

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

Nontraded REIT Industry Review

FOURTH QUARTER 2011

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April 30, 2012

We are pleased to provide you with the Blue Vault Partners Nontraded REIT Industry Review – Fourth Quarter 2011 Report. For the period ending December 31, 2011, there were a total of 68 nontraded REITs analyzed including two new offerings that became effective during the quarter. We note that we are no longer reporting on FundCore Institutional Income Trust as this REIT deregistered in early 2012.

With the increase in announced full cycle events in 2012, Blue Vault has added commentary on those completed events to the Report. In this issue, we cover the listing of American Realty Capital Trust (ARCT) and Retail Properties of America, Inc., (RPAI), formerly Inland Western Retail Real Estate Trust, who listed on the NASDAQ and NYSE respectively.

Items of note in this report:

- 2011 Capital raise totaled \$8.6 billion, exceeding 2010 levels of \$8.3 billion.
- Acquisitions totaled \$13.3 billion in 2011 bettering the \$13.0 billion completed in 2010.
- Total Assets Under Management in the industry has reached \$84 billion, up from \$71 billion at the end of 2010.
- 11 new products were introduced in 2011 on top of 15 in 2010.

In this report you will find an overview of the industry, acquisition and disposition activity summaries, a review of the Hospitality Sector and an in-depth discussion on the Growth LifeStage. Eight REITs with Hospitality investments are examined in detail.

We continually strive to improve the quality and scope of the services we provide to our subscribers by consistently reporting unbiased and independent research. Please be on the lookout for our White Paper on Full Cycle Events that will be published in May 2012.

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: Fourth Quarter 2011



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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.

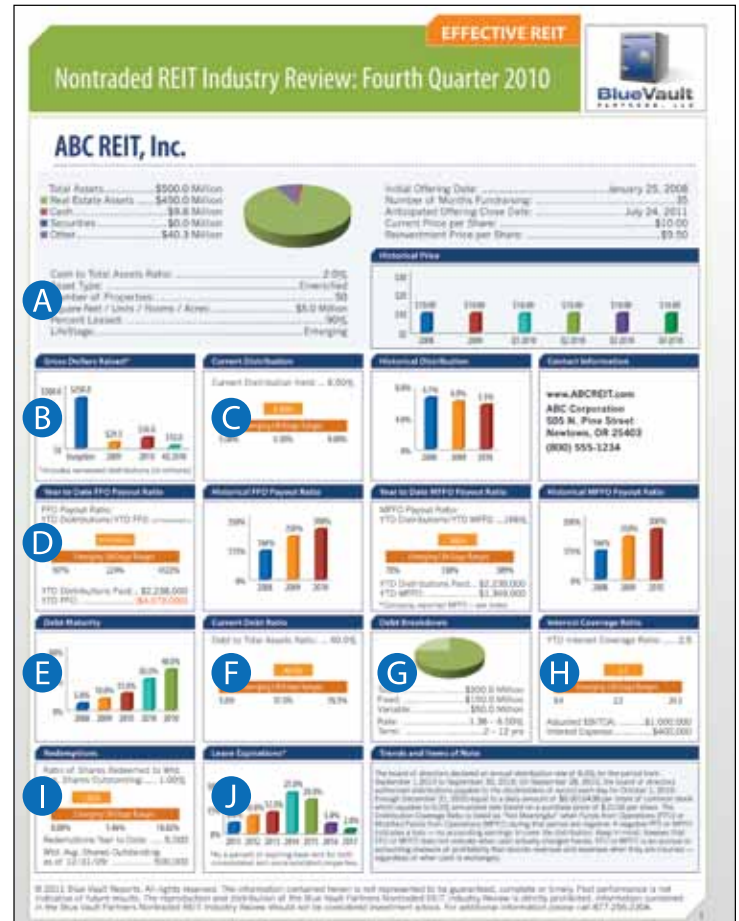
- **Emerging** – characterized by slow ramp-up of capital raising and commencement of acquisitions. Metrics are typically not meaningful and vary widely.
- **Growth** – Acceleration of both capital raise and acquisitions. Metrics begin to show some signs of stability but can be erratic.
- **Stabilization** – 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.
- **Debt** – typically defined as a REIT that invests primarily in real estate related debt and/or mortgage instruments.

- 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

Metric Definitions & Explanations

Operations (MFFO) during the indicated time frame. “Distributions paid” also includes cash distributions that were reinvested when applicable.

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 expense and not a cash expense. 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 (NA-REIT) has defined FFO as:

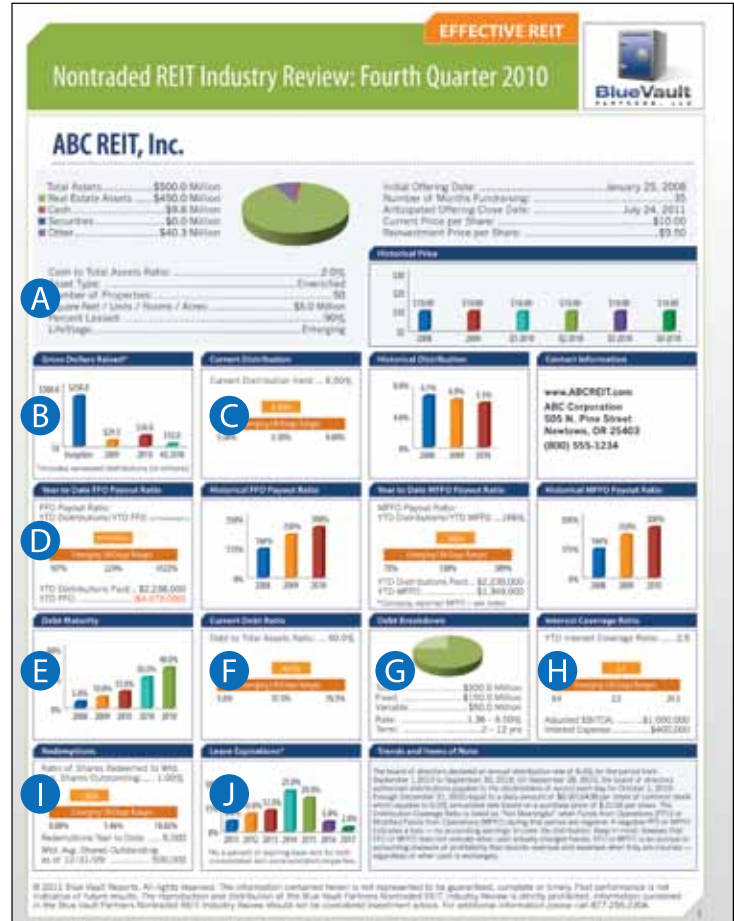
Net Income
+ Depreciation
-/+ Gains/Losses on Property Sales (removes one-time items)
-/+ Adjustments for unconsolidated joint ventures and partnerships

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 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

