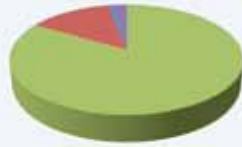
- The Company's six senior living operations accounted for 82.4% of total revenues for the quarter ended September 30, 2011 vs. 86.2% for the third quarter of 2010.
- The Cash to Total Assets Ratio has remained above 16% since 2009.
- The Company's Interest Coverage Ratio was 1.6X as of the third quarter of 2011 compared to vs. 1.7X for second quarter of 2011.
- On October 18, 2011, the Company announced that the Independent Directors Committee has suspended its analysis of strategic alternatives for the Company and has concluded that the Company is well positioned as an investment program with a continued focus on healthcare real estate.
- The Company did not report MFFO for 3Q 2011. MFFO is a Blue Vault estimate.
- See additional notes on page 68 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



American Realty Capital Trust, Inc.

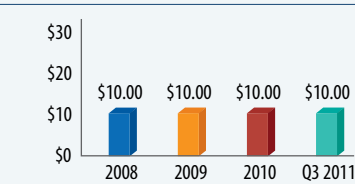
Total Assets.....\$2,133.2 Million
 Real Estate Assets ...\$1,776.8 Million
 Cash.....\$291.5 Million
 Real Estate Securities ...\$17.2 Million
 Other.....\$47.7 Million



Initial Offering Date:January 25, 2008
 Offering Close Date:July 18, 2011
 Current Price per Share:\$10.00
 Reinvestment Price per Share:\$9.50

Cash to Total Assets Ratio:13.7%
 Asset Type:Diversified
 Number of Properties:405
 Square Feet / Units / Rooms / Acres:13.2 Million
 Percent Leased:100%
 LifeStage.....Maturing
 Investment StyleCore

Historical Price



Redemptions

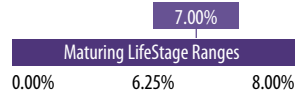
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:.....2.38%

Program Open

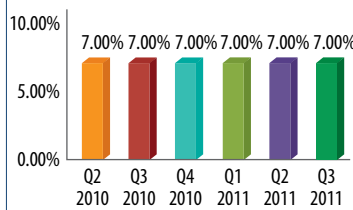
Redemptions Year to Date: .. 773,695
 Wtd. Avg. Shares Outstanding as of 12/31/10: 32,539,393

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution



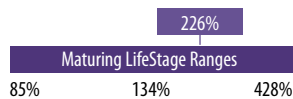
*Does not include a special distribution of \$0.05 per share

Contact Information

www.AmericanRealtyCap.com
 405 Park Avenue
 New York, NY 10022
 877-373-2522

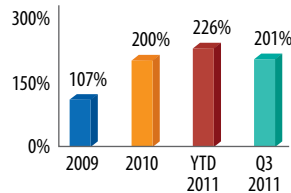
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 226%



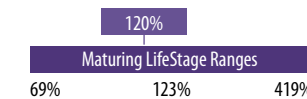
YTD Distributions Paid:.. \$55,832,000
 YTD FFO:\$24,756,000

Historical FFO Payout Ratio



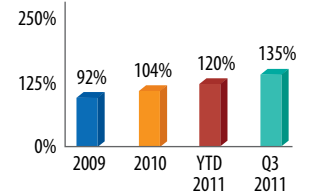
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...120%

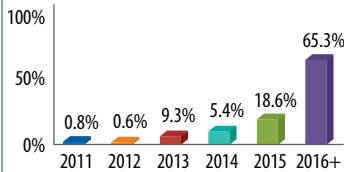


YTD Distributions Paid:.. \$55,832,000
 YTD MFFO:\$46,544,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

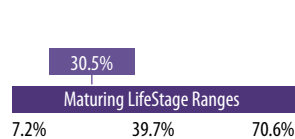


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 30.5%

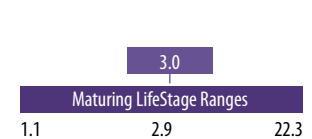


Debt Breakdown

Total:\$649.8 Million
 Fixed:\$649.8 Million
 Variable:\$0.0 Million
 Rate: 4.09 – 6.97%
 Term: 1 – 26 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 3.0



Adjusted EBITDA:\$79,088,000
 Interest Expense:\$26,599,000

Lease Expirations

Weighted average remaining lease term = 13.8 yrs.

Trends and Items of Note

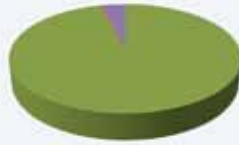
- The REIT closed to new investments in July 2011.
- On May 27, 2011, the Company's board of directors engaged Goldman, Sachs & Co. as its financial advisor to assist it in evaluating strategic alternatives, including the possible sale of all or a portion of the Company, and a public listing on a traded exchange.
- The REIT acquired 37 properties containing approximately 2.2 million square feet for an aggregate purchase price of \$213.5 million during the third quarter of 2011. The 100 percent occupied properties were acquired at a weighted average capitalization rate of 8.16%.
- Cash on hand decreased to 13.7% compared to 14.4% in the second quarter 2011.
- One property acquired in third quarter 2011 (PetSmart) comprised over 1 million square feet, nearly half of all the square feet acquired during the quarter.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 67 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Apartment Trust of America, Inc.

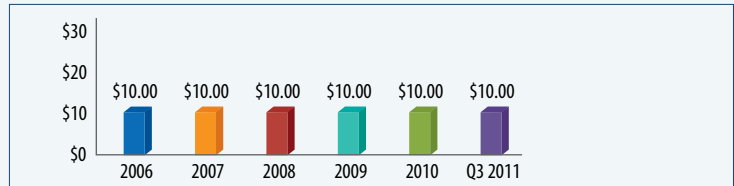
Total Assets.....	\$360.4 Million
Real Estate Assets	\$341.8 Million
Cash	\$1.2 Million
Securities	\$0.0 Million
Other	\$17.5 Million



Initial Offering Date: July 19, 2006
 Offering Close Date: July 17, 2011
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 0.3%
 Asset Type: Multifamily
 Number of Properties: 15
 Square Feet / Units / Rooms / Acres: 3,973 Units
 Percent Leased: 95.3%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

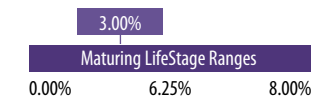
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:.....0.00%



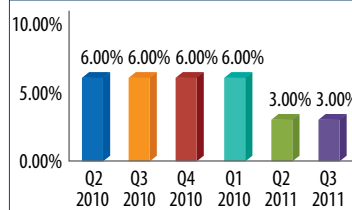
Redemptions Year to Date: SUSPENDED
 Wtd. Avg. Shares Outstanding as of 12/31/10: 18,356,824

Current Distribution

Current Distribution Yield: ... 3.00%



Historical Distribution

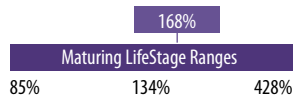


Contact Information

www.ATAREIT.com
Apartment Trust of America
Corporate Office
10467 White Granite Drive
Suite 300
Oakton, VA 22124
703-279-1300

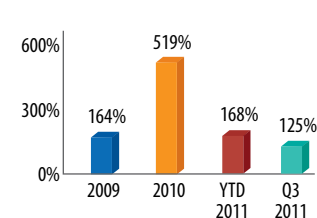
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 168%



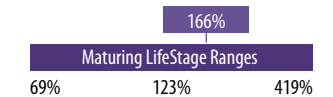
YTD Distributions Paid:.... \$5,901,000
 YTD FFO: \$3,509,000

Historical FFO Payout Ratio



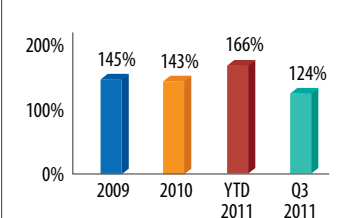
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...166%

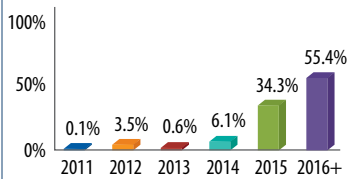


YTD Distributions Paid:.. \$5,901,000
 YTD MFFO: \$3,550,000
 *Blue Vault Adjusted MFFO – see notes

Historical MFFO Payout Ratio

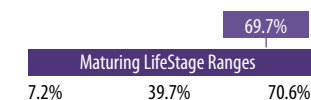


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 69.7%



Debt Breakdown

Total:\$251.3 Million
 Fixed:\$190.3 Million
 Variable:\$61.0 Million
 Rate: 2.36 – 5.94%
 Term: 3 – 9 yrs.

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.5



Adjusted EBITDA:\$13,675,000
 Interest Expense:\$9,382,000

Lease Expirations

The majority of leases are 12 months or less

Trends and Items of Note

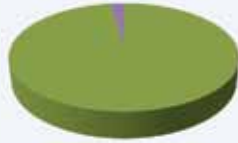
- The follow-on offering terminated on July 17, 2011.
- In February 2011, the board of directors determined that it is in the best interest of the company and its stockholders to preserve the company's cash, and terminated the share repurchase plan. Accordingly, pending share repurchase requests were not fulfilled. Since December 31, 2010, the Company has not repurchased any shares of common stock.
- Since lowering the annualized distribution rate from 6.0% to 3.0% effective March 1, 2011, the Company's year to date MFFO payout ratio has dropped to 166% compared to 176% for the year ending 2010.
- The company reported YTD 2011 MFFO of \$5,578,000 which included \$1,243,000 of litigation expense. Blue Vault Partners eliminated the litigation expense to report MFFO of \$3,550,000.
- See additional notes on page 67 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Apple REIT Six, Inc.

Total Assets.....	\$767.6 Million
Real Estate Assets	\$750.5 Million
Cash	\$0.0 Million
Securities	\$0.0 Million
Other	\$17.0 Million



Initial Offering Date: January 23, 2004
 Offering Close Date: March 3, 2006
 Current Price per Share: \$11.00
 Reinvestment Price per Share: \$11.00

Cash to Total Assets Ratio: 0.00%
 Asset Type: Hotels
 Number of Properties: 66
 Square Feet / Units / Rooms / Acres: 7,658 Rooms
 Percent Leased: 77%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

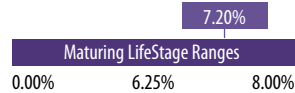
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 2.22%

Program Open

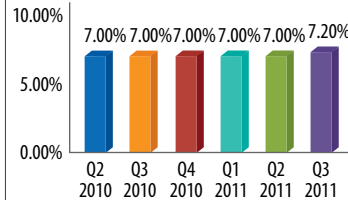
Redemptions Year to Date: ... 2,026,775
 Wtd. Avg. Shares Outstanding as of 12/31/10: 91,323,000

Current Distribution

Current Distribution Yield: ... 7.20%



Historical Distribution

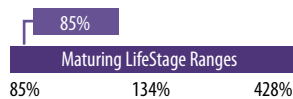


Contact Information

www.AppleREITCompanies.com
814 E. Main Street
Richmond, VA 23219
804-727-6321

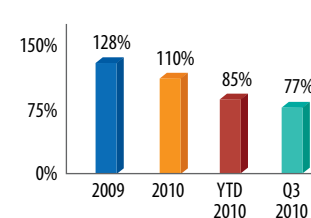
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 85%



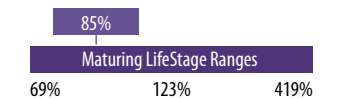
YTD Distributions Paid: ... \$53,214,000
 YTD FFO: \$62,305,000

Historical FFO Payout Ratio



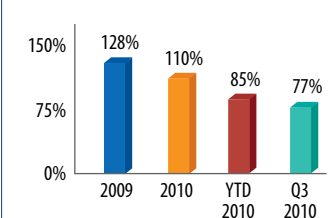
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 85%

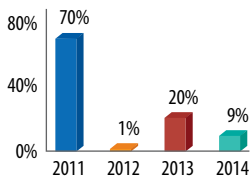


YTD Distributions Paid: ... \$53,214,000
 YTD MFFO: \$62,305,000
 *Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio



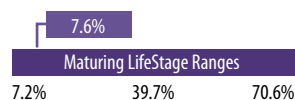
Debt Maturity



*As of 12/31/10

Current Debt Ratio

Debt to Total Assets Ratio: 7.6%



Debt Breakdown

Total: \$58.3 Million
 Fixed: \$19.6 Million
 Variable: \$38.8 Million
 Rate: 4 – 8.52%
 Term: <1 – 4 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: ... 22.3



Adjusted EBITDA: \$64,502,000
 Interest Expense: \$2,894,000

Lease Expirations

Not Reported

Trends and Items of Note

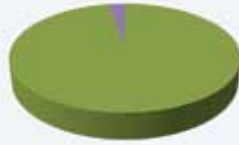
- On November 21, 2011, the Company announced that its board of directors had designated a committee consisting of all of its non-management directors to continue the previously announced evaluation of a potential consolidation transaction in which the Company, Apple REIT Seven, Inc., Apple REIT Eight, Inc. and Apple REIT Nine, Inc. would be combined. The review will include, among other things, an evaluation of potential exchange ratios to effectuate such a combination. It is likely that the ratios will vary by company and may include ratios of less than one to one. Any such consolidation transaction could also include a listing of the stock of the combined enterprise for trading on a national exchange at the time of such combination or at a future date.
- On June 20, 2011, two shareholders of the Apple REIT Companies filed a putative class action captioned Kronberg et al. v. David Lerner Associates Inc., et al, Case No. 2:11-cv-03558, in the United States District Court for the District of New Jersey against David Lerner Associates, Inc. and certain of its officers, and the Apple REIT Companies and Glade M. Knight. The complaint was amended on October 10, 2011. The amended complaint did not name the Company.
- The Company's year to date MFFO payout ratio has dropped to 85% as of September 30, 2011, compared to 110% for the year ending 2010.
- The Company reported YTD 2011 MFFO and Blue Vault Partners did not identify additional adjustments.
- See additional notes on page 67 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Apple REIT Seven, Inc.

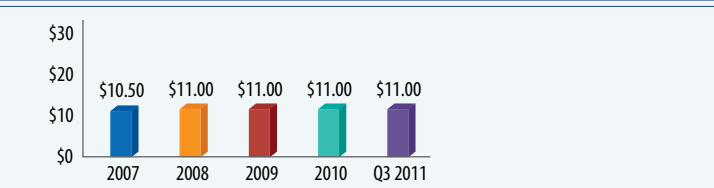
Total Assets.....	\$875.4 Million
Real Estate Assets	\$852.4 Million
Cash	\$0.0 Million
Securities	\$0.0 Million
Other.....	\$23.0 Million



Initial Offering Date: March 15, 2006
 Offering Close Date: July 16, 2007
 Current Price per Share: \$11.00
 Reinvestment Price per Share: \$11.00

Cash to Total Assets Ratio: 0.00%
 Asset Type: Hotels
 Number of Properties: 51
 Square Feet / Units / Rooms / Acres: 6,426 Rooms
 Percent Leased: 78%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

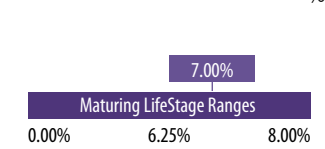
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 2.36%



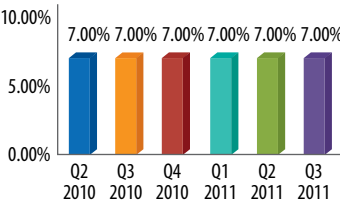
Redemptions Year to Date: 2,189,178
 Wtd. Avg. Shares Outstanding as of 12/31/10: 92,627,000

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution

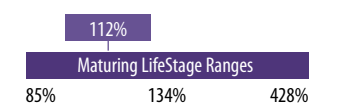


Contact Information

www.AppleREITCompanies.com
814 E. Main Street
Richmond, VA 23219
804-727-6321

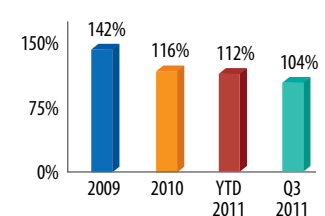
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 112%



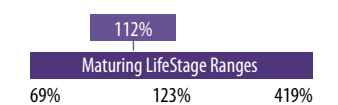
YTD Distributions Paid: \$52,870,000
 YTD FFO: \$47,012,000

Historical FFO Payout Ratio



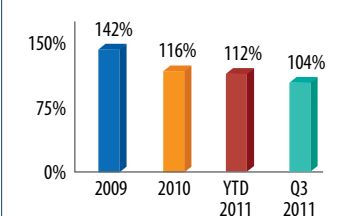
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 112%

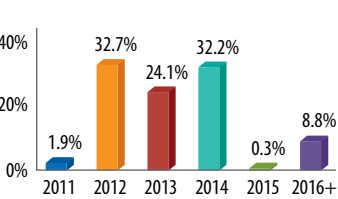


YTD Distributions Paid: \$52,870,000
 YTD MFFO: \$47,012,000
 *Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio



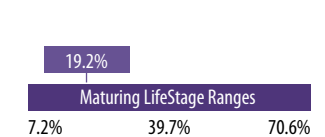
Debt Maturity



*As of 12/31/10

Current Debt Ratio

Debt to Total Assets Ratio: ... 19.2%

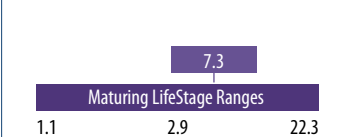


Debt Breakdown



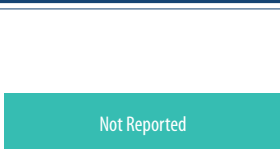
Interest Coverage Ratio

YTD Interest Coverage Ratio: 7.3



Adjusted EBITDA: \$54,442,000
 Interest Expense: \$7,430,000

Lease Expirations



Trends and Items of Note

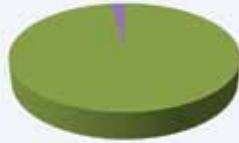
- The Debt to Total Assets Ratio increased to 19.2% for the period ending September 30, 2011 compared to 15.2% for the period ending September 30, 2010.
- On November 21, 2011, the Company announced that its board of directors had designated a committee consisting of all of its non-management directors to continue the previously announced evaluation of a potential consolidation transaction in which the Company, Apple REIT Six, Inc., Apple REIT Eight, Inc. and Apple REIT Nine, Inc. would be combined. The review will include, among other things, an evaluation of potential exchange ratios to effectuate such a combination. It is likely that the ratios will vary by company and may include ratios of less than one to one. Any such consolidation transaction could also include a listing of the stock of the combined enterprise for trading on a national exchange at the time of such combination or at a future date.
- On June 20, 2011, two shareholders of the Apple REIT Companies filed a putative class action captioned Kronberg et al. v. David Lerner Associates Inc., et al, Case No. 2:11-cv-03558, in the United States District Court for the District of New Jersey against David Lerner Associates, Inc. and certain of its officers, and the Apple REIT Companies and Glade M. Knight. The complaint was amended on October 10, 2011. The amended complaint did not name the Company.
- The Company reported YTD 2011 MFFO and Blue Vault Partners did not identify additional adjustments.
- See additional notes on page 67 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Apple REIT Eight, Inc.