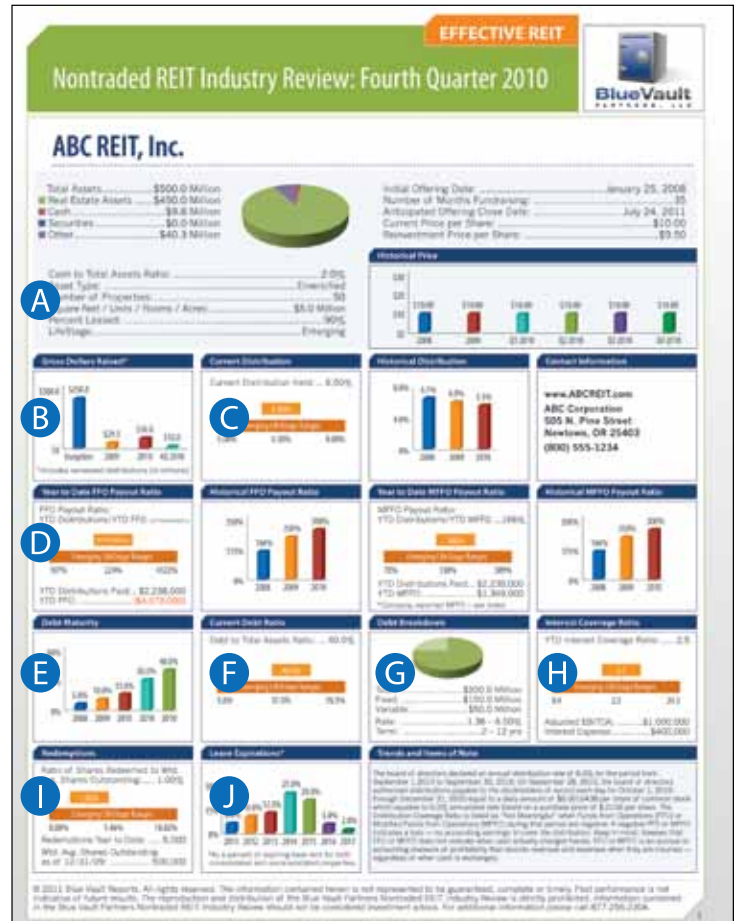
Metric Definitions & Explanations

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, 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, operating income is 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 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 period.

- 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.

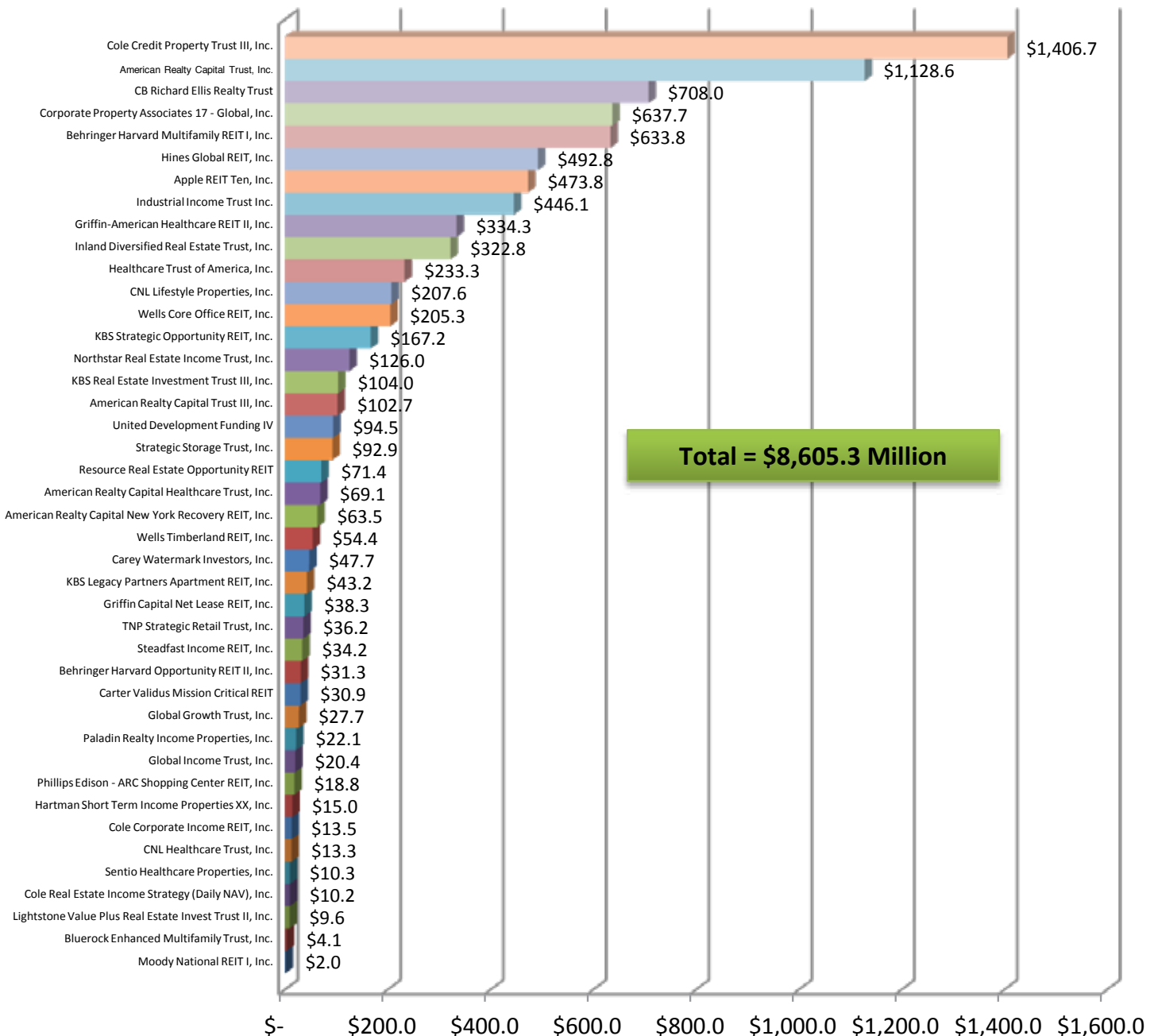
LifeStage Ranges: For certain metrics we have provided a summary of data ranges that include the minimum, maximum and median data points for each LifeStage. The actual value for each REIT is indicated along the LifeStage Range indicator in order to quickly determine how each REIT has performed against 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: Fourth Quarter 2011



Overall Industry Summary

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

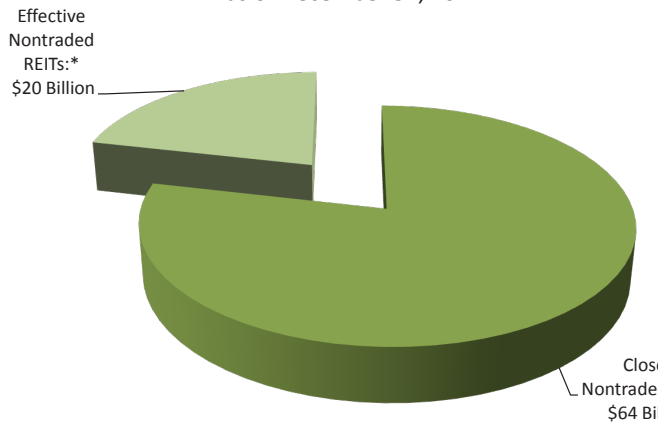


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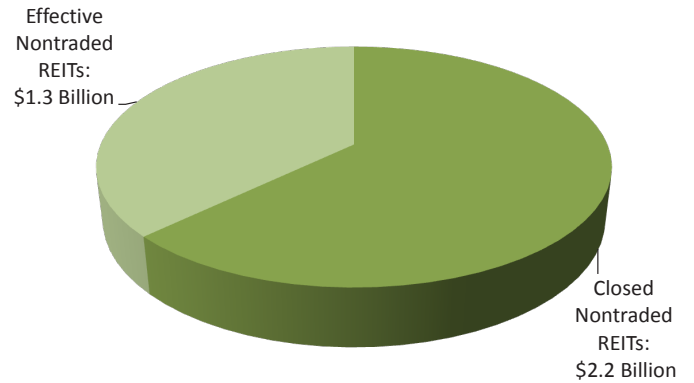


Overall Industry Summary

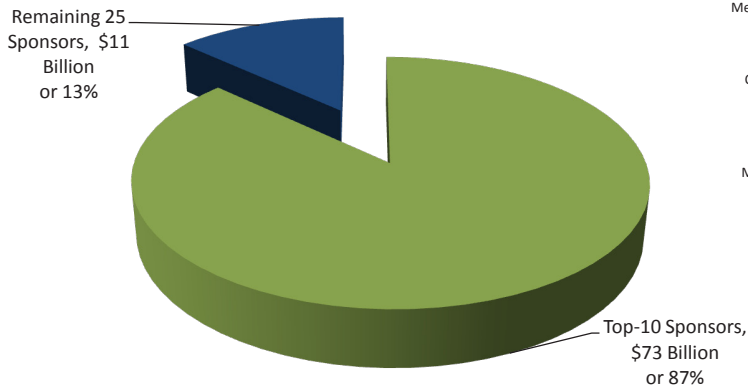
Total Nontraded REIT Assets: \$84 Billion
as of December 31, 2011



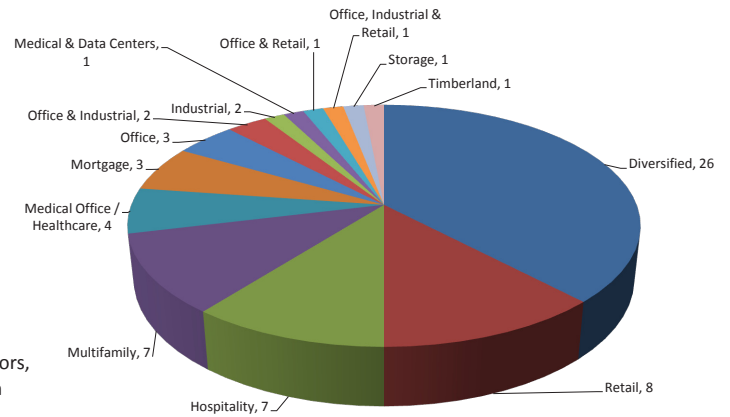
Total Nontraded REIT Industry Cash & Equivalents: \$3.5 Billion



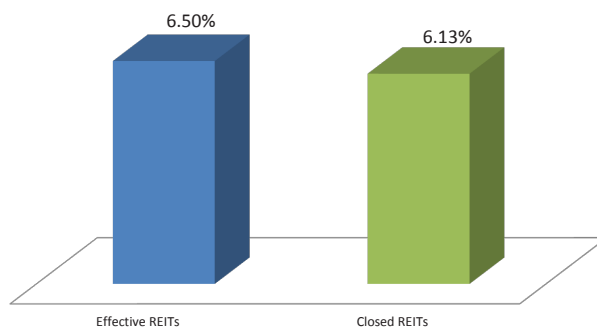
Top-10 Nontraded REIT Sponsor Market Share
as of December 31, 2011



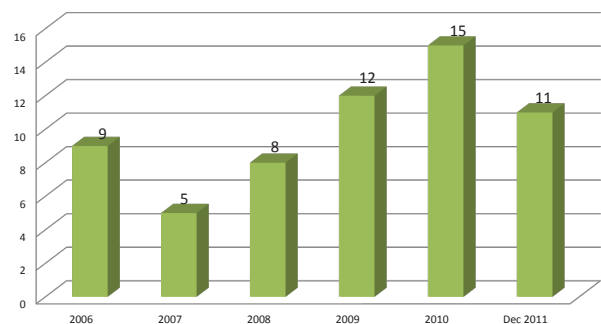
Breakdown of Nontraded REIT Asset Types: 68 Total REITs



Effective vs. Closed Nontraded REITs: Median Distribution Yield Comparison - 4Q 2011



New Product Introductions since 2006 Period Ending December 2011



Nontraded REIT Industry Review: Fourth 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 – Retail Centers of America, Inc.	\$0.036	NA	0	0.00%	0.0%	NA	NA	NA	NA
American Realty Capital Daily Net Asset Value, Inc.	\$0.08	NA	0	0.00%	0.0%	NA	NA	NA	NA
American Realty Capital Healthcare Trust, Inc.	\$172.30	2.9%	12	6.60%	65.7%	NM	90%	1.7	0.38%
American Realty Capital Trust III, Inc.	\$90.00	18.0%	41	6.60%	5.6%	NM	99%	12.0	0.00%
Bluerock Enhanced Multifamily Trust, Inc.	\$5.90	7.1%	5	7.00%	64.8%	NM	NM	NM	0.83%
Carey Watermark Investors, Inc.	\$41.80	19.2%	3	4.00%	NA	NM	219%	NA	0.00%
Carter Validus Mission Critical REIT	\$85.40	10.5%	1	7.00%	18.6%	NM	NM	1.4	0.00%
Clarion Partners Properties Trust	\$0.30	NA	0	0.00%	0.0%	NA	NA	NA	NA
CNL Healthcare Trust, Inc.	\$10.60	94.7%	0	4.00%	0.0%	NM	NM	NA	NA
Cole Corporate Income REIT, Inc.	\$37.50	5.0%	1	6.50%	60.6%	NM	66%	1.3	0.00%
Cole Real Estate Income Strategy (Daily NAV), Inc.	\$33.40	3.4%	9	5.50%	64.1%	NA	NA	1.5	0.00%
Green Realty Trust, Inc.	\$0.20	NA	0	0.00%	0.0%	NA	NA	NA	NA
Hartman Short Term Income Properties XX, Inc.	\$26.50	28.1%	1	7.00%	36.0%	NM	938%	NM	0.00%
Independence Realty Trust	\$131.40	0.8%	7	6.00%	62.6%	73%	54%	2.1	0.00%
KBS Legacy Partners Apartment REIT, Inc.	\$60.50	38.1%	1	6.50%	39.1%	NM	NM	0.9	0.00%
O'Donnell Strategic Industrial REIT, Inc.	\$0.20	NA	0	0.00%	0.0%	NA	NA	NA	NA
Plymouth Opportunity REIT, Inc.	\$0.20	NA	0	0.00%	0.0%	NA	NA	NA	NA
MEDIAN	\$26.50	8.8%*	1	6.50%*	60.6%*	73%*	95%	1.5	0.00%*

*Among those REITs that have data during this period.

Nontraded REIT Industry Review: Fourth 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.	\$137.0	7.5%	9	6.05%	59.3%	392%	112%	1.6	0.12%
Apple REIT Ten, Inc.	\$471.2	1.5%	26	7.50%	14.8%	2696%	194%	12.7	0.00%
Global Growth Trust, Inc.	\$41.4	43.6%	2	Annual Stock Distributions of .08 Shares Per Share	17.3%	NA	NA	NM	0.00%
Global Income Trust, Inc.	\$60.6	9.0%	3	6.50%	65.3%	NM	NM	0.06	0.00%
Griffin Capital Net Lease REIT, Inc.	\$175.9	3.1%	7	6.75%	54.2%	476%	158%	1.7	0.34%
KBS Real Estate Investment Trust III, Inc.	\$130.9	28.4%	3	6.50%	32.3%	NM	NM	0.7	0.00%
KBS Strategic Opportunity REIT, Inc.	\$258.5	33.4%	7	3.00%	24.4%	NM	NM	NM	0.04%
Lightstone Value Plus Real Estate Invest Trust II, Inc.	\$38.1	13.4%	4	6.50%	NA	202%	141%	NA	1.21%
Moody National REIT I, Inc.	\$21.9	4.9%	2	8.00%	75.3%	176%	176%	1.8	0.00%
Northstar Real Estate Income Trust, Inc.	\$169.4	31.8%	9	8.00%	14.2%	305%	512%	2.0	0.21%
Phillips Edison – ARC Shopping Center REIT, Inc.	\$85.2	8.2%	7	6.50%	54.9%	NM	99%	2.1	0.37%
Resource Real Estate Opportunity REIT	\$68.7	22.1%	9	NA	NA	NA	NA	NA	0.00%
Steadfast Income REIT, Inc.	\$81.9	14.9%	8	7.00%	58.6%	NM	309%	0.5	0.00%
TNP Strategic Retail Trust, Inc.	\$170.6	2.5%	11	7.00%	65.9%	NM	NM	1.1	0.44%
United Development Funding IV	\$166.5	3.6%	41	8.20%	16.9%	98%	88%	6.1	0.55%
Wells Core Office REIT, Inc.	\$314.2	1.5%	8	6.00%	38.5%	NM	157%	2.9	0.26%
MEDIAN	\$134.0	8.6%	8	6.63%	46.4%	305%	158%	1.8	0.08%