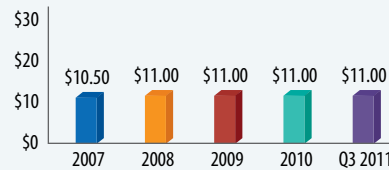
Total Assets.....	\$944.7 Million
Real Estate Assets	\$922.0 Million
Cash	\$0.0 Million
Securities	\$0.0 Million
Other.....	\$22.7 Million



Initial Offering Date: July 19, 2007
 Offering Close Date: April 30, 2008
 Current Price per Share: \$11.00
 Reinvestment Price per Share: \$11.00

Cash to Total Assets Ratio: 0.00%
 Asset Type: Hotels
 Number of Properties: 51
 Square Feet / Units / Rooms / Acres: 5,910 Rooms
 Percent Leased: 78%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

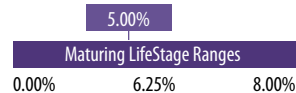
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 2.33%

Program Open

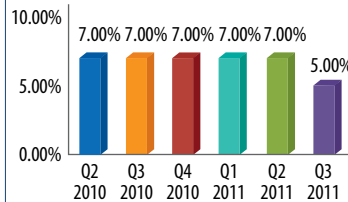
Redemptions Year to Date: 2,198,623
 Wtd. Avg. Shares Outstanding as of 12/31/10:94,170,000

Current Distribution

Current Distribution Yield: ... 5.00%



Historical Distribution

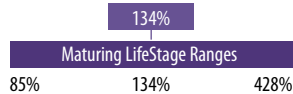


Contact Information

www.AppleREITCompanies.com
814 E. Main Street
Richmond, VA 23219
804-727-6321

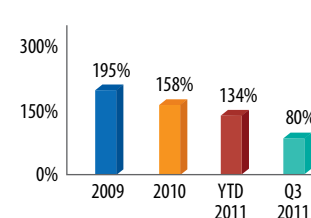
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 134%



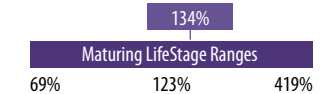
YTD Distributions Paid: \$49,207,000
 YTD FFO: \$36,792,000

Historical FFO Payout Ratio



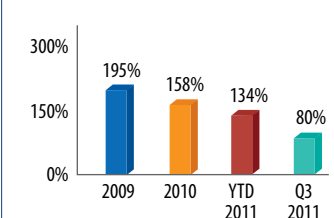
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...134%

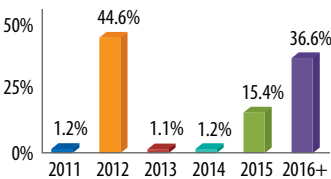


YTD Distributions Paid: \$49,207,000
 YTD MFFO: \$36,792,000
 *Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio



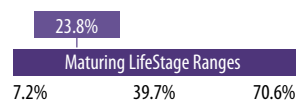
Debt Maturity



*As of 12/31/10

Current Debt Ratio

Debt to Total Assets Ratio: ... 23.8%

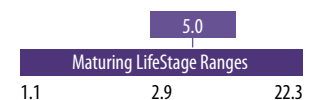


Debt Breakdown

Total:\$225.2 Million
 Fixed:\$139.1 Million
 Variable:\$86.1 Million
 Rate: 3.5 – 6.29%
 Term: 1 – 6 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 5.0



Adjusted EBITDA:\$44,535,000
 Interest Expense:\$8,836,000

Lease Expirations

Not Reported

Trends and Items of Note

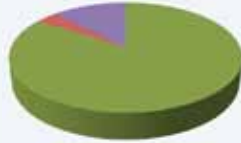
- The Debt to Total Assets Ratio increased to 23.8% for the period ending September 30, 2011 compared to 19.8% for the period ending September 30, 2010.
- On November 21, 2011, the Company announced that its board of directors had designated a committee consisting of all of its non-management directors to continue the previously announced evaluation of a potential consolidation transaction in which the Company, Apple REIT Six, Inc., Apple REIT Eight, Inc. and Apple REIT Nine, Inc. would be combined. The review will include, among other things, an evaluation of potential exchange ratios to effectuate such a combination. It is likely that the ratios will vary by company and may include ratios of less than one to one. Any such consolidation transaction could also include a listing of the stock of the combined enterprise for trading on a national exchange at the time of such combination or at a future date.
- On June 20, 2011, two shareholders of the Apple REIT Companies filed a putative class action captioned Kronberg et al. v. David Lerner Associates Inc., et al, Case No. 2:11-cv-03558, in the United States District Court for the District of New Jersey against David Lerner Associates, Inc. and certain of its officers, and the Apple REIT Companies and Glade M. Knight. The complaint was amended on October 10, 2011. The amended complaint did not name the Company.
- The Company reported YTD 2011 MFFO and Blue Vault Partners did not identify additional adjustments.
- See additional notes on page 67 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Apple REIT Nine Inc.

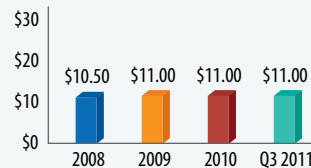
Total Assets.....	\$1,730.4 Million
Real Estate Assets ...	\$1,455.0 Million
Cash.....	\$61.4 Million
Securities	\$0.0 Million
Other.....	\$214.0 Million



Initial Offering Date:April 25, 2008
 Offering Close Date: December 9, 2010
 Current Price per Share:\$11.00
 Reinvestment Price per Share:\$11.00

Cash to Total Assets Ratio:3.5%
 Asset Type: Hotels
 Number of Properties:86
 Square Feet / Units / Rooms / Acres: 10,982 Rooms
 Percent Leased:72%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

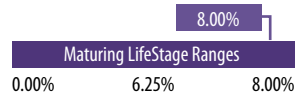
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:.....1.65%

Program Open

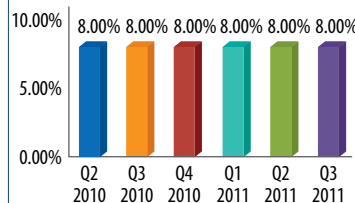
Redemptions Year to Date: 2,246,316
 Wtd. Avg. Shares Outstanding as of 12/31/10: 135,825,000

Current Distribution

Current Distribution Yield: ... 8.00%



Historical Distribution

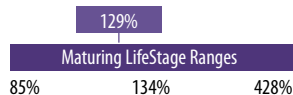


Contact Information

www.AppleREITCompanies.com
814 E. Main Street
Richmond, VA 23219
804-727-6321

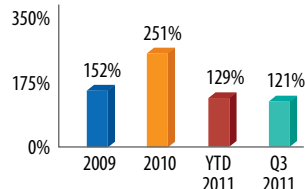
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 129%



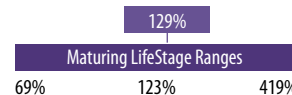
YTD Distributions Paid: \$120,241,000
 YTD FFO:\$93,294,000

Historical FFO Payout Ratio



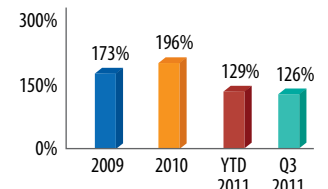
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...129%

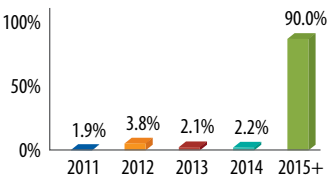


YTD Distributions Paid: \$120,241,000
 YTD MFFO:\$93,092,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio



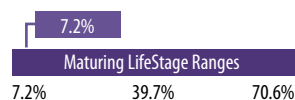
Debt Maturity



*As of 12/31/10

Current Debt Ratio

Debt to Total Assets Ratio: 7.2%



Debt Breakdown

Total:\$124.9 Million
 Fixed:\$124.9 Million
 Variable:\$0.0 Million
 Rate: 0 – 6.90%
 Term: 1 – 6 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: ... 19.3



Adjusted EBITDA:\$84,800,000
 Interest Expense:\$4,400,000

Lease Expirations

Not Reported

Trends and Items of Note

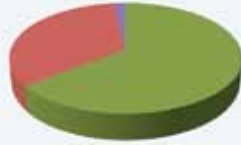
- On November 21, 2011, the Company announced that its board of directors had designated a committee consisting of all of its non-management directors to continue the previously announced evaluation of a potential consolidation transaction in which the Company, Apple REIT Six, Inc., Apple REIT Seven, Inc., and Apple REIT Eight, Inc. would be combined. The review will include, among other things, an evaluation of potential exchange ratios to effectuate such a combination. It is likely that the ratios will vary by company and may include ratios of less than one to one. Any such consolidation transaction could also include a listing of the stock of the combined enterprise for trading on a national exchange at the time of such combination or at a future date.
- On June 20, 2011, two shareholders of the Apple REIT Companies filed a putative class action captioned Kronberg et al. v. David Lerner Associates Inc., et al, Case No. 2:11-cv-03558, in the United States District Court for the District of New Jersey against David Lerner Associates, Inc. and certain of its officers, and the Apple REIT Companies and Glade M. Knight. The complaint was amended on October 10, 2011. The amended complaint did not name the Company.
- As of September 30, 2011 the Company held for sale approximately 406 acres of land and land improvements located on 110 sites in the Ft. Worth, Texas area (acquired in April 2009) that are being leased to Chesapeake Energy Corporation ("Chesapeake") for the production of natural gas (the "110 parcels"). In August 2011, the Company entered into a contract for the potential sale of all 110 parcels for a total purchase price of \$198.4 million. The operating results related to the 110 parcels have been included in discontinued operations.
- MFFO is company reported and Blue Vault Partners did not identify additional adjustments.
- See additional notes on page 67 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Behringer Harvard Multifamily REIT I, Inc.

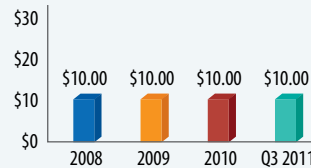
Total Assets.....	\$1,584.2 Million
Real Estate Assets ...	\$1,020.7 Million
Cash.....	\$530.1 Million
Securities	\$0.0 Million
Other.....	\$33.3 Million



Initial Offering Date: September 5, 2008
 Offering Close Date: September 2, 2011
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 33.5%
 Asset Type: Multifamily
 Number of Properties: 38
 Square Feet / Units / Rooms / Acres: 11,002 Units
 Percent Leased: 93%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

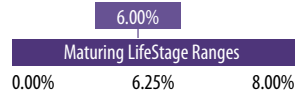
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 1.93%

Program Open

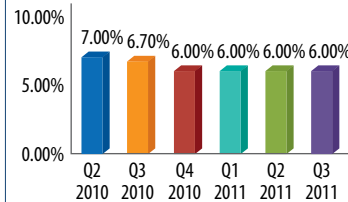
Redemptions Year to Date: 1,610,301
 Wtd. Avg. Shares Outstanding as of 12/31/10: 83,532,000

Current Distribution

Current Distribution Yield: ... 6.00%



Historical Distribution

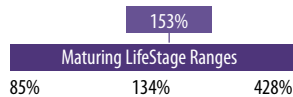


Contact Information

www.BehringerHarvard.com
Behringer Harvard
 15601 Dallas Parkway,
 Suite 600
 Addison, TX 75001
 866-655-3600

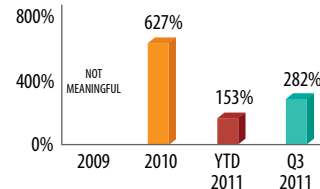
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 153%



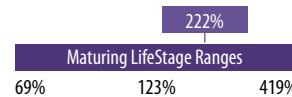
YTD Distributions Paid: ... \$55,100,000
 YTD FFO: \$36,000,000

Historical FFO Payout Ratio



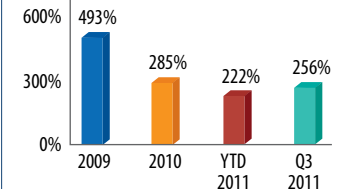
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 222%

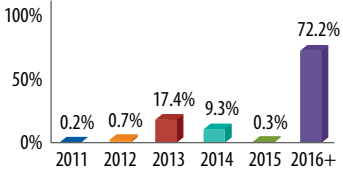


YTD Distributions Paid: ... \$55,100,000
 YTD MFFO: \$24,800,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

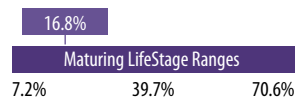


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 16.8%

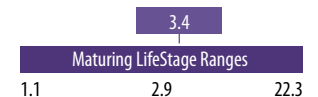


Debt Breakdown

Total: \$266.4 Million
 Fixed: \$211.1 Million
 Variable: \$55.3 Million
 Rate: 2.32 – 5.21%
 Term: 0 – 7 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 3.4



Adjusted EBITDA: \$24,001,000
 Interest Expense: \$6,977,000

Lease Expirations

Less than one year

Trends and Items of Note

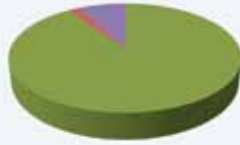
- Portfolio occupancy of 93% for the period ending September 30, 2011 was a slight improvement compared to the previous quarter.
- Cash to Total Assets ratio of on hand of 33.5% is the highest among other comparable Maturing LifeStage REITs.
- The Company has entered into 24 joint venture partnerships with a limited partner, Stichting Depository PGM Private Real Estate Fund, a Dutch foundation acting in its capacity as depository of and for the account and risk of PGM Private Real Estate Fund, an investment vehicle for Dutch pension funds.
- As of September 30, 2011, the Company had wholly owned or joint venture equity investments in 38 multifamily communities, of which 36 are stabilized operating properties and two are under development.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 67 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Behringer Harvard Opportunity REIT I, Inc.