Nontraded REIT Industry Review: Fourth 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.	\$448.0	17.9%	11	5.00%	53.5%	NM	538%	1.2	1.00%
CB Richard Ellis Realty Trust	\$2,440.7	9.8%	122	6.00%	27.2%	119%	101%	2.5	2.22%
Cole Credit Property Trust III, Inc.	\$5,697.6	3.8%	693	6.50%	41.7%	127%	99%	3.4	1.40%
Corporate Property Associates 17 – Global, Inc.	\$3,045.8	5.9%	352	6.50%	37.9%	98%	106%	2.7	0.55%
Griffin-American Healthcare REIT II, Inc.	\$499.2	9.0%	56	6.50%	16.1%	201%	103%	4.1	0.42%
Hines Global REIT, Inc.	\$1,381.3	4.8%	12	7.00%	46.0%	NM	185%	1.3	1.10%
Industrial Income Trust Inc.	\$1,013.2	1.3%	112	6.25%	50.3%	NM	105%	2.2	0.49%
Inland Diversified Real Estate Trust, Inc.	\$1,010.4	6.0%	49	6.00%	46.0%	89%	80%	2.4	0.43%
Paladin Realty Income Properties, Inc.	\$221.5	3.6%	14	6.00%	76.3%	1717%	220%	1.3	3.14%
Strategic Storage Trust, Inc.	\$550.4	2.4%	91	7.00%	60.0%	1887%	232%	2.0	3.18%
Wells Timberland REIT, Inc.	\$345.3	2.0%	1	Annual Stock Distributions of .02 Share Per Share	35.3%	NA	NA	1.3	0.33%
MEDIAN	\$1,010.4	4.8%	56	6.38%	46.0%	127%	106%	2.2	1.00%

Nontraded REIT Industry Review: Fourth 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
Apartment Trust of America, Inc.	\$360.4	0.3%	15	3.00%	69.7%	161%	117%	1.5	Suspended
Behringer Harvard Multifamily REIT I, Inc.	\$2,805.7	23.4%	39	6.00%	32.9%	53%	233%	2.4	Program Open
Behringer Harvard Real Estate Investment Trust, Inc.	\$3,553.8	0.3%	57	1.00%	66.6%	24%	72%	1.5	Suspended – Death & Disability Redemptions Only
CNL Lifestyle Properties, Inc.	\$2,894.0	5.6%	171	6.25%	31.5%	210%	195%	2.3	Program Open
Cole Credit Property Trust II, Inc.	\$3,430.3	1.6%	753	6.25%	51.5%	95%	106%	2.1	Program Open
Cornerstone Core Properties REIT, Inc.	\$70.1	24.8%	9	NA	30.0%	NM	131%	NM	Suspended
Corporate Property Associates 16 – Global, Inc.	\$3,644.9	3.0%	512	6.67%	53.3%	86%	75%	2.3	Program Open
Dividend Capital Total Realty Trust, Inc.	\$2,670.4	4.8%	96	5.91%	55.5%	169%	135%	1.9	Program Open
Healthcare Trust of America, Inc.	\$2,291.6	3.0%	250	7.25%	27.9%	142%	140%	3.7	Program Open
Hines Real Estate Investment Trust, Inc.	\$2,912.0	4.5%	57	5.00%	46.0%	139%	133%	1.4	Suspended – Death & Disability Redemptions Only
Inland American Real Estate Trust, Inc.	\$10,919.2	2.0%	964	5.00%	54.1%	97%	99%	2.1	Redemptions for Death Only
KBS Real Estate Investment Trust, Inc.	\$3,504.8	1.5%	899	5.25%	65.9%	72%	228%	1.4	Limited to Death & Disability Only
KBS Real Estate Investment Trust II, Inc.	\$2,986.2	3.2%	34	6.50%	46.7%	87%	100%	3.9	Program Open
Lightstone Value Plus Real Estate Investment Trust, Inc.	\$564.4	5.6%	31	7.00%	39.7%	NM	130%	0.3	Program Open
Sentio Healthcare Properties, Inc.	\$192.2	14.7%	15	2.50%	52.1%	245%	149%	1.6	Redemptions for Death Only
Wells Real Estate Investment Trust II, Inc.	\$5,776.6	0.7%	72	5.00%	25.4%	89%	97%	3.3	Program Open
MEDIAN	\$2,903.0	3.1%	65	5.91%	49.1%	96%	131%	2.1	

Nontraded REIT Industry Review: Fourth 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
Apple REIT Six, Inc.	\$759.4	0.0%	66	7.20%	8.3%	92%	92%	22.3	Program Open
Apple REIT Seven, Inc.	\$865.1	0.0%	51	7.00%	20.2%	119%	119%	6.9	Program Open
Apple REIT Eight, Inc.	\$935.7	0.0%	51	5.00%	25.2%	137%	140%	4.7	Program Open
Apple REIT Nine, Inc.	\$1,701.0	1.8%	88	8.00%	7.3%	134%	135%	24.8	Program Open
Behringer Harvard Opportunity REIT, Inc.	\$531.2	2.5%	16	NA	50.1%	NM	15%	0.5	Suspended
Corporate Property Associates 15, Inc.	\$2,452.9	6.4%	315	7.35%	53.9%	79%	82%	2.9	Suspended - Death & Disability Redemptions Only
MEDIAN	\$900.4	0.9%	59	7.20%	22.7%	119%	106%	5.8	



Top-Line Assessment of the Nontraded REIT Industry – 4th Quarter 2011

The second half of 2011 saw a slowdown in capital raising in the nontraded REIT industry driven by a variety of factors. Global uncertainty continued to create a wait-and-see attitude among investors, and increasing regulatory scrutiny of the industry caused some broker/dealers and financial advisors to slow their sales activity.

The overall real estate market continued its steady recovery with vacancy rates stabilizing and rental rates beginning to rise in certain markets. The availability of financing fluctuated throughout the year, with lending requirements easing in the first half and then tightening again during the second half of 2011, spurred by the European debt crisis. Despite the uneven market news, equity capital for real estate remained plentiful. However, the majority of the capital continued to concentrate on core assets in all property sectors.

Capital raise remained steady with an additional \$2.0 billion raised in the fourth quarter for an annual total of \$8.6 billion. Blue Vault Partners estimates that in 2012, a total of \$9 billion or more could be raised based upon the uptick in full-cycle events. Total assets in the industry increased by almost 17% to \$84 billion at year-end 2011 compared with \$71.9 billion at year-end 2010.