Total Assets.....	\$580.0 Million
Real Estate Assets	\$523.5 Million
Cash	\$11.1 Million
Securities	\$0.0 Million
Other	\$45.4 Million

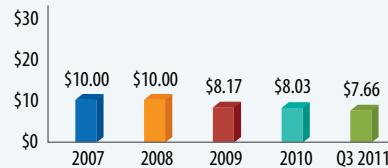


Initial Offering Date: September 20, 2005
 Offering Close Date: December 28, 2007
 Current Price per Share*: \$7.66
 Reinvestment Price per Share: \$7.66

*See notes

Cash to Total Assets Ratio: 1.9%
 Asset Type: Diversified
 Number of Properties: 20
 Square Feet / Units / Rooms / Acres: 1,600,500
 Percent Leased: Not Reported
 LifeStage..... Liquidating
 Investment Style Opportunistic

Historical Price



Redemptions

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

Suspended

Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding as of 12/31/10: 56,355,000

Current Distribution

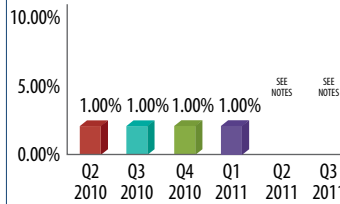
Current Distribution Yield: ... SEE NOTES

NOT APPLICABLE

Liquidating LifeStage Ranges

NOT APPLICABLE 2.55%

Historical Distribution



Contact Information

www.BehringerHarvard.com
Behringer Harvard Investment Services
 15601 Dallas Pkwy, Suite 600
 Addison, TX 75001
 866-655-3600

Year to Date FFO Payout Ratio

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

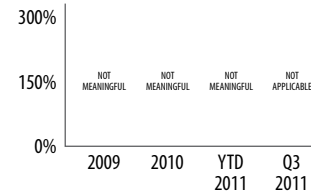
NOT MEANINGFUL

Liquidating LifeStage Ranges

NOT MEANINGFUL 82%

YTD Distributions Paid: \$1,410,000
 YTD FFO: (\$62,589,000)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

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

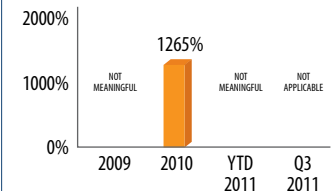
NOT MEANINGFUL

Liquidating LifeStage Ranges

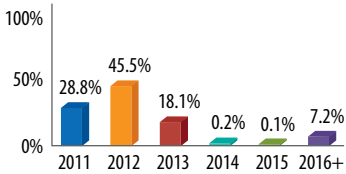
NOT MEANINGFUL 74%

YTD Distributions Paid: \$1,410,000
 YTD MFFO: (\$22,352,000)
 *Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio



Debt Maturity



Current Debt Ratio

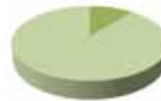
Debt to Total Assets Ratio: ... 52.6%

52.6%

Liquidating LifeStage Ranges

52.6% 55.5% 58.3%

Debt Breakdown



Total: \$305.2 Million
 Fixed: \$32.6 Million
 Variable: \$272.6 Million
 Rate: 1.7 – 15%
 Term: <1 – 5 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 0.6

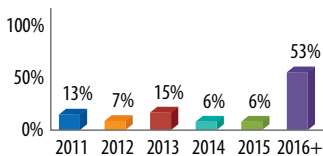
0.6

Liquidating LifeStage Ranges

0.6 1.2 1.7

Adjusted EBITDA: \$7,691,000
 Interest Expense: \$13,214,000

Lease Expirations*



*As a percent of expiring base rent for both consolidated office and industrial properties.

Trends and Items of Note

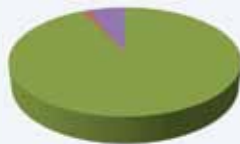
- In connection with entering the disposition phase, on March 28, 2011, the Company's board of directors discontinued regular, quarterly distributions in favor of those that may arise from proceeds available to be distributed from the sale of assets.
- The square footage noted above does not include multifamily properties or hotels.
- For the three and nine months ended September 30, 2011, the Company recognized \$2.3 million and \$37.9 million, respectively, of equity in losses in their unconsolidated joint ventures.
- The Company notes that the majority of the net proceeds from sales occurring in 2011 will be used to provide liquidity to refinance maturing debt, cover operating expenses, and make enhancements to portfolio properties in cases where additional investment makes sense for maximizing total stockholder value.
- On January 10, 2011, as is customary for REITs entering the disposition phase and in accordance with the Company's third amended and restated share redemption program, the board suspended the redemption program with respect to all redemption requests until further notice.
- The Company did not report year to date or third quarter MFFO and as a result was estimated by Blue Vault Partners.
- See additional notes on page 67 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Behringer Harvard REIT I, Inc.

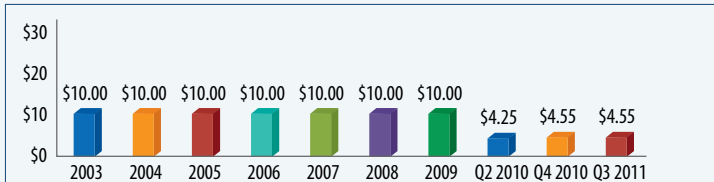
Total Assets.....	\$3,630.7 Million
Real Estate Assets ...	\$3,370.3 Million
Cash.....	\$35.1 Million
Securities	\$0.0 Million
Other.....	\$225.3 Million



Initial Offering Date:February 19, 2003
 Offering Close Date: December 31, 2008
 Current Price per Share:\$4.55
 Reinvestment Price per Share:\$4.55

Cash to Total Assets Ratio:1.0%
 Asset Type: Office
 Number of Properties: 58
 Square Feet / Units / Rooms / Acres:22.4 Million Sq. Ft.
 Percent Leased:85%
 LifeStage..... Maturing
 Investment StyleCore

Historical Price



Redemptions

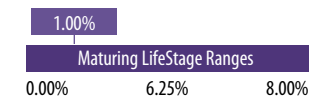
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:.....0.24%

Suspended – Death and Disability Redemptions Only

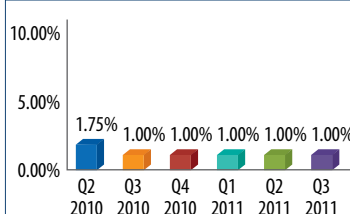
Redemptions Year to Date: ... 706,044
 Wtd. Avg. Shares Outstanding as of 12/31/10:294,241,424

Current Distribution

Current Distribution Yield: ... 1.00%



Historical Distribution

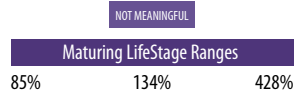


Contact Information

www.BehringerHarvard.com
Behringer Harvard
15601 Dallas Pkwy. Suite 600
Addison, TX 75001
866-655-3600

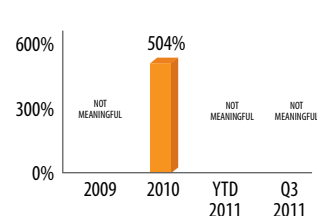
Year to Date FFO Payout Ratio

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



YTD Distributions Paid: \$22,195,000
 YTD FFO:(\$20,964,000)

Historical FFO Payout Ratio



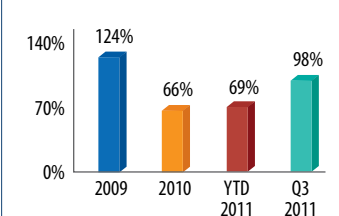
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:69%

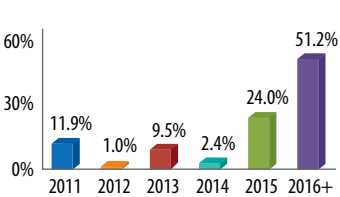


YTD Distributions Paid: \$22,195,000
 YTD MFFO:\$32,304,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

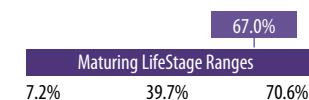


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 67.0%

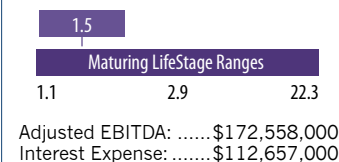


Debt Breakdown

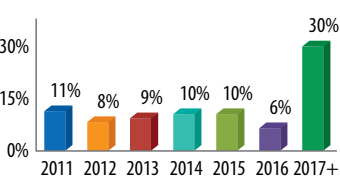
Total:\$2,433.8 Million
 Fixed:\$2,247.8 Million
 Variable:\$186.0 Million
 Rate: 2.75 – 9.80%
 Term:<1 – 10 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.5



Lease Expirations*



* As a percentage of total square feet as of 12/31/10.

Trends and Items of Note

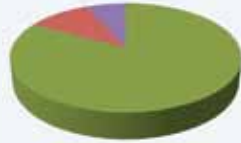
- Distribution yields are based on a \$10 per share price.
- Reported distributions are those paid to common stockholders.
- Occupancy rates for the Company's portfolio increased from 83% at June 30, 2011, to 85% at September 30, 2011.
- The Company sold four properties during the third quarter of 2011, for a total of \$70.2 million, resulting in gains on the sales of approximately \$15.3 million.
- Effective January 1, 2011, the Company began using modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA"). In 2010, the Company reported MFFO of \$110.2 million which includes a \$23.5 million gain on extinguishment of debt. Blue Vault eliminated the gain to report 2010 MFFO of \$86.7 million
- See additional notes on page 68 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



CNL Lifestyle Properties, Inc.

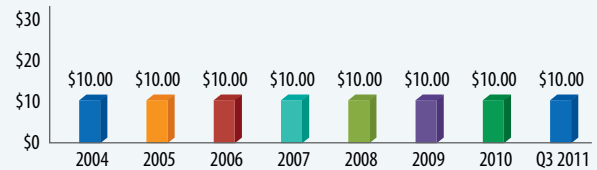
Total Assets.....	\$2,987.4 Million
Real Estate Assets ...	\$2,475.4 Million
Cash.....	\$312.8 Million
Securities	\$0.0 Million
Other.....	\$199.2 Million



Initial Offering Date: April 16, 2004
 Offering Close Date: April 9, 2011
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 10.5%
 Asset Type: Diversified
 Number of Properties: 162
 Square Feet / Units / Rooms / Acres: Not Reported
 Percent Leased: Not Reported
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

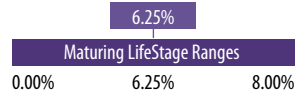
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 0.87%

Program Open

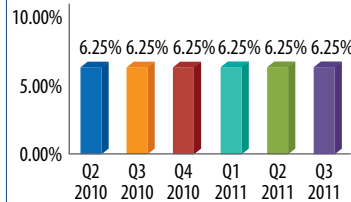
Redemptions Year to Date: 2,292,000
 Wtd. Avg. Shares Outstanding as of 12/31/10:263,516,000

Current Distribution

Current Distribution Yield: ... 6.25%



Historical Distribution

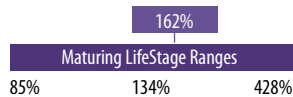


Contact Information

www.CNLLifestyleREIT.com
CNL Client Services
P.O. Box 4920
Orlando, FL 32802
866-650-0650

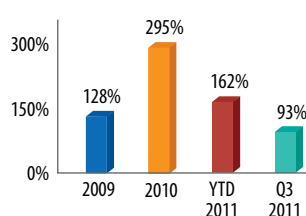
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 162%



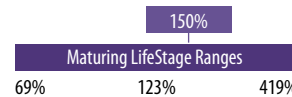
YTD Distributions Paid: \$140,344,000
 YTD FFO: \$86,388,000

Historical FFO Payout Ratio



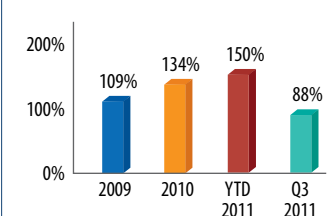
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...150%

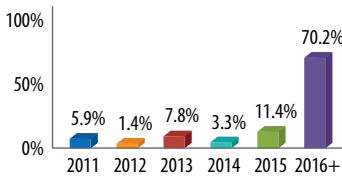


YTD Distributions Paid: \$140,344,000
 YTD MFFO:\$93,451,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

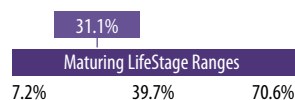


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 31.1%

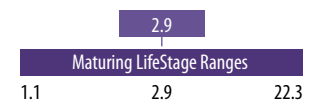


Debt Breakdown

Total:\$928.3 Million
 Fixed:\$792.9 Million
 Variable:\$135.4 Million
 Rate: 3.12 – 9.50%
 Term: 1 – 10 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.9



Adjusted EBITDA:\$125,967,000
 Interest Expense:\$43,750,000

Lease Expirations

Average Lease Expiration:
 17 years

Trends and Items of Note

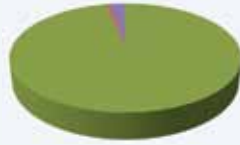
- The Company completed its third offering of common stock to new investors on April 9, 2011.
- During the third quarter of 2011, the Company acquired 8 real estate properties with combined purchase prices of \$98.5 million.
- The Company's YTD Interest Coverage Ratio improved from 2.2 in the 2nd Quarter 2011 to 2.9 as of September 30, 2011.
- The Company's Debt to Total Assets ratio increased to 31.1% from 28.3% in the previous quarter.
- MFFO is company reported and Blue Vault Partners did not identify additional adjustments.
- See additional notes on page 68 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Cole Credit Property Trust II, Inc.

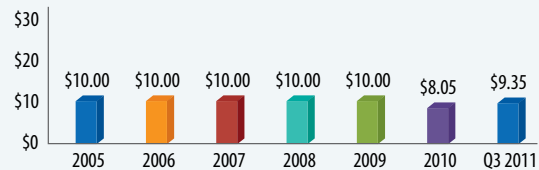
Total Assets.....	\$3,441.1 Million
Real Estate Assets ...	\$3,294.3 Million
Cash.....	\$54.6 Million
Securities	\$0.0 Million
Other.....	\$92.1 Million



Initial Offering Date: June 27, 2005
 Offering Close Date: January 2, 2009
 Current Price per Share: \$9.35
 Reinvestment Price per Share: \$9.35

Cash to Total Assets Ratio: 1.6%
 Asset Type: Retail
 Number of Properties: 751
 Square Feet / Units / Rooms / Acres: 21.1 Million Sq. Ft.
 Percent Leased: 96%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

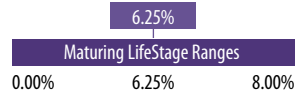
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 2.23%

Program Open

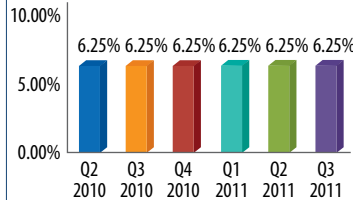
Redemptions Year to Date: 4,615,805
 Wtd. Avg. Shares Outstanding as of 12/31/10: 207,198,078

Current Distribution

Current Distribution Yield: ... 6.25%



Historical Distribution



Contact Information

www.ColeCapital.com
Cole Capital Corporation
 2575 E. Camelback Road
 Suite 500
 Phoenix, AZ 85016
 866-341-2653

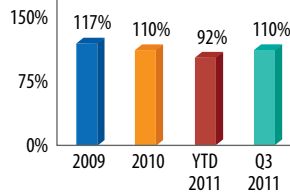
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 92%



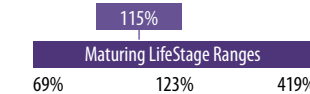
YTD Distributions Paid: .. \$98,300,000
 YTD FFO: \$106,614,000

Historical FFO Payout Ratio



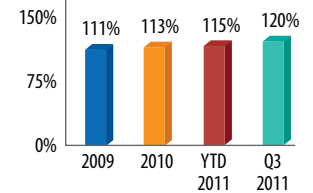
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 115%

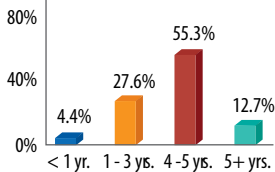


YTD Distributions Paid: \$98,300,000
 YTD MFFO: \$85,397,000
 *BVP adjusted MFFO – see notes

Historical MFFO Payout Ratio

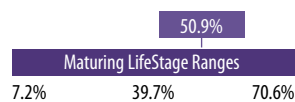


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 50.9%

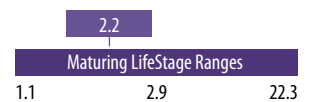


Debt Breakdown

Total: \$1,750.4 Million
 Fixed: \$1,586.1 Million
 Variable: \$164.3 Million
 Rate: 2.99 – 7.22%
 Term: <1 – 20 yrs

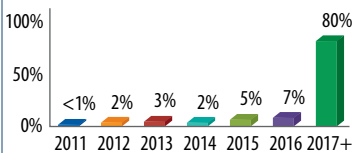
Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.2



Adjusted EBITDA: \$178,452,000
 Interest Expense: \$80,616,000

Lease Expirations*



* As of 12/31/10.

Trends and Items of Note

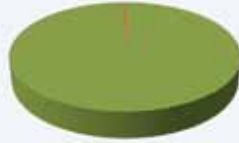
- Distribution yields are based on a \$10 price per share.
- Subsequent to June 30, 2011, the Company announced a new Estimated Share Value of \$9.35 as determined by the Company's board of directors on July 27, 2011 for the period ending September 30, 2011.
- The Company has indicated that due to improvements in market conditions, it has begun evaluating potential strategies to exit the portfolio within the next twelve months. Potential exit strategies being evaluated include, but are not limited to, a sale of the portfolio or a listing of the stock on a public stock exchange.
- As of September 30, 2011, the Company owned 751 properties with 21.1 million square feet of rentable space located in 45 states and the U.S. Virgin Islands, which were 96% leased.
- The Company reported YTD 2011 MFFO of \$109,314,000. Blue Vault Partners has included straight-line rent adjustments of (\$8,300,000), a pro rata share of unconsolidated straight-line rental revenue of (\$17,000) and a gain on sale of marketable securities of (\$15,600,000) to estimate YTD 2011 MFFO of approximately \$85,397,000.
- See additional notes on page 68 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Cornerstone Core Properties REIT, Inc.