Acquisition volume declined slightly to \$2.8 billion from last quarter's \$3.0 billion. For the year, total acquisitions reached \$13.3 billion, exceeding the \$13 billion acquired in 2010. The 10 most active nontraded REITs in 2011 were:

1. Cole Credit Property Trust III	\$2.22 billion
2. American Realty Capital Trust	\$1.24 billion
3. Corporate Property Associates – 16	\$954.6 million
4. Corporate Property Associates – 17	\$953.6 million
5. CB Richard Ellis Realty Trust	\$815.5 million
6. Industrial Income Trust	\$717.3 million
7. Hines Global REIT	\$706.8 million
8. KBS Real Estate Investment Trust II	\$636.2 million
9. Wells Real Estate Investment Trust II	\$609.5 million
10. Inland Diversified Real Estate Trust	\$520.7 million

Nontraded REIT dispositions totaled \$1.7 billion in 129 transactions in 2011. The most active REITs disposing of properties in 2011 were:

1. Hines REIT Real Estate Investment Trust	\$344.8 million
2. Inland American Real Estate Trust	\$242.3 million
3. KBS Real Estate Investment Trust	\$176.9 million
4. Corporate Property Associates – 15	\$171.2 million
5. Inland Western Retail Real Estate Trust	\$144.3 million

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

Key Nontraded REIT Trends

- **Acquisitions** – 2011 total acquisitions of \$13.3 billion were completed by 46 REITs including \$2.8 billion in the fourth quarter.
- **Dispositions** – A total of \$1.7 billion for the year was sold by 20 separate REITs.
- **Capital Raise** – \$8.6 billion was raised in 2011. \$2.0 billion was raised in the fourth quarter consistent with the third quarter.
- **New Filings** – 11 REITs were launched in 2011, following 15 in 2010. Included were four offerings from AR Capital and three from Cole.
- **Full-Cycle Announcements** – In early 2012, three REITs announced their intentions to list or liquidate, including American Realty Capital Trust, Inland Western Retail Real Estate Trust (both which have subsequently listed on an exchange), and W.P. Carey.
- **“Daily NAV” Offerings** – LaSalle Investment Management and RREEF have registered new offerings to add to Clarion, ARC, and Cole Daily NAV REITs already on the market.

Year-End 2011 Capital Market Overview

Investment activity in 2011 increased substantially over 2010 but at a slower year-over-year pace than the previous year, reflecting a steadying of the markets after the severe downturn experienced between 2008 and 2009. Total investments are expected to increase again in 2012 but at a more modest annual pace of around 10-15%.

The uncertainty of the global markets coupled with the toughening debt markets have acted as governors to higher growth. The European debt crisis had significant impact on investor activity as a level of caution entered the transaction marketplace. In addition, the CMBS market still has a looming overhang of maturities that cause concern in the lending markets, creating tough underwriting standards and risk aversion by lenders.

Capital remains plentiful for core transactions across all property types, leading to lower returns on those assets. Investors are seeking the safety of long-term leases with credit tenants, or as in the case of multifamily, growing income streams from tenants with limited homeownership options.

Nontraded REIT Transaction Review

Acquisitions

Within the nontraded REIT industry, acquisition volume in the fourth quarter declined slightly compared with the third quarter, caused in part by a fall in capital raising. The top-10 nontraded REIT Sponsors completed \$11.4 billion in acquisitions during 2011. In all, the \$13.3 billion in total transactions were completed by 46 different REITs.

Nontraded REIT Industry Total Real Property Acquisitions
as of December 31, 2011 (in \$ Billions)



Top-5 Sponsors by Volume for 2011:

1. Cole Capital	\$2.36 billion
2. W.P. Carey	\$1.98 billion
3. AR Capital	\$1.59 billion
4. Inland	\$986.8 million
5. Wells	\$886.6 million

Top-5 REITs by volume for the fourth quarter:

1. Cole Credit Property Trust III, Inc. – acquired \$424 million in 60 properties.
2. Hines Global REIT, Inc. – purchased \$332.5 million, including the acquisition of Fisher Plaza in Seattle for \$160 million, or \$545 per square foot.
3. American Realty Capital Trust, Inc. – completed \$282.9 million in 77 buildings totaling 2.3 million square feet, including a portfolio of 42 Dollar General stores for \$43 million.
4. Industrial Income Trust – purchased a total of 18 properties for \$178.8 million, including two separate portfolio transactions in December totaling \$147 million.

5. CB Richard Ellis Realty Trust – completed the purchase of \$137 million in five properties

Dispositions

As more REITs have closed to new investments and entered the Maturing and Liquidating LifeStages, the volume of dispositions by the industry has begun to increase. Total dispositions during 2011 were \$1.7 billion. Some significant dispositions of note include:

- Inland sold 37 properties totaling \$386.6 million from two of their REITs.
- With sales from four of its REITs, Behringer Harvard sold \$249.6 million in 14 assets.
- Cornerstone Core Properties REIT sold three properties in the fourth quarter for \$24.8 million.
- In a \$344 million transaction, Hines REIT sold the 3 First National Plaza property in Chicago.

Exit Strategies

In May, Blue Vault Partners, in conjunction with the University of Texas McCombs School of Business, will release a white paper examining the full-cycle results of the nontraded REIT industry to date. As a nontraded REIT enters into the Liquidating LifeStage, it must examine the various exit strategies available to it. In the past, nontraded REITs have been able to list on national exchanges, pursue merger opportunities, or complete large portfolio dispositions.

Currently, we believe the list or liquidate market will be challenging for nontraded REITs in the year ahead. As public REIT initial public offerings fared poorly in 2011, raising concerns about bringing new entrants to national exchanges. In addition, while there are a few large buyers completing portfolio transactions, the frothiness of the 2005-2007 period has yet to return to property pricing. As a result, nontraded REIT sponsors will need to tread carefully in these tricky markets to achieve the best results for their investors.

In 2011, two nontraded REITs announced list or liquidation strategies:

- Apple announced its intention to explore the merger of Apple REITs 6-9 as a possible prelude to listing on a national exchange.
- In a \$954.5 million transaction comprised of cash and shares, W.P. Carey's Corporate Property Associates 14 merged with Corporate Property Associates 16 – Global.

Already in 2012, three nontraded REITs have announced listing exit strategies, including two that have completed listings on a public exchange:

- American Realty Capital Trust (ARCT) – listed in March and is currently trading at or near its initial offering price.

- Inland Western Retail Real Estate Trust, now named Retail Properties of America, Inc. (RPAI) – began trading in April at lower levels than anticipated, even after a reverse stock split.
- W.P. Carey announced the merger of Corporate Property Associates 15 into their publicly traded parent, W.P. Carey, Inc. and the ultimate conversion of that entity to a REIT.

Hospitality Sector Review

Hospitality – the only real estate sector where the property potentially goes vacant every morning. Hospitality – the broad term to capture hotels, resorts, and motels. Hospitality – a real estate conundrum. Both an operating business and a real estate investment, revenue and expenses are derived from a broad range of categories that go beyond the normal rental and property operations familiar to the balance of the commercial real estate world. Hospitality can derive income from rooms, food and beverage, resort operations, parking, conventions, and other sources. An equally broad array of staffing and expense categories is necessary to support the business.

For this reason, the quality and experience of sponsors and their management companies are of vital importance in this sector. The ability to manage operators and franchise relationships, coupled with effective cost management, strong new business generation and market pricing savvy are key strengths of superior owners and operators.

Due to its unique place in real estate investing, Hospitality has its own vocabulary to describe its operations and property sub-segments. Listed below is a brief Glossary of Hospitality-related terms:

- **Hotel** – distinguished by its access to rooms and amenities from a main lobby, generally in multi-story properties.
- **Full-Service** – a complete level of service from food and beverage, concierge, busboys, business centers, workout rooms, and conference facilities.
- **Extended Stay** – designed with mini-kitchens and sometimes, small living areas, for guests who lease rooms for large blocks of nights.
- **Limited Service** – without many of the amenities and services of a full-service hotel.
- **Select Service** – providing certain services to meet specific needs of clientele.
- **Motel** – have an entrance to a room on the outside of the property, usually in close proximity to parking.
- **Resort** – a destination hotel with vacation amenities including skiing, beach, golf, spa, etc.
- **ADR** – Average Daily Rate – The average room rate per night charged across the entire hotel.
- **Occupancy** – percentage of the number of hotel rooms

- occupied per night.
- **RevPAR** – Revenue per Available Room – total room revenue divided by the average number of available rooms (some rooms may be offline for maintenance or upgrades).
- **Expenses** – range from staff (housecleaning, front desk, maintenance, food and beverage, etc.) to utilities, real estate taxes, insurance, and department-related costs, especially in food and beverage areas.
- **Franchise** – also called flag or brand – the name of the hotel chain that provides room marketing, promotion, and reservation services in return for a fee and/or percentage of the room revenue.
- **Operator** – the management company that runs the business of the hotel. Can be the owner of the hotel or a third-party company.
- **Seasonality** – the tendency of hotel occupancy and room rates to fluctuate depending on demand in different seasons of the year. This will vary by property location and type.
- **Key** – industry slang for hotel room.
- **Lodging** – same thing as Hospitality.