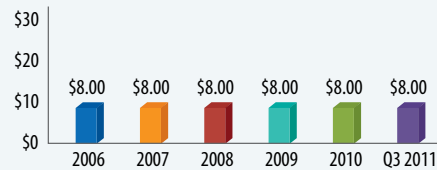
Total Assets.....	\$83.9 Million
Real Estate Assets	\$81.9 Million
Cash	\$0.4 Million
Securities	\$0.0 Million
Other.....	\$1.7 Million



Initial Offering Date: January 6, 2006
 Offering Close Date: June 10, 2011
 Current Price per Share: \$8.00
 Reinvestment Price per Share: \$7.60

Cash to Total Assets Ratio: 0.4%
 Asset Type: Diversified
 Number of Properties: 12
 Square Feet / Units / Rooms / Acres: 1.1 Million
 Percent Leased: 67.5%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



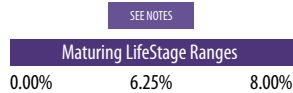
Redemptions

Suspended

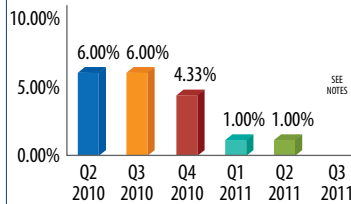
Wtd. Avg. Shares Outstanding as of 12/31/10: 22,921,142

Current Distribution

Current Distribution Yield: SEE NOTES



Historical Distribution

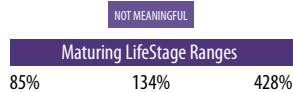


Contact Information

www.CRE Funds.com
Pacific Cornerstone Capital
1920 Main Street, Suite 400
Irvine, CA 92614
877-805-3333

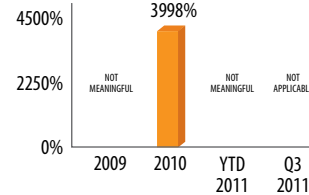
Year to Date FFO Payout Ratio

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



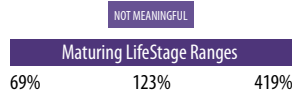
YTD Distributions Paid:..... \$611,000
 YTD FFO: (\$45,152,000)

Historical FFO Payout Ratio



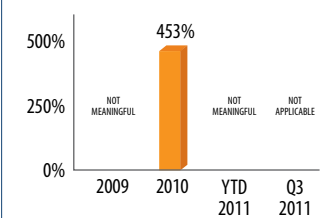
Year to Date MFFO Payout Ratio

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

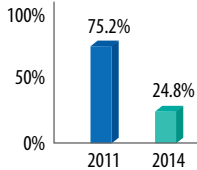


YTD Distributions Paid:..... \$611,000
 YTD MFFO: (\$203,000)
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

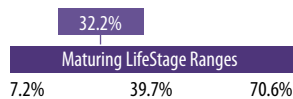


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 32.2%



Debt Breakdown



Total: \$27.0 Million
 Fixed: \$6.7 Million
 Variable: \$20.3 Million
 Rate: 1.63 – 5.89%
 Term: <1 – 3 yrs

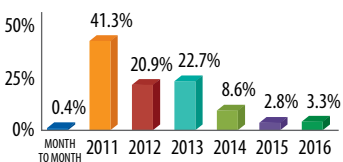
Interest Coverage Ratio

YTD Interest Coverage Ratio: NOT MEANINGFUL



Adjusted EBITDA: (\$894,000)
 Interest Expense: \$1,063,000

Lease Expirations*



*As a percent of expiring base rent.
 As of 12/31/10

Trends and Items of Note

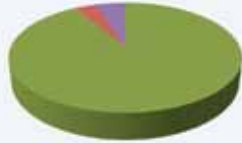
- Effective November 23, 2010, the REIT discontinued making or accepting offers to purchase shares of stock in its public offering while the board of directors evaluates strategic alternatives to maximize value.
- As of September 30, 2011, the board of directors continues to evaluate such alternatives and has engaged consultants to assist in identifying such alternatives.
- The board of directors had suspended the stock redemption program effective December 31, 2010, and have not resumed it during 2011. The Company received requests to redeem 61,123 shares during this period, however, due to the suspension of the stock repurchase program was not able to fulfill any of these requests.
- During the second quarter of 2011, management committed to a plan to sell the Mack Deer Valley, Pinnacle Park Business Center, and 2111 South Industrial Park properties to third parties and they have classified the properties as held for sale. These properties have not been sold as of September 30, 2011. These properties had a combined purchase price of \$45.2 million and impairment charges recorded in the nine months ended September 30, 2011, of \$17.2 million.
- MFFO is company reported and Blue Vault did not identify additional adjustments.
- Commencing with the April 2011 distributions, the board elected to pay distributions on a quarterly basis. However, due to cash constraints, the board has elected to defer the second quarter 2011 distribution payment until the Company's cash position improves.
- See additional notes on page 68 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Corporate Property Associates 15 Inc.

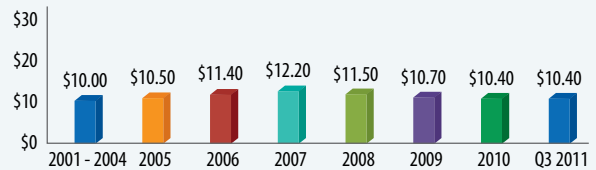
Total Assets.....	\$2,613.7 Million
Real Estate Assets ...	\$2,351.1 Million
Cash.....	\$135.8 Million
Securities	\$0.0 Million
Other.....	\$126.8 Million



Initial Offering Date: November 30, 2001
 Offering Close Date: August 7, 2003
 Current Price per Share: \$10.40
 Reinvestment Price per Share: \$10.40

Cash to Total Assets Ratio: 5.2%
 Asset Type: Diversified
 Number of Properties: 321
 Square Feet / Units / Rooms / Acres: 29 Million Sq. Ft.
 Percent Leased: 96%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

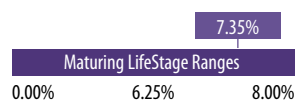
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:.....0.13%

Suspended – Death and Disability Redemptions Only

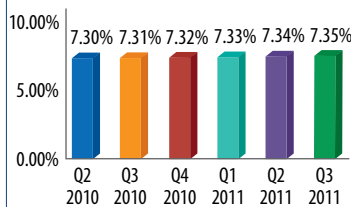
Redemptions Year to Date:.. 160,973
 Wtd. Avg. Shares Outstanding as of 12/31/10: 127,312,274

Current Distribution

Current Distribution Yield: ... 7.35%



Historical Distribution

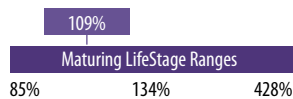


Contact Information

www.WPCarey.com
W.P. Carey & Co. LLC
50 Rockefeller Plaza
New York, NY 10020
800-WPCAREY

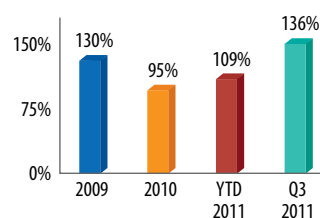
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 109%



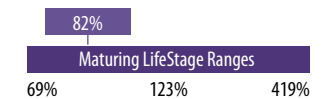
YTD Distributions Paid: \$70,474,000
 YTD FFO: \$64,490,000

Historical FFO Payout Ratio



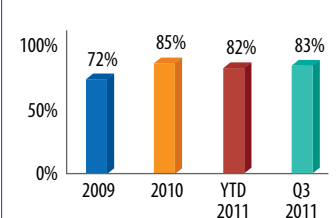
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:82%

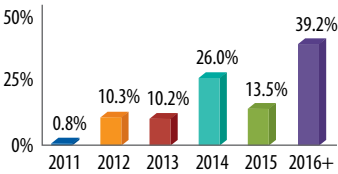


YTD Distributions Paid: \$70,474,000
 YTD MFFO: \$85,430,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

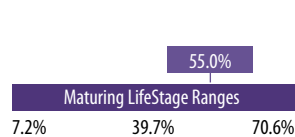


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 55.0%

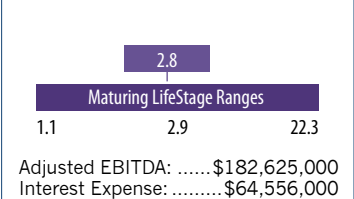


Debt Breakdown

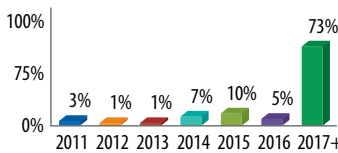
Total: \$1,436.7 Million
 Fixed: \$1,171.6 Million
 Variable: \$265.1 Million
 Rate: 3.9 – 10%
 Term: 1 – 5 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.8



Lease Expirations*



*As of 12/31/10.

Trends and Items of Note

- During the second quarter of 2011, the board of directors formed a special committee of independent directors to explore possible liquidity transactions, including transactions proposed by the advisor. The special committee is authorized to retain, and has retained, legal and financial advisors to assist the committee in its review.
- In September 2011, the Company sold several properties leased to Best Buy Stores L.P. for \$52.5 million, net of selling costs, including amounts attributable to noncontrolling interests of \$19.4 million. The Company's share of the proceeds was \$33.1 million, and recognized a net gain on the sale of the real estate of \$0.3 million and a net loss on the defeasance of the related loan of \$0.3 million. In connection with the sale, the Company recognized an impairment charge of \$10.4 million on this investment, inclusive of amounts attributable to noncontrolling interests of \$3.8 million, in the second quarter of 2011.
- In July 2011, a venture in which the Company and CPA[®]:16 – Global hold interests of 30% and 70%, respectively, sold eleven properties leased to PETS^{MART}, Inc. for approximately \$74.0 million. The Company's share of the sales price was \$14.7 million and share of the gain was \$9.6 million.
- In September 2011, the Company recognized an impairment charge of \$11.2 million on a property leased to Current USA, Inc. in order to reduce its carrying value to its estimated fair value as the property was vacant and attempts to re-lease it at the prior rent rate were unsuccessful.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 69 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Corporate Property Associates 16 – Global, Inc.

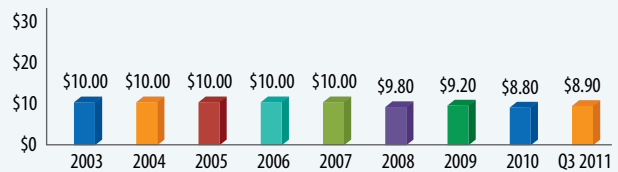
Total Assets	\$3,744.3 Million
Real Estate Assets.....	\$3,574.3 Million
Cash	\$74.6 Million
Securities.....	\$0.0 Million
Other	\$95.4 Million



Initial Offering Date: December 1, 2003
 Offering Close Date: December 1, 2006
 Current Price per Share: \$8.90
 Reinvestment Price per Share: \$8.90

Cash to Total Assets Ratio: 2.0%
 Asset Type: Diversified
 Number of Properties: 528
 Square Feet / Units / Rooms / Acres: 50 Million Sq. Ft.
 Percent Leased: 98%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

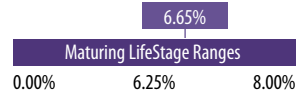
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 0.73%

Program Open

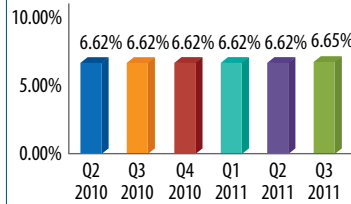
Redemptions Year to Date: ...911,650
 Wtd. Avg. Shares Outstanding as of 12/31/10: 124,631,975

Current Distribution

Current Distribution Yield: ... 6.65%



Historical Distribution

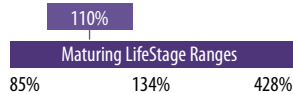


Contact Information

www.WPCarey.com
W.P. Carey & Co. LLC
50 Rockefeller Plaza
New York, NY 10020
800-WPCAREY

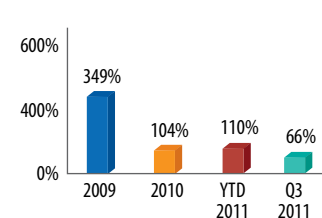
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 110%



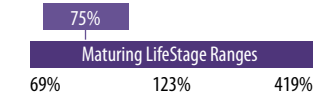
YTD Distributions Paid: \$70,619,000
 YTD FFO: \$64,080,000

Historical FFO Payout Ratio



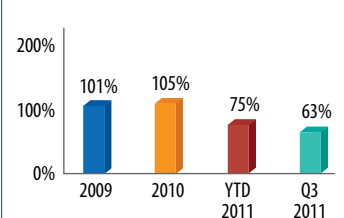
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 75%

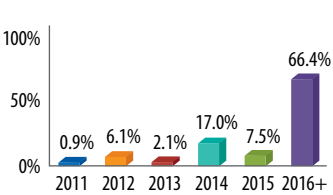


YTD Distributions Paid: \$70,619,000
 YTD MFFO: \$93,926,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

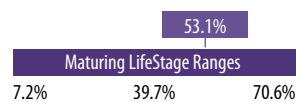


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 53.1%

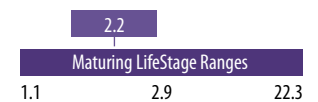


Debt Breakdown

Total: \$1,988.0 Million
 Fixed: \$1,630.7 Million
 Variable: \$357.3 Million
 Rate: 3.0 – 8.1%
 Term: 1 – 20 yrs

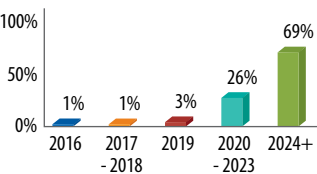
Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.2



Adjusted EBITDA: \$174,710,000
 Interest Expense: \$78,134,000

Lease Expirations*



*As of 12/31/2010

Trends and Items of Note

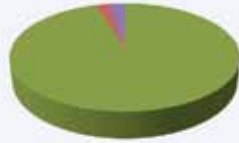
- In May 2011, the Company acquired a portfolio of 178 properties from affiliate, Corporate Property Associates 14 Incorporated ("CPA-14").
- In July 2011, the Company sold a property acquired in the Merger that was leased to Celadon Group, Inc. for \$11.2 million. In connection with this sale, the Company recognized a gain of \$0.1 million.
- In September 2011, the Company entered into an agreement to sell a Canadian property formerly leased to U.S. Aluminum of Canada, which also filed for bankruptcy in May 2011 and terminated their lease with in bankruptcy proceedings, for approximately \$5.1 million. The Company completed the sale of this property in October 2011 and used a portion of the proceeds to partially defease the non-recourse mortgage loan on the property. At September 30, 2011, this property was classified as Assets held for sale on the consolidated balance sheet.
- The Company's year to date MFFO Payout Ratio has dropped from 105% at December 31, 2010, to 75% as of September 30, 2011.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 69 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Dividend Capital Total Realty Trust Inc.

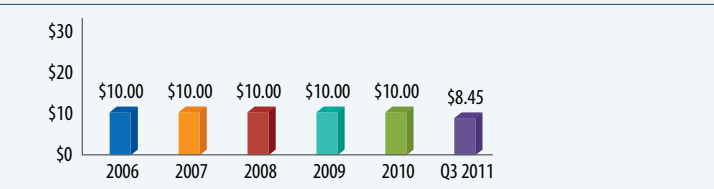
Total Assets.....	\$2,814.1 Million
Real Estate Assets ...	\$2,652.9 Million
Cash.....	\$51.3 Million
Securities	\$3.1 Million
Other.....	\$106.7 Million



Initial Offering Date: January 27, 2006
 Offering Close Date: September 30, 2009
 Current Price per Share: \$8.45
 Reinvestment Price per Share: \$8.45

Cash to Total Assets Ratio: 1.8%
 Asset Type: Diversified
 Number of Properties: 100
 Square Feet / Units / Rooms / Acres: 19.2 Million Sq. Ft.
 Percent Leased: 94.6%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

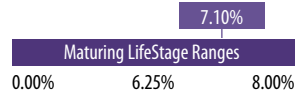
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 2.18%

Program Open

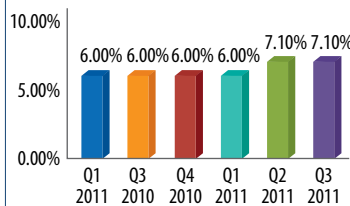
Redemptions Year to Date: 4,011,342
 Wtd. Avg. Shares Outstanding as of 12/31/10: 184,215,000

Current Distribution

Current Distribution Yield: ... 7.10%



Historical Distribution

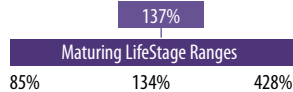


Contact Information

www.DividendCapital.com
Dividend Capital Securities
518 Seventeenth St.
17th Floor
Denver, CO 80202
866-324-7348

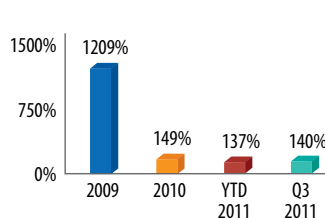
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 137%



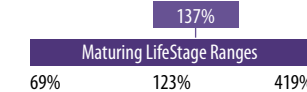
YTD Distributions Paid: ..\$82,579,000
 YTD FFO:.....\$60,219,000

Historical FFO Payout Ratio



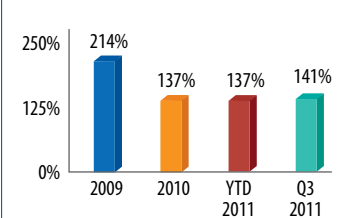
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...137%

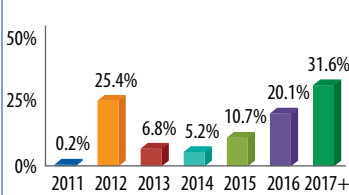


YTD Distributions Paid: \$82,579,000
 YTD MFFO:\$60,235,000
 *BVP adjusted MFFO – see notes

Historical MFFO Payout Ratio

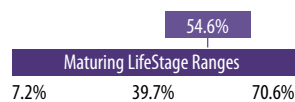


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 54.6%



Debt Breakdown

Total:\$1,536.9 Million
 Fixed:\$1,100.5 Million
 Variable:\$436.4 Million
 Rate: 1.4 – 7.8%
 Term: 1 – 18 yrs

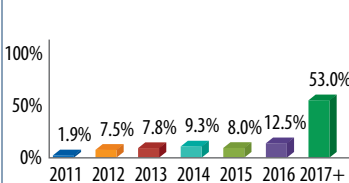
Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.0



Adjusted EBITDA:\$139,550,000
 Interest Expense:\$69,453,000

Lease Expirations*



*As a percent of expiring base rent.

Trends and Items of Note

- Distribution yields are based on a \$8.45 price per share.
- The company did not acquire any properties in the third quarter of 2011.
- In July, 2011 the borrower on one of the Company's debt related investments fully repaid the outstanding balance and unpaid interest on a debt investment structured as a mortgage note that was collateralized by an office building in the Silicon Valley, California market. The terms of the debt investment included a provision that allowed the Company to participate in the profit recognized upon subsequent sale of the property securing the mortgage note. After the repayment of other secured borrowings that were collateralized by this investment, the Company realized net proceeds of approximately \$7.3 million on this repayment.
- As of September 30, 2011, a consolidated subsidiary was in default on a mortgage note borrowing totaling \$21.3 million, which was collateralized by an office property with gross investment amounts totaling \$28.0 million that the Company held in a joint venture in which they are not the managing partner. The ownership of this joint venture was 80.0% and the default occurred as a result of not making monthly debt service payments as required by the loan agreement. They are in communication with the lender in an effort to restructure the loan terms so that they would be mutually agreeable to both parties.
- The reported and Company defined year to date MFFO of \$74,143,000 does not include straight line rent and other adjustments. Blue Vault Partners has included those adjustments to report year to date 2011 MFFO of \$60,235,000.
- See additional notes on page 69 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Healthcare Trust of America, Inc.

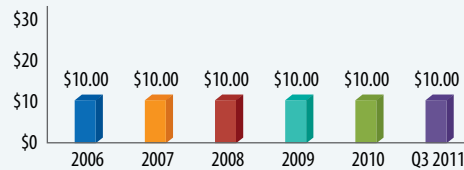
Total Assets.....	\$2,334.1 Million
Real Estate Assets ...	\$2,123.4 Million
Cash.....	\$122.3 Million
Securities	\$0.0 Million
Other.....	\$88.3 Million



Initial Offering Date: September 20, 2006
 Offering Close Date: February 28, 2011
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 5.2%
 Asset Type: Medical Office
 Number of Properties: 78 acquisitions comprised of
 242 buildings and 2 real-estate related assets
 Square Feet / Units / Rooms / Acres: 11.1 Million Sq. Ft.
 Percent Leased: 91%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

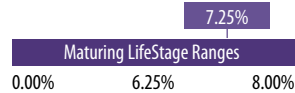
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 1.73%

Program Open

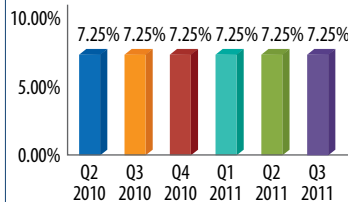
Redemptions Year to Date: 2,864,688
 Wtd. Avg. Shares Outstanding as of 12/31/10: 165,952,860

Current Distribution

Current Distribution Yield: ... 7.25%



Historical Distribution

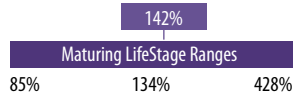


Contact Information

www.HTAREIT.com
Healthcare Trust of America
 16435 North Scottsdale Road,
 Suite 320
 Scottsdale, AZ 85254
 480-998-3478

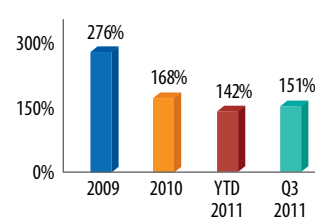
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 142%



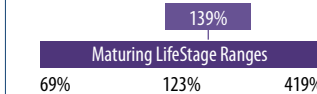
YTD Distributions Paid: \$119,621,000
 YTD FFO: \$84,164,000

Historical FFO Payout Ratio



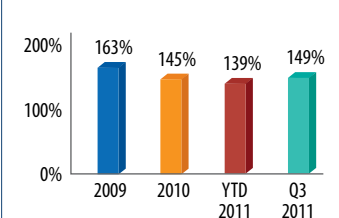
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 139%

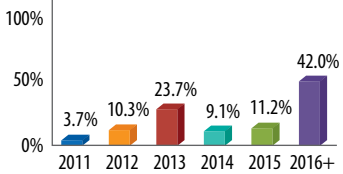


YTD Distributions Paid: \$119,621,000
 YTD MFFO: \$85,991,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

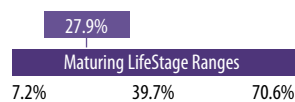


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 27.9%

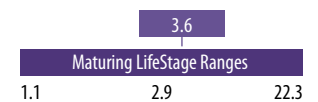


Debt Breakdown

Total: \$650.1 Million
 Fixed: \$471.6 Million
 Variable: \$178.5 Million
 Rate: 1.74 – 12.75%
 Term: <1 – 11 yrs

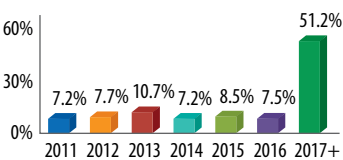
Interest Coverage Ratio

YTD Interest Coverage Ratio: 3.6



Adjusted EBITDA: \$116,391,000
 Interest Expense: \$32,155,000

Lease Expirations*



*As of 12/31/10.

Trends and Items of Note

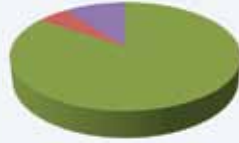
- As of September 30, 2011, 96% of HTA's operating portfolio, based on GLA, is located on or adjacent to, or is anchored by, the campuses of nationally and regionally recognized healthcare systems.
- The occupancy rate for the REIT has held steady at 91% for the past eight quarters.
- In October 2011, HTA completed the acquisition of two Class A medical office buildings located in Phoenix, Arizona, for \$32 million, with 118,000 square feet of gross leasable area, and a combined occupancy of 88%. At the end of the third quarter 2011, HTA entered into a purchase and sale agreement to acquire a 203,000 square foot on-campus medical office building located in Novi, Michigan for \$51.32 million with 98% occupancy. The closing of this acquisition is subject to a number of conditions.
- MFFO is company reported and Blue Vault Partners did not identify any additional adjustments.
- See additional notes on page 69 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Hines Real Estate Investment Trust, Inc.

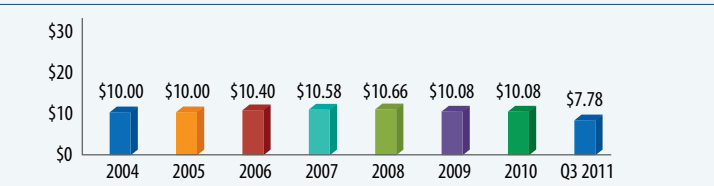
Total Assets.....	\$2,944.8 Million
Real Estate Assets ...	\$2,484.7 Million
Cash.....	\$149.5 Million
Securities	\$0.0 Million
Other.....	\$310.7 Million



Initial Offering Date: June 18, 2004
 Offering Close Date: December 31, 2009
 Current Price per Share: \$7.78
 Reinvestment Price per Share: \$7.78

Cash to Total Assets Ratio: 5.1%
 Asset Type: Office
 Number of Properties: 57
 Square Feet / Units / Rooms / Acres: 26.8 Million Sq. Ft.
 Percent Leased: 88%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

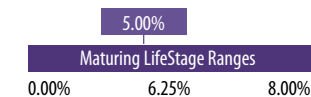
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 0.46%

Suspended – Death and Disability Redemptions Only

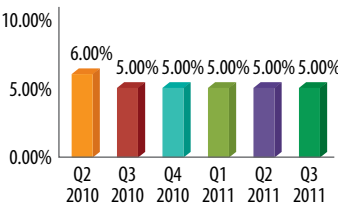
Redemptions Year to Date: 1,023,858
 Wtd. Avg. Shares Outstanding as of 12/31/10: 220,896,000

Current Distribution

Current Distribution Yield: ... 5.00%



Historical Distribution

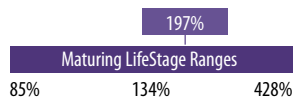


Contact Information

www.HinesREI.com
Hines REIT
 P.O. Box 219010
 Kansas City, MO 64121-9010
 888-220-6121

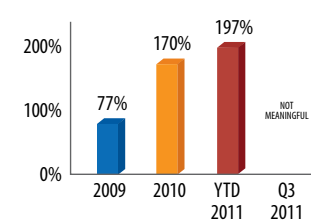
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 197%



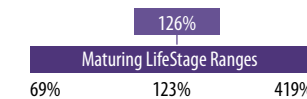
YTD Distributions Paid: .. \$84,361,000
 YTD FFO: \$42,889,000

Historical FFO Payout Ratio



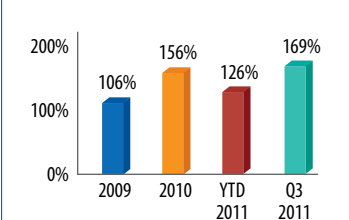
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 126%

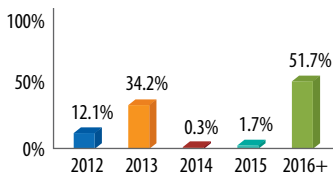


YTD Distributions Paid: \$84,361,000
 YTD MFFO: \$67,111,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

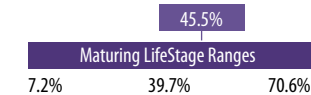


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 45.5%

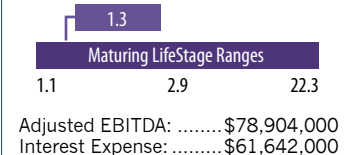


Debt Breakdown

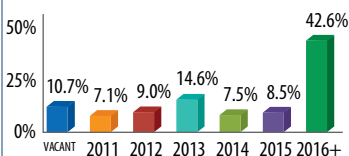
Total: \$1,338.6 Million
 Fixed: \$1,338.6 Million
 Variable: \$0.0 Million
 Rate: 4.25 – 6.03%
 Term: 1 – 10 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.3



Lease Expirations*



*As a percentage of expiring square footage as of 12/31/10.

Trends and Items of Note

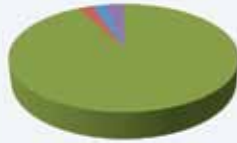
- Distribution yields are based on a \$10.08 price per share.
- Effective May 24, 2011, the board of directors established the new estimated value per share of \$7.78. The primary driver of the decrease in the estimated share value was the economic environment's impact on the commercial real estate markets during the global recession. Participants in the Company's dividend reinvestment plan will acquire shares at a fixed price of \$7.78 per share.
- On September 14, 2010, the Company sold a land parcel located in Houston, Texas, which it acquired in connection with its purchase of Williams Tower. The sales price of the land parcel was \$12.8 million. Proceeds received after closing costs and fees were \$11.8 million. The Company recorded an impairment charge upon sale of approximately \$811,000 which is included in other losses in consolidated statement of operations.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 69 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Inland American Real Estate Trust, Inc.

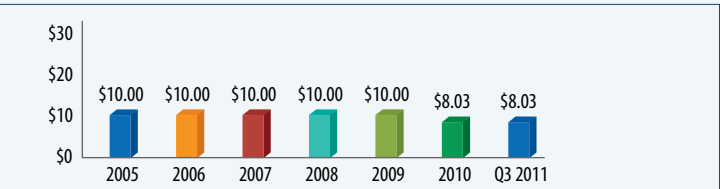
Total Assets	\$11,208.7 Million
Real Estate Assets ..	\$10,346.0 Million
Cash	\$259.9 Million
Securities	\$259.5 Million
Other	\$347.3 Million



Initial Offering Date:	August 31, 2005
Offering Close Date:	April 6, 2009
Current Price per Share:	\$8.03
Reinvestment Price per Share:	\$8.03

Cash to Total Assets Ratio:	2.3%
Asset Type:	Diversified
Number of Properties:	976
Square Feet / Units / Rooms / Acres:	49.2 Million / 15,813 Rooms / 9,790 Units
Percent Leased:	See notes
LifeStage	Maturing
Investment Style	Core

Historical Price



Redemptions

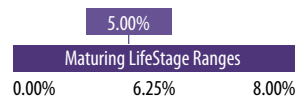
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 0.2%



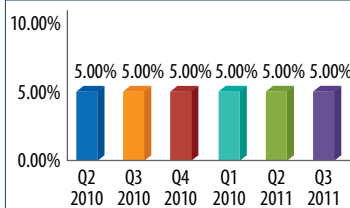
Redemptions Year to Date: 1,383,126
Wtd. Avg. Shares Outstanding as of 12/31/10: 835,131,057

Current Distribution

Current Distribution Yield: ... 5.00%



Historical Distribution

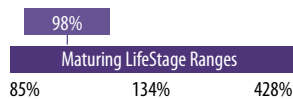


Contact Information

www.Inland-American.com
Inland American Real Estate Trust Inc.
2901 Butterfield Road
Oak Brook, IL 60523
800-826-8228

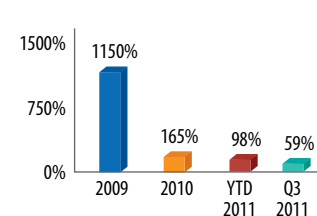
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: 98%



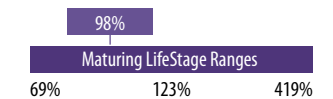
YTD Distributions Paid: \$320,429,000
YTD FFO: \$327,583,000

Historical FFO Payout Ratio



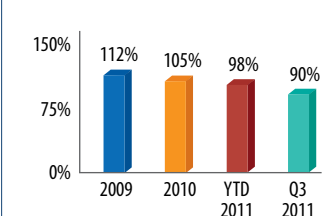
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: 98%

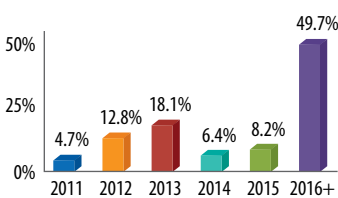


YTD Distributions Paid: \$320,429,000
YTD MFFO: \$327,959,000
*BVP estimated MFFO – see notes

Historical MFFO Payout Ratio

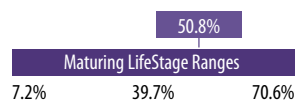


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 50.8%

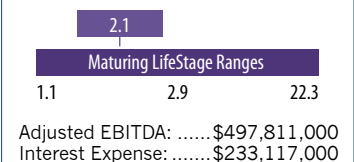


Debt Breakdown



Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.1



Lease Expirations

Not Reported

Trends and Items of Note

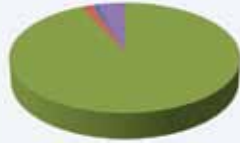
- Distributions yields are based on a \$10.00 share price.
- The company completed approximately \$330.0 million of real estate acquisitions in the nine months ended September 30, 2011.
- As of September 30, 2011, the retail properties, the industrial properties, the multi-family properties, lodging properties and the office properties were 94%, 91%, 93%, 73% and 92% occupied based on a weighted average basis, respectively.
- For the period ended September 30, 2011, approximately 8.5% of the Company's rental revenue was generated by over 400 retail banking properties leased to SunTrust Banks, Inc. Also, as of September 30, 2011, approximately 6.8% of the Company's rental revenue was generated by three properties leased to AT&T, Inc. 75% of the top ten revenue tenants are rated investment grade.
- The Company did not report MFFO for third quarter 2011. As a result, Blue Vault Partners estimated these figures.
- See additional notes on page 70 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Inland Western Retail Real Estate Trust, Inc.