Coming out of the Great Recession, Multifamily, quickly followed by Hospitality, were the first sectors to show a revival in commercial real estate. As the business and vacation travelers returned, room revenue and department revenue began to recover nicely for Hospitality owners. According to data from Smith Travel Research, the U.S. hotel industry reported year-over-year revenue per available room (“RevPAR”) increases for 2010 and 2011 of 5.5% and 8.2%, respectively. Increases are expected to continue through 2012.

New construction has been held in check by tight financing markets. However, well capitalized owners, including some nontraded REITs, have begun new development in selected markets. Inflationary concerns exist on the expense side of the equation, especially related to commodity prices and Real Estate taxes. Revenue will have to grow faster than expenses to continue increases in net operating income at the property level. As a result of the wear and tear experienced at hotels, if an owner has delayed capital expenditures, a hotel may become worn and dated, affecting its ability to maintain rate and occupancy. Financing, while improved, is still a challenge for some owners.

Nine nontraded REITs offered by five sponsors either concentrate solely in the Hospitality sector or have significant investments in the sector. A total of \$7.9 billion of hospitality assets were under management as of year-end in 386 properties with 52,429 rooms. Participants include the Apple family of REITs, with Apple 6 – 10 in operation, Carey Watermark, Moody National, Inland American, and CNL Lifestyle.

In 2011, the nontraded REIT industry made \$869.4 million of acquisitions and sold \$125.8 million worth of hospitality properties.

Notable Hospitality Transactions

- Inland American acquired three properties totaling 1,172 rooms for \$166.5 million (\$142,065/key) in 2011.
- Apple REIT 10 completed \$458.2 million (\$138,848/key) in acquisitions.
- Apple REIT 9 completed \$198.4 million (\$100,214/key) in 2011 acquisitions.
- Moody National acquired a 74.5% interest in a Hyatt Place mortgage note for \$12.8 million.
- Inland disposed of approximately \$115 million in properties.
- Apple 9 placed 406 acres of land under contract to sell in 2012 for \$198.4 million.
- Apple 6 sold two properties for \$10.8 million (\$49,090/key).

Blue Vault Partners LifeStages

In 2010, Blue Vault originated the LifeStage classification system for individual nontraded REITs. Two distinct phases exist for nontraded REITs, the Effective stage which is defined by capital raising and the Closed stage which is defined by post capital raise activities. Blue Vault has further segmented individual LifeStages within each phase that are defined by the age of the REIT, amount of capital raise, acquisitions, stability, diversification, and ultimately preparation for a liquidity event.

In this issue, we will review the Growth LifeStage in more detail.

Growth LifeStage

The nontraded REITs that have survived the Emerging LifeStage have accomplished a major objective: steadily increasing capital raising. To have continued success, sponsors must now begin to turn their attention to acquisitions and stabilizing the operating metrics of the REIT. On average, Growth LifeStage REITs have been capital raising for 12 -24 months and have assets of \$50 million – \$500 million with between five and 20 properties.

The Growth LifeStage is marked by the following:

- **Distributions** – many nontraded REITs increase their distribution levels during this LifeStage to reflect the impact of recent acquisitions and improved cash flow from operations.
- **Acquisitions** – generally begin increasing in pace and dollar size as portfolio assets under management grow.
- **Metrics** – while still erratic, steady improvement in ratios is seen as the REIT increases in asset size.

There are currently 16 nontraded REITs categorized as Growth Stage by Blue Vault Partners. As can be seen in

the LifeStage charts at the beginning of this publication, these REITs have matured somewhat when compared to Emerging REITs but are still relatively young, with smaller portfolio sizes and, improving yet, widely varying metrics.

The Growth LifeStage shows particular traits and issues including:

- Distribution rate still higher than ability to pay from operational cash flow; however, as the REIT ages in the LifeStage, coverage metrics show improvement.
- Steadily increasing rate of capital raise flow and acquisition volume.
- Operating Ratios that are becoming meaningful and trending toward better performance.
- Fluctuating debt ratios and cash to total assets ratios until capital raise and acquisition volumes move more into synch.

Sponsors greatest challenge in the Growth LifeStage is the management of incoming cash from capital raising with the long and lumpy acquisition cycle to add assets. Capital must be amassed in order to close properties, even when utilizing debt. Distributions must be paid on that amassed capital, whether or not a property has been acquired yet, to provide cash flow from operations. Distribution deficits continue to mount as a result.

Sophisticated sponsors' have been able to utilize acquisition lines of credit and structured transactions to attempt to keep the acquisition pace ahead of capital raising. In doing so, debt ratios can become much higher than seen in Closed REITs. The advantage to investors and the sponsors is that the acquisition pace can be slowed somewhat to allow for the outstanding debt levels to be reduced, bringing debt and interest coverage ratios more in line.

When a Growth LifeStage REIT has begun to demonstrate stability and predictability in its operations and has reached approximately \$500 million or greater in assets, it moves to the next Effective LifeStage, Stabilization.

Editor’s Note: Apple REITs 6 through 9 are very similar in structure and performance. As a result, many similarities will be seen in the discussion of each individual REIT.

Apple REIT Six was declared effective by the SEC in 2004 and invests in income-producing real estate in the United States. At year-end 2011, the REIT had \$759.4 million in assets in 66 hotels totaling 7,658 rooms. The REIT closed to new investments in March 2006. As such, the REIT is in the Maturing LifeStage of Closed REITs that is marked by a refinement of the portfolio through dispositions, strategic acquisitions, and debt. The investment style of 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 asset values.

Key Highlights

- In August 2011, it was announced that a merger of Apple REITs 6 through 9 was being considered as a possible precursor to listing on a public exchange.
- The REIT holds no cash and has a very low debt ratio. Future capital needs can be funded from borrowings on its line of credit.
- A loss of \$450,000 was taken related to the ownership in Apple Air and its trading in two jets for one new jet.
- The Company, its directors, and certain officers are currently subject to a legal complaint that seeks, among other things, certification of a putative nationwide class and the state subclasses, damages, rescission of share purchases, and other costs and expenses.

Capital Stack Review

- Debt – With a debt ratio of only 8.3%, the REIT has a significantly below median usage of debt for Closed REITs. 69.3% of the REIT’s debt is variable rate.
- Debt Maturity – 90% of the Company’s debt matures in 2013.

- Loan Activity – The company refinanced its \$60 million unsecured credit facility in September 2011 with a maturity date of September 2013.
- Cash on Hand – The REIT had no cash on hand on its balance sheet as of December 31, 2011.