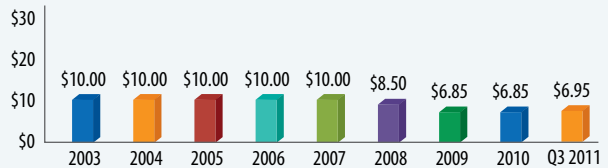
Total Assets.....	\$5,975.5 Million
Real Estate Assets ...	\$5,562.7 Million
Cash.....	\$116.6 Million
Securities	\$30.0 Million
Other.....	\$266.2 Million



Initial Offering Date: September 15, 2003
 Offering Close Date: September 9, 2005
 Current Price per Share: \$6.95
 Reinvestment Price per Share: \$6.95

Cash to Total Assets Ratio: 2.0%
 Asset Type: Retail
 Number of Properties: 280
 Square Feet / Units / Rooms / Acres: 39.5 Million
 Percent Leased: 87.5%
 LifeStage..... Liquidating
 Investment Style Core

Historical Price



Redemptions

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

Suspended

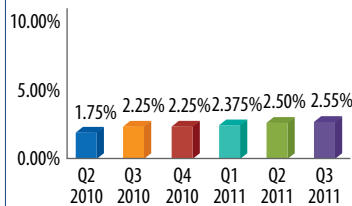
Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding as of 12/31/10: 483,743,000

Current Distribution

Current Distribution Yield: 2.55%



Historical Distribution



Contact Information

www.Inland-Western.com
Inland Western Retail Real Estate Trust Inc.
 2901 Butterfield Road
 Oak Brook, IL 60523
 800-826-8228

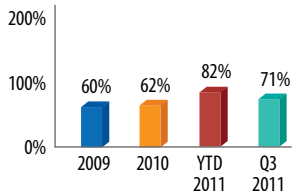
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 82%



YTD Distributions Paid: .. \$85,315,000
 YTD FFO: \$103,937,000

Historical FFO Payout Ratio



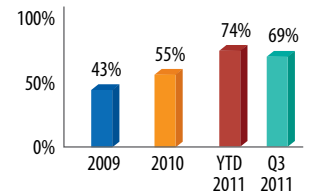
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 74%

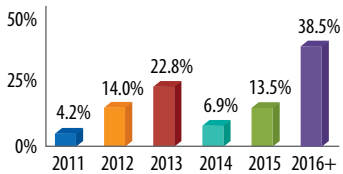


YTD Distributions Paid: .. \$85,315,000
 YTD MFFO: \$116,071,000
 *BVP estimated MFFO – see notes

Historical MFFO Payout Ratio

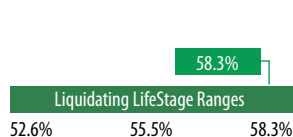


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 58.3%

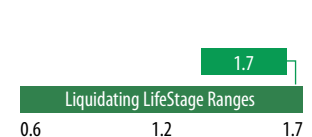


Debt Breakdown

Total: \$3,484.1 Million
 Fixed: \$2,779.2 Million
 Variable: \$704.9 Million
 Rate: 0.60% – 7.21%
 Term: 1 – 26 years

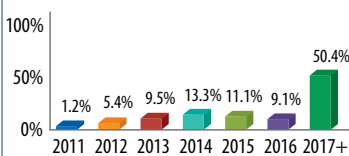
Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.7



Adjusted EBITDA: \$294,031,000
 Interest Expense: \$175,486,000

Lease Expirations*



*Excludes month-to-month leases. Data as of September 30, 2011

Trends and Items of Note

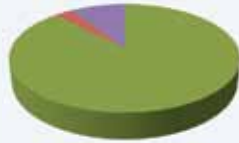
- Distribution yields based on \$10 share price.
- The Company closed on the sale of three single-user retail properties and three single-user industrial properties during the nine months ended September 30, 2011 aggregating 2,449,000 square feet, for a combined sales price of \$110.7 million, net sales proceeds totaling \$65.5 million, extinguishment or repayment of debt of \$43.3 million and total gains of \$18.7 million. Of these six sales, two occurred during the three months ended September 30, 2011 aggregating 1,110,600 square feet, for a combined sales price of \$51.9 million, net sales proceeds totaling \$8.5 million, extinguishment or repayment of debt of \$43.3 million and total gains of \$14.5 million.
- On June 14, 2011, the Company's board of directors established an estimated per-share value of the Company's common stock of \$6.95 to assist broker dealers in connection with their obligations under applicable Financial Industry Regulatory Authority (FINRA) rules and to assist fiduciaries in discharging their obligations under Employee Retirement Income Security Act (ERISA) reporting requirements. As a result, the Company amended the DRP, effective August 31, 2011, solely to modify the purchase price. Thus, since August 31, 2011, additional shares of common stock purchased under the DRP have been purchased at \$6.95 per share.
- The Company did not report MFFO for third quarter 2011. As a result, Blue Vault Partners estimated these figures.
- The share repurchase program was suspended as of November 19, 2008.
- See additional notes on page 70 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



KBS Real Estate Investment Trust, Inc.

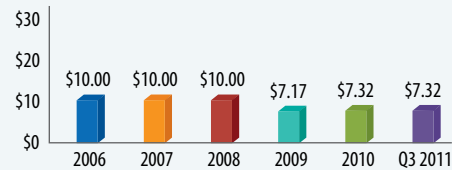
Total Assets.....	\$3,909.1 Million
Real Estate Assets ...	\$3,433.0 Million
Cash.....	\$124.1 Million
Securities	\$18.7 Million
Other.....	\$333.3 Million



Initial Offering Date: January 13, 2006
 Offering Close Date: May 30, 2008
 Current Price per Share: \$7.32
 Reinvestment Price per Share: \$7.32

Cash to Total Assets Ratio: 3.2%
 Asset Type: Diversified
 Number of Properties: 54 properties, 11 real estate related assets
 Square Feet / Units / Rooms / Acres: 38.6 Million Sq. Ft.
 Percent Leased: 81%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

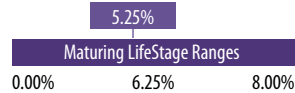
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 0.39%

Limited to Death and Disability

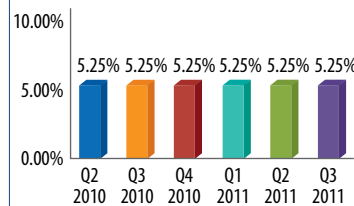
Redemptions Year to Date: ... 702,704
 Wtd. Avg. Shares Outstanding as of 12/31/10: 182,437,352

Current Distribution

Current Distribution Yield: ... 5.25%



Historical Distribution

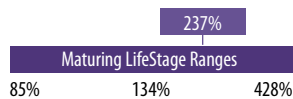


Contact Information

www.KBS-CMG.com
KBS Real Estate Investment Trust I
 P.O. Box 219015
 Kansas City, MO 64121
866-584-1381

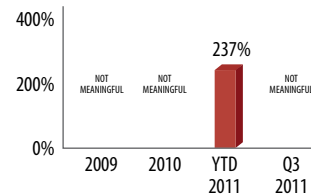
Year to Date FFO Payout Ratio

FFO Payout Ratio: YTD Distributions/YTD FFO: 237%



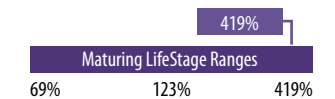
YTD Distributions Paid: .. \$73,703,000
 YTD FFO: \$31,148,000

Historical FFO Payout Ratio



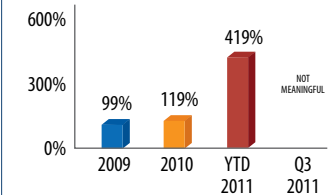
Year to Date MFFO Payout Ratio

MFFO Payout Ratio: YTD Distributions/YTD MFFO: ... 419%

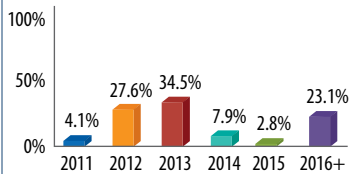


YTD Distributions Paid: \$73,703,000
 YTD MFFO: \$17,606,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

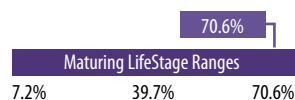


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: 70.6%

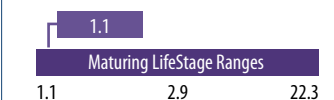


Debt Breakdown

Total: \$2,758.0 Million
 Fixed: \$1,450.0 Million
 Variable: \$1,308.0 Million
 Rate: 0.8 – 10.3%
 Term: <1 – 19 yrs

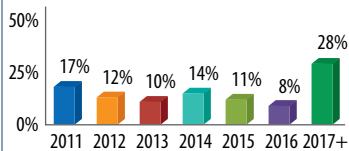
Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.1



Adjusted EBITDA: \$56,367,000
 Interest Expense: \$49,516,000

Lease Expirations*



*As a percent of expiring base rent as of 12/31/10.

Trends and Items of Note

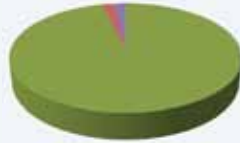
- Distribution yields based on \$10 share price.
- The Company intends to update the estimated value per share no later than March, 2012.
- On September 1, 2011, the Company, through KBS, entered into (a) the Settlement Agreement with, among other parties, GKK Stars, and (b) an Acknowledgment and Consent Agreement with, among other parties, Goldman and Citi, to effect the orderly transfer of certain assets and liabilities of the Gramercy real estate portfolio to KBS in satisfaction of certain debt obligations owed to KBS by the GKK Borrower. Pursuant to the Settlement Agreement, on September 1, 2011, KBS indirectly took title to or, with respect to a limited number of GKK Properties, took a leasehold interest in, 317 of the GKK Properties and will take title to or, with respect to a limited number of GKK Properties, will take a leasehold interest in, an additional 498 of the GKK Properties no later than December 15, 2011.
- The Company allocated the fair value of the GKK Properties to tangible assets received and identifiable intangibles assumed as follows (in thousands): Branch properties \$581,330, Office buildings/operations centers \$1,203,729, Land & parking \$939.
- The Company computes MFFO in accordance with the definition issued by the Investment Program Association ("IPA") in November 2010.
- See additional notes on page 70 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



KBS Real Estate Investment Trust II, Inc.

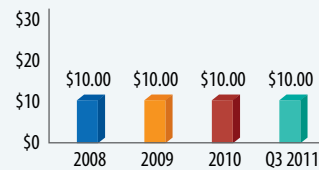
Total Assets.....	\$2,852.0 Million
Real Estate Assets ...	\$2,741.3 Million
Cash.....	\$50.3 Million
Securities	\$0.0 Million
Other.....	\$60.5 Million



Initial Offering Date:April 22, 2008
 Offering Close Date: December 31, 2010
 Current Price per Share:\$10.00
 Reinvestment Price per Share:\$9.50

Cash to Total Assets Ratio: 1.8%
 Asset Type: Diversified
 Number of Properties: 27 properties, 7 real-estate related assets
 Square Feet / Units / Rooms / Acres: 10.8 Million Sq. Ft.
 Percent Leased: 96%
 LifeStage.....Maturing
 Investment Style Core

Historical Price



Redemptions

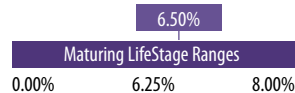
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 1.19%

Program Open

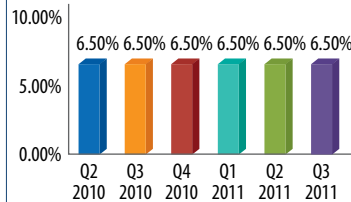
Redemptions Year to Date: 1,503,168
 Wtd. Avg. Shares Outstanding as of 12/31/10: 125,894,756

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution

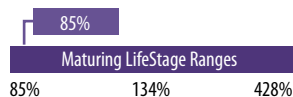


Contact Information

www.KBS-CMG.com
KBS Real Estate Investment Trust II
 P.O. Box 219015
 Kansas City, MO 64121-9015
 866-584-1381

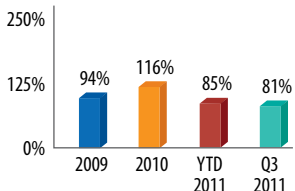
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 85%



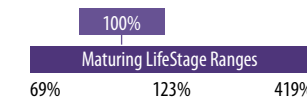
YTD Distributions Paid:..\$90,782,000
 YTD FFO:\$106,428,000

Historical FFO Payout Ratio



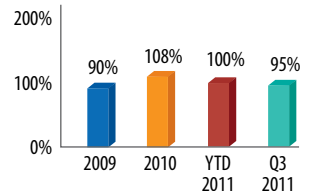
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...100%

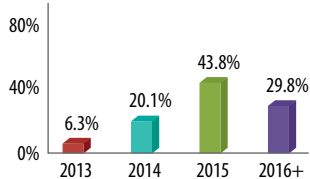


YTD Distributions Paid:..\$90,782,000
 YTD MFFO:.....\$90,990,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

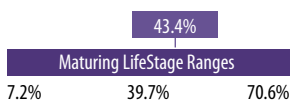


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 43.4%

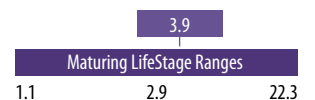


Debt Breakdown

Total:\$1,237.3 Million
 Fixed:\$531.2 Million
 Variable:\$706.1 Million
 Rate: 3.4 – 5.9%
 Term: 2 – 5 yrs

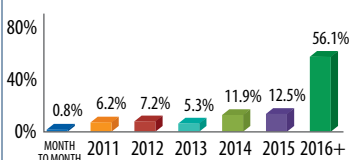
Interest Coverage Ratio

YTD Interest Coverage Ratio: 3.9



Adjusted EBITDA:\$143,150,000
 Interest Expense:\$36,677,000

Lease Expirations*



*As of 12/31/10.

Trends and Items of Note

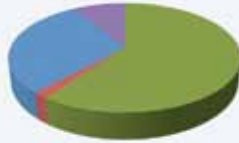
- The Company acquired one property during the third quarter of 2011 for \$136.0 million.
- The Interest Coverage Ratio of 4.1X as of September 30, 2011 is significantly higher than the median of 2.9X for other Maturing LifeStage REITs.
- The Company computes MFFO in accordance with the definition issued by the Investment Program Association ("IPA").
- See additional notes on page 70 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Lightstone Value Plus Real Estate Investment Trust, Inc.