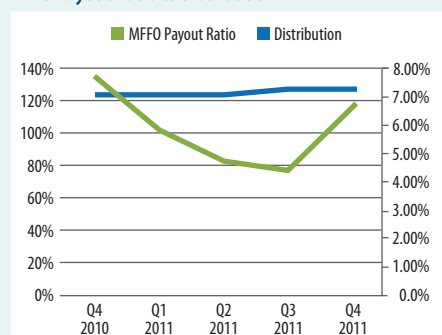
Metrics

- Distribution – 7.2% up from 7.0% in the second quarter of 2011.
- Distribution Source – \$11.4 million of the \$17.6 million of distributions declared was paid from cash flow, with the balance paid from borrowing.
- MFFO Payout Ratio – 2011 YTD was 92%; however, the fourth quarter figure increased to 118% from 77% in Q3 2011, reflecting the seasonality of the hotel business and an uptick in distribution.
- Fee Waivers and Deferrals – None reported.
- Interest Coverage Ratio – 22.3x EBITDA reflects the very low debt ratio in the REIT.
- Impairments – None reported

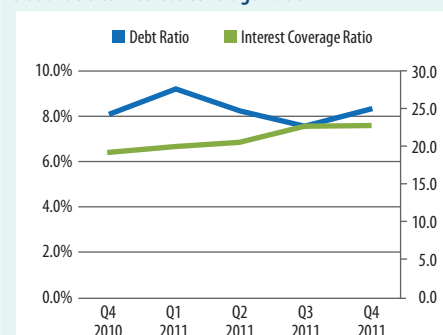
Real Estate

- Acquisitions – No acquisitions were made in 2011.
- Occupancy – The Company reported 72%, up slightly from 71% in 2010. This is compared with 60.1% for the industry as of December 31, 2011.*
- ADR (Average Daily Rate) – The Company reported \$110 compared with \$104 in 2010. This compares with \$101.64 for the industry as of December 31, 2011.
- RevPAR (Revenue Per Available Room) – The Company reported \$79 versus \$74 in 2010. This compares with \$61.06 for the industry as of December 31, 2011.*
- Expenses – Declined to 59% of total hotel revenue in 2011, from 60% in 2010.
- Dispositions – The REIT sold two hotels located in Tempe, Ariz. in June for \$10.8 million; no gain or loss was incurred upon the sale.
- Diversification – 66 hotels located across 18 states with 10 franchises. Fourteen properties are flagged as Hilton Garden Inns.

MFFO Payout Ratio to Distribution



Debt Ratio to Interest Coverage Ratio



*As reported by Smith Travel Research.

Editor’s Note: Apple REITs 6 through 9 are very similar in structure and performance. As a result, many similarities will be seen in the discussion of each individual REIT.

Apple REIT Seven was declared effective by the SEC in 2006 and invests in income-producing real estate in the United States. As of the end of 2011, the REIT had \$865.1 million in assets in 51 hotels totaling 6,426 rooms. The REIT closed to new investments in July 2007. As such, the REIT is in the Maturing LifeStage of Closed REITs that is marked by a refinement of the portfolio through dispositions, strategic acquisitions, and debt. The investment style of 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 asset values.

Key Highlights

- In August 2011, it was announced that a merger of Apple REITs 6 through 9 was being considered as a possible precursor to listing on a public exchange.
- The REIT holds no cash and has a modest debt ratio. Future capital needs can be funded from borrowings on its line of credit unless they are substantial.
- A loss of \$200,000 was taken related to the ownership in Apple Air and its trading in two jets for one new jet.
- The Company, its directors, and certain officers are currently subject to a legal complaint that seeks, among other things, certification of a putative nationwide class and the state subclasses, damages, rescission of share purchases, and other costs and expenses.

Capital Stack Review

- Debt – With a debt ratio of 20.2%, the REIT has a below median usage of debt for REITs in the Liquidating LifeStage. 63.0% of the REIT’s debt is fixed rate.
- Debt Maturity – 86.7% of the Company’s debt matures by 2014.

- Loan Activity – An \$85 million credit facility matures in October 2012.
- Cash on Hand – The REIT had no cash on hand on its balance sheet as December 31, 2011.

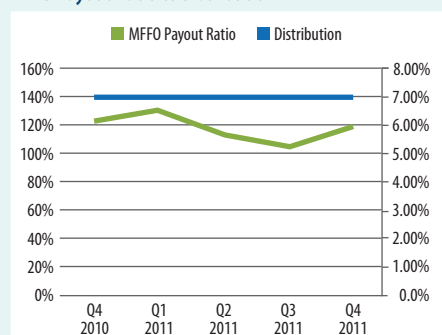
Metrics

- Distribution – 7.0% and has remained steady for eight quarters.
- Distribution Source – \$60.0 million of the \$70.04 million of distributions declared were paid from cash flow with the balance paid from borrowing.
- MFFO Payout Ratio – 119% for the year ended 2011, down from 122% at year-end 2010.
- Fee Waivers and Deferrals – None reported.
- Interest Coverage Ratio – 6.9x EBITDA reflects the modest debt ratio in the REIT.
- Impairments – None reported.

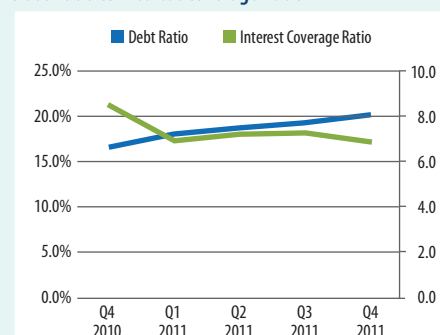
Real Estate

- Acquisitions – No acquisitions were made in 2011.
- Occupancy – The Company reported 73% up from 71% in 2010. This compares with 60.1% for the industry as of December 31, 2011.*
- ADR (Average Daily Rate) – The Company reported \$110 compared with \$108 in 2010. This compares with \$101.64 for the industry as of December 31, 2011.*
- RevPAR (Revenue Per Available Room) – The Company reported \$80 versus \$77 in 2010. This compares with \$61.06 as of December 31, 2011.*
- Expenses – Remained equal to 2010, at 58% of total hotel revenue.
- Dispositions – None reported.
- Diversification – 51 hotels located across 18 states with 9 franchises. Twelve properties are flagged as Homewood Suites.

MFFO Payout Ratio to Distribution



Debt Ratio to Interest Coverage Ratio



*As reported by Smith Travel Research.

Editor’s Note: Apple REITs 6 through 9 are very similar in structure and performance. As a result, many similarities will be seen in the discussion of each individual REIT.

Apple REIT Eight was declared effective by the SEC in 2007 and invests in hotels and other income-producing real estate in the United States. As of the end of 2011, the REIT had \$935.7 million in assets in 51 hotels totaling 5,910 rooms. The REIT closed to new investments in April 2008. As such, the REIT is in the Maturing LifeStage of Closed REITs that is marked by a refinement of the portfolio through dispositions, strategic acquisitions and debt. The investment style of 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 asset values.

Key Highlights

- In August 2011, it was announced that a merger of Apple REITs 6 through 9 was being considered as a possible precursor to listing on a public exchange.
- The REIT holds no cash and has a modest debt ratio. Future capital needs can be funded from borrowings on its line of credit unless they are substantial.
- A loss of \$450,000 was taken related to the ownership in Apple Air and its trading in two jets for one new jet.
- The Company, its directors, and certain officers are currently subject to a legal complaint that seeks, among other things, certification of a putative nationwide class and the state subclasses, damages, rescission of share purchases, and other costs and expenses.

Capital Stack Review

- Debt – With a debt ratio of 25.2%, the REIT has an above median usage of debt compared with REITs in the Liquidating LifeStage. 66.0% of the REIT’s debt is fixed rate.
- Debt Maturity – 51.7% of the Company’s debt matures in 2016 or later.

- Loan Activity – The company has two separate lines of credit totaling \$95 million that mature in April and October 2012.
- Cash on Hand – The REIT had no cash on hand on its balance sheet as of December 31, 2011.