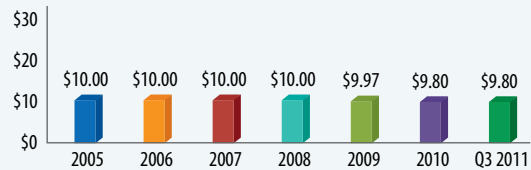
Total Assets.....	\$523.4 Million
Real Estate Assets	\$313.8 Million
Cash.....	\$9.1 Million
Securities	\$154.5 Million
Other.....	\$46.1 Million



Initial Offering Date: May 23, 2005
 Offering Close Date: October 10, 2008
 Current Price per Share: \$9.80
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 1.7%
 Asset Type: Diversified
 Number of Properties: 31
 Square Feet / Units / Rooms / Acres: 3.1 Million Sq. Ft.,
 1,585 Units, 656 Rooms
 Percent Leased: See notes
 LifeStage..... Maturing
 Investment Style Value Add

Historical Price



Redemptions

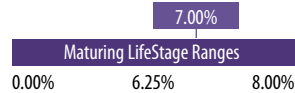
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 1.58%

Program Open

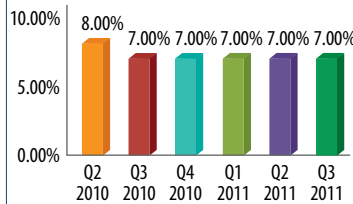
Redemptions Year to Date: ... 503,000
 Wtd. Avg. Shares Outstanding as of 12/31/10: 31,755,268

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution

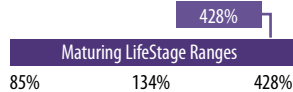


Contact Information

www.LightstoneGroup.com
The Lightstone Group
 1985 Cedar Bridge Avenue
 Lakewood, NJ 08701
 212-616-9969

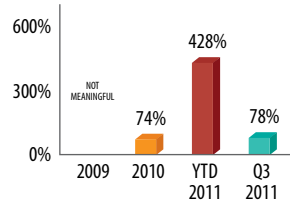
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 428%



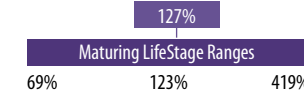
YTD Distributions Paid: .. \$16,602,038
 YTD FFO: \$3,876,000

Historical FFO Payout Ratio



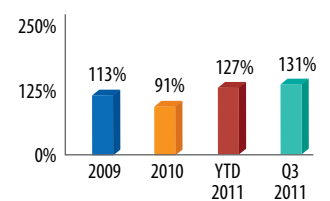
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 127%

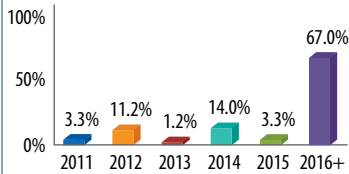


YTD Distributions Paid: \$16,602,038
 YTD MFFO: \$13,099,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

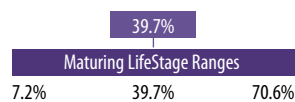


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 39.7%



Debt Breakdown

Total: \$208.0 Million
 Fixed: \$175.6 Million
 Variable: \$32.4 Million
 Rate: 1.24 – 6.75%
 Term: <1 – 6 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.7



Adjusted EBITDA: \$15,131,000
 Interest Expense: \$9,094,000

Lease Expirations

Not Reported

Trends and Items of Note

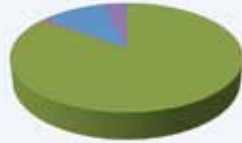
- On August 18, 2011, the 2nd Street Owner, which is wholly owned by the 2nd Street JV, acquired a parcel of land located in Queens, New York for approximately \$19.3 million from an unaffiliated third party. The Operating Partnership owns a 75% membership interest in the 2nd Street JV. The 2nd Street JV contributed approximately \$19.3 million in cash to the 2nd Street Owner to fund the land acquisition. In connection with the acquisition of the land, the 2nd Street Owner entered into a six month loan for \$13.5 million (the "Interim Loan") with CIBC, Inc. that bears interest at libor plus 1.0% per annum with monthly interest only payments through maturity.
- The year to date Interest Coverage Ratio of 1.7X is below the median for Maturing LifeStage REITs of 2.9X.
- As of September 30, 2011, the retail properties, the industrial properties, the multi-family residential properties and the office property were 84.4%, 79.8%, 93.8% and 81.8% occupied based on a weighted-average basis, respectively. Its hotel hospitality properties' occupancy was 63.9%, for the nine months ended September 30, 2011.
- MFFO has been determined in accordance with the Investment Program Association ("IPA") definition of MFFO.
- See additional notes on page 70 for information regarding the source of distributions.

Nontraded REIT Industry Review: Third Quarter 2011



Wells Real Estate Investment Trust II, Inc.

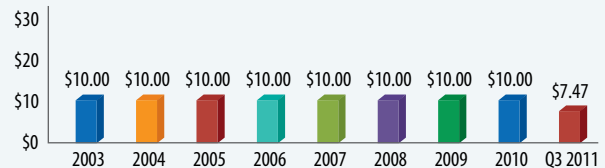
Total Assets.....	\$5,805.4 Million
Real Estate Assets ...	\$4,895.5 Million
Cash.....	\$31.8 Million
Securities	\$646.0 Million
Other.....	\$232.0 Million



Initial Offering Date: December 1, 2003
 Offering Close Date: June 30, 2010
 Current Price per Share: \$7.47
 Reinvestment Price per Share: \$7.13

Cash to Total Assets Ratio: 0.5%
 Asset Type: Office
 Number of Properties: 72
 Square Feet / Units / Rooms / Acres: 22.6 Million
 Percent Leased: 94.3%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

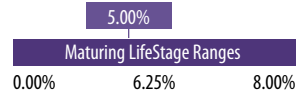
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 1.22%

Program Open

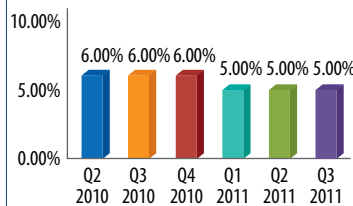
Redemptions Year to Date: 6,383,000
 Wtd. Avg. Shares Outstanding as of 12/31/10: 524,848,000

Current Distribution

Current Distribution Yield: ... 5.00%



Historical Distribution

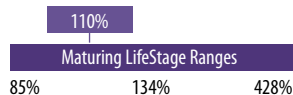


Contact Information

www.WellsREITii.com
Wells Real Estate Funds
P.O. Box 926040
Norcross, GA 30010
800-557-4830

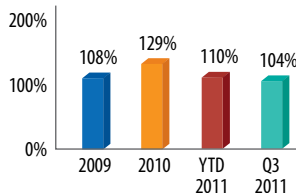
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 110%



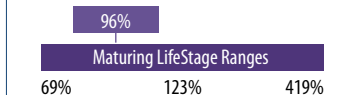
YTD Distributions Paid: \$202,900,000
 YTD FFO: \$183,965,000

Historical FFO Payout Ratio



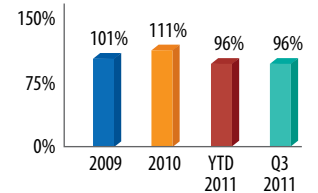
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 96%

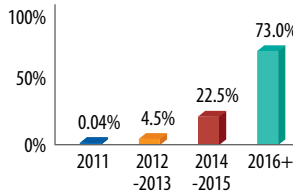


YTD Distributions Paid: \$202,900,000
 YTD MFFO: \$211,178,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

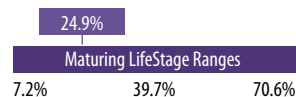


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 24.9%

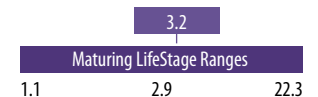


Debt Breakdown

Total: \$1,443.4 Million
 Fixed: \$1,222.9 Million
 Variable: \$220.5 Million
 Rate: 2.05 – 6.675%
 Term: < 1 – 12 yrs

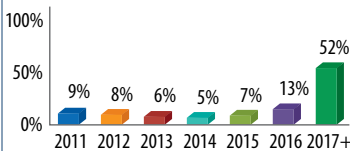
Interest Coverage Ratio

YTD Interest Coverage Ratio: 3.2



Adjusted EBITDA: \$261,822,000
 Interest Expense: \$81,490,000

Lease Expirations*



*As of 12/31/10

Trends and Items of Note

- Distribution yields based on \$10 share price.
- On September 6, 2011, Wells REIT II settled the Manhattan Towers mortgage note by transferring the Manhattan Towers property, an office building located in Manhattan Beach, California, to an affiliate of its mortgagee through a deed in lieu of foreclosure transaction. As a result of this transaction, Wells REIT II recognized a property impairment loss of \$5.8 million and a gain on early extinguishment of debt of \$13.5 million, which are included in loss on disposition of discontinued operations in the statement of operations.
- On November 8, 2011, Wells REIT II announced an estimated per-share value of the common stock equal to \$7.47 per share, calculated as of September 30, 2011. This estimate is being provided to assist broker/dealers in connection with their obligations under applicable Financial Industry Regulatory Authority ("FINRA") Rules with respect to customer account statements and to assist fiduciaries in discharging their obligations under Employee Retirement Income Security Act ("ERISA") reporting requirements.
- Due to the recent announced estimated per share value of the common stock, investors can purchase shares through the DRP at 95.5% of the estimated value per share, or \$7.13 per share. Redemptions due to death, disability, or qualification for federal assistance for confinement to a nursing home will be redeemed at 100% of the estimated value per share, or \$7.47 per share
- The YTD 2011 MFFO figure reported above is the same as AFFO, or Adjusted Funds from Operations, reported by the Company and Blue Vault Partners did not identify additional adjustments.
- See additional notes on page 71 for information regarding the source of distributions.



Source of Distributions

American Realty Capital Trust, Inc.

During the nine months ended September 30, 2011, distributions paid totaled \$55.8 million, inclusive of \$25.0 million of common shares issued under the DRIP and excluding \$0.8 million paid on unvested restricted stock grants for the nine months ended September 30, 2011. Cash flow from operating activities was \$43,507,000 for the same period and includes the impact of expensing acquisition and related transaction costs as incurred of \$23,377,000 for the nine months ended September 30, 2011.

American Realty Capital Healthcare Trust, Inc.

During the three months ended September 30, 2011, distributions paid to common stockholders totaled approximately \$95,000, inclusive of approximately \$44,000 of distributions issued under the DRIP. As of September 30, 2011, distributions were paid from net proceeds on borrowings.

American Realty Capital Trust New York Recovery REIT, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$1,550,000 (\$1,357,000 in cash and \$193,000 in shares of common stock pursuant to the DRIP). Cash flows provided by operations were \$1,538,000 for the same period.

Apartment Trust of America, Inc

For the nine months ended September 30, 2011, the Company paid aggregate distributions of \$5,901,000 (\$3,720,000 in cash and \$2,181,000 in shares of common stock pursuant to the DRIP), as compared to cash flows from operations of \$4,856,000. For the nine months ended September 30, 2011, the Company paid distributions of \$3,509,000 from FFO. The payment of distributions from sources other than FFO reduces the amount of proceeds available for investment and operations and may cause the Company to incur additional interest expense as a result of borrowed funds.

Apple REIT Six, Inc.

Distributions in the first nine months of 2011 totaled \$53.2 million. For the same period the Company's cash generated from operations was \$59.2 million.

Apple REIT Seven, Inc.

Distributions in the first nine months of 2011 totaled \$52.9 million and were paid monthly at a rate of \$0.064167 per common share. For the same nine month period, the Company's cash generated from operations was approximately \$45.5 million. This shortfall includes a return of capital and was funded primarily by increases in the Company's total borrowings, including the Company's credit facility.

Apple REIT Eight, Inc.

Distributions in the first nine months of 2011 totaled \$49,207,000 and were paid monthly at a rate of \$0.064167 per common share. For the same nine month period, the Company's cash generated from operations was approximately \$35.4 million. This shortfall includes a return of capital and was funded primarily by additional borrowings under the Company's credit facility.

Apple REIT Nine, Inc.

Distributions during the first nine months of 2011 totaled approximately \$120.2 million and were paid at a monthly rate of \$0.073334 per common share. For the same period the Company's net cash generated from operations was approximately \$86.4 million. During the initial phase of the Company's operations, the Company may, due to the inherent delay between raising capital and investing that same capital in

income producing real estate, have a portion of its distributions funded from offering proceeds. The portion of the distributions funded from offering proceeds is expected to be treated as a return of capital for federal income tax purposes. Since a portion of distributions has to date been funded with proceeds from the offering of Units, the Company's ability to maintain its current intended rate of distribution will be based on its ability to fully invest its offering proceeds and thereby increase its cash generated from operations.

Apple REIT Ten, Inc.

Distributions during the first nine months of 2011 totaled approximately \$15.2 million and were paid at a monthly rate of \$0.06875 per common share beginning in February 2011. For the same period, the Company's cash used in operations was approximately \$2.7 million. Due to the inherent delay between raising capital and investing that same capital in income producing real estate, the Company has had significant amounts of cash earning interest at short term money market rates. As a result, distributions paid through September 30, 2011 have been funded from proceeds from the on-going best-efforts offering of Units, and are expected to be treated as a return of capital for federal income tax purposes. Since distributions to date have been funded with proceeds from the offering of Units, the Company's ability to maintain its current intended rate of distribution will be based on its ability to fully invest its offering proceeds and thereby increase its cash generated from operations.

Behringer Harvard Multifamily REIT I, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$55.1 million (\$25.0 million in cash and \$30.1 million in shares of common stock pursuant to the DRIP). Cash flow from operating activities was \$21,228,000 for the same period. The board of directors declared distributions at a daily amount of \$0.0016438 per share of common stock, an annualized rate of 6%, beginning in the month of September 2010 through the fourth quarter of 2011. They calculate the annualized rate as if the shares were outstanding for a full year based on a \$10 per share price.

The Company has indicated that until proceeds from the Initial Public Offering are fully invested and generating sufficient operating cash flow to fully fund the payment of distributions to stockholders, it has and will continue to pay some or all of the distributions from sources other than operating cash flow. The Company may, for example, generate cash to pay distributions from financing activities, components of which may include proceeds from the Initial Public Offering and borrowings (including borrowings secured by the Company's assets) in anticipation of future operating cash flow. The Company may also utilize cash from dispositions, including the components of which may represent a return of capital and/or the gains on sale. In addition, from time to time, the Advisor may agree to waive or defer all or a portion of the acquisition, asset management or other fees or incentives due to it, pay general administrative expenses or otherwise supplement investor returns in order to increase the amount of cash that the Company has available to pay distributions to stockholders.

Behringer Harvard Opportunity REIT I, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$1,410,000 (\$485,000 in cash and \$925,000 in shares of common stock pursuant to the DRIP). Cash flow provided by operating activities was \$19,977,000 for the same period. Cash amounts distributed to stockholders during the nine months ended September 30, 2011 were \$0.485 million and were funded from cash flow provided by operating activities.



Source of Distributions

Behringer Harvard Opportunity REIT II, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$8,811,000 (\$2,899,000 in cash and \$5,912,000 in shares of common stock pursuant to the DRIP). Cash flow provided by operations was \$4,711,000 for the same period. The company has indicated that until proceeds from the Offerings are fully invested and generating sufficient operating cash flow to fully fund the payment of distributions to our stockholders, they have paid and will continue to pay some or all of our distributions from sources other than operating cash flow. They may, for example, generate cash to pay distributions from financing activities, components of which may include proceeds from the Offerings and borrowings (including borrowings secured by assets) in anticipation of future operating cash flow. They may also utilize cash from dispositions, including the components of which may represent a return of capital and/or the gains on sale. In addition, from time to time, their Advisor may agree to waive or defer all or a portion of the acquisition, asset management or other fees or incentives due to it, pay general administrative expenses or otherwise supplement investor returns in order to increase the amount of cash that they have available to pay distributions to stockholders.

Behringer Harvard REIT I, Inc.

The total distributions paid to common stockholders for the nine months ended September 30, 2011, were \$22,195,000. Of the distributions paid to common stockholders for the nine months ended September 30, 2011, \$9,983,000 was reinvested in shares of common stock pursuant to the DRIP. For the nine months ended September 30, 2011, cash provided by operating activities was approximately \$6.179 million and net cash distributions paid to common stockholders exceeded cash flows from operating activities by approximately \$6.0 million. Effective since May 2010, the declared distribution rate has been equal to a monthly amount of \$0.0083 per share of common stock, which is equivalent to an annual distribution rate of 1.0% based on a purchase price of \$10.00 per share and 2.2% based on the December 31, 2010 estimated valuation of \$4.55 per share.

Bluerock Enhanced Multifamily Trust, Inc.

The total distributions paid to common stockholders for the nine months ended September 30, 2011, were \$390,423. (\$264,163 in cash and \$126,260 in shares of common stock pursuant to the DRIP) All of the distributions to date have been paid from proceeds from the public offering and may in the future be paid from additional sources, such as from borrowings, advances from the advisor, and the advisor's deferral of its fees and expense reimbursements. The net cash used in operating activities for the nine months ended September 30, 2011, was \$824,452.

Carey Watermark Investors Incorporated

Distributions paid for the nine months ending September 30, 2011, were \$259,283.

Distributions since inception have exceeded earnings and cash flow from operating activities and have been entirely paid from offering proceeds. The Company expects that future distributions will be paid in whole or in part from offering proceeds, borrowings and other sources, without limitation, particularly during the period before the Company have substantially invested the net proceeds from this offering.

Carter Validus Mission Critical REIT, Inc.

As of September 30, 2011, the Company paid distributions of approximately \$162,000 (\$51,000 in cash and \$111,000 in shares of common stock pursuant to the DRIP). The distributions are

payable to stockholders from legally available funds including offering proceeds.

CB Richard Ellis Realty Trust

Total distributions paid for the nine months ending September 30, 2011 were \$76.5. Distributions paid were \$0.450 per common share. Net cash flows provided by operations were \$43,260,000. For the nine months ended September 30, 2011, distributions were funded 52.6% by cash flows provided by operating activities and 47.4% from uninvested proceeds from financings of their properties.

CNL Lifestyle Properties, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$140.3 million of which \$77.9 million was paid in cash and \$62.4 million was reinvested. During the same period, cash flows from operating activities were \$92.9 million. The shortfall in cash flows from operating activities versus cash distributions paid was funded with borrowings.

Cole Corporate Income

During the nine months ended September 30, 2011, the Company paid distributions of \$64,000, including \$42,000 through the issuance of shares pursuant to the DRIP. The distributions paid during the nine months ended September 30, 2011 were funded by net cash provided by operating activities of \$168,000.

Cole Credit Property Trust II, Inc.

During the nine months ended September 30, 2011 and 2010, respectively, the company paid distributions of \$98.3 million and \$96.7 million, including \$44.9 million and \$46.3 million, respectively, through the issuance of shares pursuant to their DRIP. The distributions paid during the nine months ended September 30, 2011 were funded by net cash provided by operating activities of \$87.5 million, return of capital from unconsolidated joint ventures of \$2.0 million, and a portion of the net proceeds from the sale of marketable securities of \$6.1 million.

Cole Credit Property Trust III, Inc.

During the nine months ended September 30, 2011 and 2010, respectively, the company paid distributions of \$138.7 million and \$74.0 million, including \$78.3 million and \$43.1 million, respectively, through the issuance of shares pursuant to their DRIP. The distributions paid during the nine months ended September 30, 2011 were funded by net cash provided by operating activities of \$97.1 million, return of capital from the Unconsolidated Joint Ventures of \$611,000 and proceeds from the issuance of common stock of \$41.0 million. In May 2011, the Company's board of directors authorized a daily distribution, based on 365 days in the calendar year, of \$0.001781016 per share (which equates to 6.50% on an annualized basis calculated at the current rate, assuming a \$10.00 per share purchase price) for stockholders of record as of the close of business on each day of the period, commencing on July 1, 2011 and ending on September 30, 2011.

Cornerstone Core Properties REIT, Inc

Commencing with the April 2011 distributions, the board elected to pay distributions on a quarterly basis. However, due to cash constraints, the board has elected to defer the second quarter 2011 distribution payment until the Company's cash position improves.

The distributions paid for the six month period ended June 30, 2011 were approximately \$0.61 million. During the four quarters ended June 30, 2011, total distributions paid in cash exceeded cash flow from operations and FFO for the same period. The



Source of Distributions

Company used offering proceeds to pay cash distributions in excess of cash flow from operations during the fourth quarters ended June 30, 2011.

Cornerstone Healthcare Plus REIT, Inc.

On June 30, 2011, the board of directors resolved to lower distributions to a current annualized rate of \$0.25 per share (2.5% based on a share price of \$10.00). The distribution rate was effective July 1, 2011. This distribution rate was expected to more closely align distributions to funds available from operations. For the four quarters ended September 30, 2011, cash inflow from operations was approximately \$0.6 million. During that period the Company paid distributions to investors of approximately \$7.3 million, of which approximately \$2.4 million was reinvested pursuant to the distribution reinvestment plan and approximately \$4.9 million was paid to investors in cash from offering proceeds.

Corporate Property Associates 15, Inc.

During the nine months ended September 30, 2011, the Company used cash flows from operating activities of \$124.4 million primarily to fund cash distributions to shareholders of \$56.1 million, which excluded \$14.4 million in dividends that were reinvested by shareholders in shares of their common stock through their distribution reinvestment and stock purchase plan, and to pay distributions of \$34.7 million to affiliates that hold noncontrolling interests in various entities with the Company.

Corporate Property Associates 16-Global, Inc.

During the nine months ended September 30, 2011, the Company used cash flows from operating activities of \$104.8 million primarily to fund distributions to shareholders of \$47.7 million, which excluded \$22.9 million in dividends that were reinvested by shareholders through the distribution reinvestment and share purchase plan, and to pay distributions of \$36.7 million to affiliates that hold noncontrolling interests in various entities with the Company. For 2011, the advisor elected to continue to receive its performance fees in restricted shares of common stock, and as a result, they paid performance fees, and subsequent to the Merger, asset management fees, of \$11.9 million through the issuance of restricted stock rather than in cash.

Corporate Property Associates 17-Global, Inc.

During the nine months ended September 30, 2011, the Company used cash flows provided by operating activities of \$71.2 million to fund cash distributions to shareholders of \$37.0 million, excluding \$35.6 million in dividends that were reinvested by shareholders through the distribution reinvestment and share purchase plan, and to pay distributions of \$17.1 million to affiliates that hold noncontrolling interests in various entities with the Company. They also used cash distributions received from equity investments in real estate in excess of equity income of \$90.0 million to fund these payments.

Dividend Capital Total Realty Trust, Inc.

For the nine months ended September 30, 2011, the Company reported \$71.5 million of cash provided by operating activities. Cash distributions paid to shareholders for the nine months ended September 30, 2011, were \$82.6 million and 79.1% of the distributions were funded by cash flow from operations, and 20.9% from borrowings.

Global Income Trust, Inc.

Distributions paid to stockholders for the nine months ended September 30, 2011, totalled \$651,918 and were made from

capital proceeds and were considered a return of capital for federal income tax purposes. As the Company had no distributable earnings or funds from operations ("FFO"), the distributions were made from capital proceeds.

Griffin Capital Net Lease REIT, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$3.2 million. Cash flow provided by operating activities was \$3.7 million for the same period.

Grubb & Ellis Healthcare REIT II, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$11,491,000 (\$5,892,000 in cash and \$5,599,000 in shares of common stock pursuant to the DRIP). Cash flow from operations provided \$4,265,000 (37.1%) of distributions and proceeds from the offering provided \$7,226,000 (62.9%).

Hartman Short Term Income Properties XX, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$275,530. Some or all of the distributions have been paid from other sources, such as from the proceeds of the offerings, cash advances by the advisor, cash resulting from a waiver of asset management fees and borrowings secured by assets in anticipation of future operating cash flow until such time as the Company has sufficient cash flow from operations to fund fully the payment of distributions. The Company expects to have limited cash flow from operations available for distribution until it makes substantial investments.

Healthcare Trust of America, Inc.

For the nine months ended September 30, 2011, the Company paid distributions to stockholders of \$119,621,000. Of this total, \$63,001,000 was paid in cash, as compared to cash flow from operations of \$86,260,000 and funds from operations, or FFO, of \$84,164,000, and the remaining \$56,620,000 was paid pursuant to the issuance of shares of common stock under the DRIP at \$9.50 per share. The distributions paid in excess of cash flow from operations for the three and nine months ended September 30, 2011 were paid using proceeds from offerings, including the DRIP.

Hines Global REIT, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$32,124,000 (\$15,026,000 in cash and \$17,098,000 in shares of common stock pursuant to the DRP). Cash flows used in operating activities were \$17,888,000 for the same period. The Company notes that in the initial quarters of operations, and from time to time thereafter, it may not generate sufficient cash flow from operations to fully fund distributions paid. Therefore, particularly in the earlier part of the Offering, some or all of the distributions may continue to be paid from other sources, such as cash advances by the Advisor, cash resulting from a waiver or deferral of fees, borrowings and/or proceeds from the Offering. The Company has not placed a cap on the amount of distributions that may be paid from any of these sources.

Hines Real Estate Investment Trust, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$84,361,000 (\$46,959,000 in cash and \$37,402,000 in shares of common stock pursuant to the DRP). For the nine months ended September 30, 2011, the Company funded cash distributions with cash flows from operating activities, distributions received from unconsolidated investments and proceeds from the sales of real estate investments. With respect to the \$0.00138082 per share, per day distributions declared for



Source of Distributions

July through November 2011, \$0.00041425 of the per share, per day distributions were or will be designated as special distributions which represent a return of a portion of the shareholders' invested capital and, as such, reduce their remaining investment in the Company. The special distributions were or will be funded with a portion of the proceeds from sales of investment property. The above designations of a portion of the distributions as special distributions does not impact the tax treatment of the distributions to shareholders. The remaining 70% of the distribution was or will be paid from funds generated by our operations.

Industrial Income Trust, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$10,009,357 (\$5.556 million in cash and \$4.453 million in reinvestments in common stock) Net cash used in operations for the period totaled \$4.437 million. Distributions have been paid from sources other than cash flows from operations, including proceeds from a line of credit.

Inland American Real Estate Trust, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$320 million. During the same period, cash flow provided by operations was \$302.7 million, distributions from unconsolidated entities were \$9.7 million, and gain on sales of properties was \$0.3 million.

Inland Diversified Real Estate Trust, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$15.997 million (\$6.019 million in cash and \$9.978 million reinvested via the DRP program). The Company generated sufficient cash flow from operations (\$22.843 million), determined in accordance with U.S. GAAP, to fully fund distributions paid during the nine months ended September 30, 2011.

Inland Western Retail Real Estate Trust, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$85.315 million (\$52.561 million in cash, 32.754 million reinvested via the DRP). During the same period, the company generated cash flows from operations of \$128.387 million.

KBS Legacy Partners Apartment REIT, Inc.

For the nine months ended September 30, 2011, the Company paid aggregate distributions of \$447,000, including \$289,000 of distributions paid in cash and \$158,000 of distributions reinvested through the dividend reinvestment plan. FFO for the nine months ended September 30, 2011 was \$(213,000) and cash flow used in operations was \$622,000. The Company funded total distributions paid, which includes cash distributions and dividends reinvested by stockholders, with prior year debt financing.

KBS Real Estate Investment Trust, Inc.

For the nine months ended September 30, 2011, the Company paid aggregate distributions of \$73.703 million, including \$38.766 million of distributions paid in cash and \$34.937 million of distributions reinvested through the dividend reinvestment plan. The Company funded the total distributions paid, which includes net cash distributions and dividends reinvested by stockholders, with \$42.8 million of current period cash flows from operations and \$30.9 million of a combination of operating cash reserves from prior periods, proceeds from the sale of properties in 2011 and 2010 and proceeds from debt financing. FFO for the nine months ended September 30, 2011 was \$31.1 million.

KBS Real Estate Investment Trust II, Inc.

For the nine months ended September 30, 2011, the Company paid aggregate distributions of \$90.8 million, including \$40.1 million of distributions paid in cash and \$50.7 million of distributions reinvested through the dividend reinvestment plan. FFO and cash flow from operations for the nine months ended September 30, 2011 were \$106.428 million and \$87.418 million, respectively. The Company funded total distributions paid, which includes net cash distributions and dividends reinvested by stockholders, with \$87.4 million of current period operating cash flows and \$3.4 million of debt financing.

KBS Real Estate Investment Trust III, Inc.

For the nine months ended September 30, 2011, the Company paid aggregate distributions of \$497,314, including \$268,325 of distributions paid in cash and \$228,989 of distributions reinvested through their dividend reinvestment plan. The advisor advanced funds for distribution record dates for the period from June 24, 2011 through September 30, 2011.

Lightstone Value Plus Real Estate Investment Trust, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$16.6 million. The source of distributions included cash flows provided by operations of \$11.762 million, proceeds from investment in affiliates in excess of cash of (\$0.675) million, and proceeds from the issuance of common stock through the distribution reinvestment program of \$5.516 million.

Lightstone Value Plus Real Estate Investment Trust II, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$1.889 million including \$0.956 million of distributions paid in cash and \$0.933 million of distributions reinvested through the dividend reinvestment plan. The Company used proceeds from the offering of common stock to fund the cash portion of the distributions.

Moody National REIT I, Inc.

The Company paid \$229,943 in total distributions for the nine month period ending September 30, 2011. \$141,380 was paid in cash distributions and \$88,563 of distributions were paid in shares of common stock pursuant to the distribution reinvestment plan. Cash flow provided by operating activities was \$27,107 during the same period. The Company used proceeds from the offering of common stock to fund the 88.2% of the distributions.

Northstar Real Estate Income Trust, Inc.

For the nine months ended September 30, 2011, the Company paid distributions on common stock of \$2.834 million. Cash distributions totaled \$2.062 million. The Company issued 81,232 shares totaling \$771,707 of gross offering proceeds pursuant to the DRP. The Sponsor has committed to purchase up to \$10 million of shares of the Company's common stock during the two-year period following commencement of the Company's Offering under certain circumstances to provide additional funds to support distributions to stockholders. For the nine months ended September 30, 2011, the Company's board of directors approved the sale of 181,633 shares of the Company's common stock, \$0.01 par value per share, to a subsidiary of the Sponsor, at a price of \$9.00 per share.

Funds from operations for the nine months ended September 30, 2011, were \$344,006.



Source of Distributions

Paladin Realty Income Properties, Inc.

Of the \$2,530,302 in distributions paid for the nine months ended September 30, 2011, \$1,267,417 was paid in cash and \$1,262,885 was paid through the distribution reinvestment plan in the form of additional shares issued. For the nine months ended September 30, 2011, distributions paid to stockholders of \$2,530,302 exceeded net cash provided by operating activities of \$610,082 and funds from operations attributable to the Company of \$529,647. From inception through September 30, 2011, the cumulative distributions paid to stockholders of \$10,879,538 exceeded cumulative net cash provided by operating activities of \$2,755,116 and cumulative FFO attributable to the Company of \$188,777. As a result, portions of the cumulative distributions paid as of September 30, 2011 have been paid with sales proceeds from the sale of the investment in 801 Fiber Optic or offering proceeds.

Phillips Edison – ARC Shopping Center REIT Inc.

During the nine months ended September 30, 2011, gross distributions of approximately \$543,000 were paid, including \$81,000 of distributions reinvested through the DRP, for net cash distributions of \$462,000. Distributions paid in the nine months ended September 30, 2011 were funded from \$431,000 of proceeds from operations and \$31,000 of proceeds from advances/contributions from the Sub-advisor.

Steadfast Income REIT, Inc.

For the nine months ended September 30, 2011, the Company paid total distributions of \$888,700. The Company paid cash distributions of \$546,871 which related to distributions declared for each day in the period from June 1, 2011 through August 31, 2011. For the same period, 35,982 shares of common stock were issued pursuant to the DRP for gross offering proceeds of \$341,829. The Company funded the total distributions paid, which includes net cash distributions and dividends reinvested by stockholders, with funds from proceeds of the public offering.

Strategic Storage Trust, Inc.

For the nine months ended September 30, 2011, the Company paid distributions of \$15,411,721 of which \$8,913,690 was paid in cash and \$6,498,031 was reinvested. Sources of distributions included cash flows provided by (used in) operations in the amount of \$1,137,660, proceeds from issuance of common stock in the amount of \$7,776,030, and distributions reinvested in the amount of \$6,498,031 during the same period.

TNP Strategic Retail Trust, Inc.

For the nine months ended September 30, 2011, the Company paid aggregate distributions of \$1,571,000, including \$1,108,000 of distributions paid in cash and \$516,000 of distributions reinvested through the dividend reinvestment plan. The net loss for the nine months ended September 30, 2011 was \$4,399,000, FFO for the nine months ended September 30, 2011 was \$(1,874,000), and cash flow from operations for the nine months ended September 30, 2011 was \$(593,000). The Company funded the total distributions paid, which includes net cash distributions reinvested pursuant to the distribution reinvestment plan, with proceeds from the initial public offering.

United Development Funding IV

For the nine months ended September 30, 2011, the Company paid distributions of \$5,577,126 (\$3,492,736 in cash and \$2,084,390 in common shares of beneficial interest pursuant to the DRIP), as compared to cash flows provided by operations of \$2,753,825. Distributions in excess of operating cash flows have

been funded via financing activities, specifically borrowings under credit facilities, consistent with the Company's intent to use credit facilities to meet investment and distribution cash requirements throughout the initial period of operations.

Wells Core Office Income REIT, Inc.

For the nine months ended September 30, 2011, the Company paid total distributions to stockholders, including amounts reinvested in common stock pursuant to the distribution reinvestment plan, of \$3.3 million. During the same period, net cash provided by operating activities was approximately \$1.7 million. This amount was reduced by approximately \$4.0 million of acquisition-related costs paid during the nine months ended September 30, 2011, which were funded from net proceeds received from the Initial Offering. As a result, the distributions paid to common stockholders for the nine months ended September 30, 2011, as described above, were funded with approximately \$1.7 million from operating activities, and the remaining amount of approximately \$1.6 million was funded from borrowings. Borrowings have been used to fund distributions to the extent that acquisition-related costs have reduced net cash flows from operating activities.

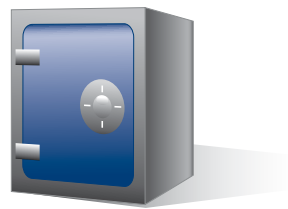
Wells Real Estate Investment Trust II, Inc.

During the period ended September 30, 2011, the Company paid total distributions to stockholders, including \$98.0 million reinvested in common stock pursuant to the DRP, of \$202.9 million. Net cash provided by operating activities during the same period was \$208.4 million.



Publication Schedule

	SEC 10Q/10K Release Date	Report Publication Date
Third Quarter 2011 (10Q)	November 14, 2011	December 14, 2011
Special Supplement	Year End 2011 Estimates	March 1, 2012
Fourth Quarter 2011 (10K)	March 30, 2012	April 30, 2012
First Quarter 2012 (10Q)	May 10, 2012	June 11, 2012



BlueVault
P A R T N E R S , L L C

407 E. Maple St.
Suite 305
Cumming, GA 30034

Toll Free: 877-256-2304
www.BlueVaultPartners.com