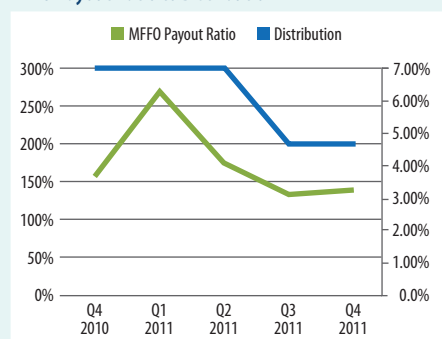
Metrics

- Distribution – The REIT reduced its distribution to 5.0% from 7.0% in the second quarter.
- Distribution Source – \$45.4 million of the \$62.0 million of distributions declared was paid from cash flow with the balance paid from borrowing.
- MFFO Payout Ratio – 140% for the year ended 2011, down from 158% at year-end 2010.
- Fee Waivers and Deferrals – None reported.
- Interest Coverage Ratio – 4.7x EBIDTA reflects the modest debt ratio in the REIT.
- Impairments – None reported

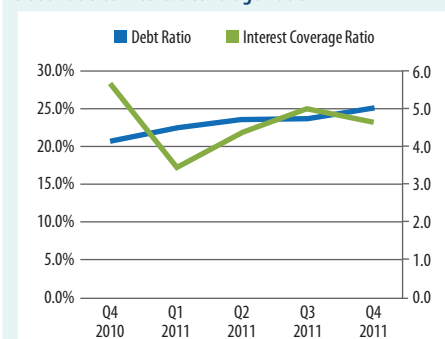
Real Estate

- Acquisitions – No acquisitions were made in 2011
- Occupancy – The Company reported 72% up from 70% in 2010. This compares with an industry average as of 60.1% as of December 31, 2011.*
- ADR (Average Daily Rate) – The Company reported \$113 compared to \$112 in 2010. This compares with \$101.64 for the industry as of December 31, 2011.*
- RevPAR (Revenue per Available Room) – The Company reported \$82 versus \$79 in 2010. This compares with an industry average of \$61.06 as of December 31, 2011.*
- Expenses – 57% of total hotel revenue in 2011 compared to 60% in 2010.
- Dispositions – None reported.
- Diversification – 51 hotels located across 19 states with 13 franchises. 11% of total hotel revenue comes from the Renaissance Hotel in New York.

MFFO Payout Ratio to Distribution



Debt Ratio to Interest Coverage Ratio



*As reported by Smith Travel Research.

Editor’s Note: Apple REITs 6 through 9 are very similar in structure and performance. As a result, many similarities will be seen in the discussion of each individual REIT.

Apple REIT Nine was declared effective by the SEC in 2008 and invests in income-producing real estate in the United States. As of year-end 2011, the REIT had \$1.7 billion in assets in 88 hotels totaling 11,252 rooms. The REIT closed to new investments in December 2010. As such, the REIT is in the Maturing LifeStage of Closed REITs that is marked by a refinement of the portfolio through dispositions, strategic acquisitions, and debt. The investment style of 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 asset values.

Key Highlights

- In August 2011, it was announced that a merger of Apple REITs 6 through 9 was being considered as a possible precursor to listing on a public exchange.
- The REIT holds a limited amount of cash and has a modest debt ratio. Future capital needs can be funded from borrowings.
- A loss of \$450,000 was taken related to the ownership in Apple Air and its trading in two jets for one new jet.
- The Company, its directors, and certain officers are currently subject to a legal complaint that seeks, among other things, certification of a putative nationwide class and the state subclasses, damages, rescission of share purchases, and other costs and expenses.

Capital Stack Review

- Debt – With a debt ratio of 7.3%, the REIT has substantially below median usage of debt compared with REITs in the Liquidating LifeStage. 100% of the REITs debt is fixed rate.
- Debt Maturity – 46.1% of the Company’s debt matures in 2015 and an additional 45.8% matures in 2016 or later.
- Cash on Hand – 1.8% reflects strong acquisition activity.

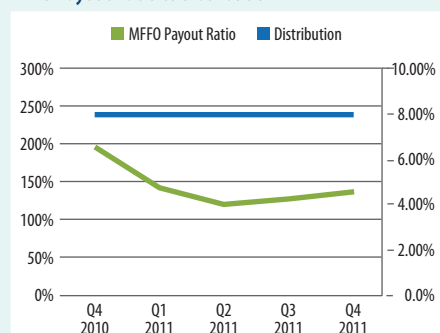
Metrics

- Distribution – 8.0% and has remained steady for 10 quarters.
- Distribution Source – \$116.0 million of the \$118.1 million of distributions declared was paid from cash flow, with \$22 million paid from offering proceeds.
- MFFO Payout Ratio – 135% as of year-end, which is down markedly from 196% at year-end 2010.
- Fee Waivers and Deferrals – None reported.
- Interest Coverage Ratio – 24.8x EBIDTA reflects the very low debt ratio in the REIT.
- Impairments – None reported.

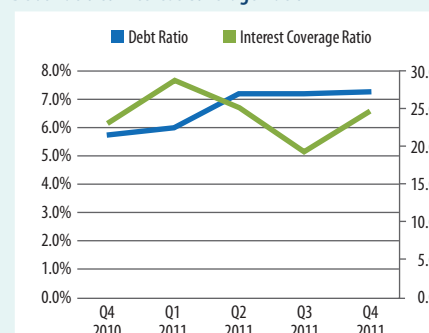
Real Estate

- Acquisitions – 11 properties were purchased for \$198.4 million (\$141,581 per key) and one hotel was developed for \$4.1 million in 2011. Notable items include:
 - Two hotels were purchased in New Jersey for \$36.5 million, or \$146,586 per key.
 - Two of the purchases included assumed debt totaling \$25.9 million.
 - A contract was entered into for a to-be-developed Home2 Suites by Hilton in Nashville, Tenn., for \$15.4 million (\$140,000/key) that will close in mid-2012.
- Occupancy – The Company reported 70.0%, up from 65.0% in 2010. This compares with an industry average of 60.1% as of December 31, 2011.*
- ADR (Average Daily Rate) – The Company reported \$107 compared with \$102 in 2010. This compares with an industry average with \$101.64 as of December 31, 2011.*
- RevPAR (Revenue per Available Room) – The Company reported \$74 versus \$66 in 2010. This compares with an industry average of \$61.06 as of December 31, 2011.*
- Expenses – 2011 expenses were 58% of total hotel revenue compared with 61% in 2010.
- Dispositions – 406 acres of land are under contract for sale in 2012 for \$198.4 million. In addition, a mortgage note purchased in 2010 on a property owned by Apple REIT 8 was repaid.
- Diversification – 88 hotels located across 27 states with 12 franchises. Twenty-one properties are flagged as Hampton Inns.

MFFO Payout Ratio to Distribution



Debt Ratio to Interest Coverage Ratio



Apple REIT Ten was declared effective by the SEC in 2011 and invests in hotels and other income-producing real estate in select metropolitan areas in the United States. As of the end of the fourth quarter 2011, the REIT had \$471.2 million in assets in 26 hotels totaling 3,300 rooms. The REIT is in the Growth LifeStage of effective REITs, which is characterized by accelerated growth in capital raise and acquisitions. The investment style of 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 asset values.

Key Highlights

- Strong acquisition efforts have deployed almost all capital raised with little debt employed.
- Metrics are trending toward more stable levels but still reflect unevenness typical of Growth LifeStage REITs.
- A FINRA complaint against David Lerner Associates related to its overall sales practices has had a potential impact on Apple 10’s capital raise.

Capital Stack Review

- The \$45.7 million raised this past quarter has brought the capital raised in the 11 months since inception to \$473.8 million.
- Debt – Current debt ratio is at 14.8%, up from 9.8% in the previous quarter, with 100% of the REIT’s debt in fixed instruments.
- Debt Maturity – 82.9% of the REIT’s debt matures in 2016 or later.
- Loan Activity – 5 loans totaling \$69.4 million were assumed in association with acquisitions.
- Cash on Hand – 1.5% reflects strong acquisition activity.

Metrics

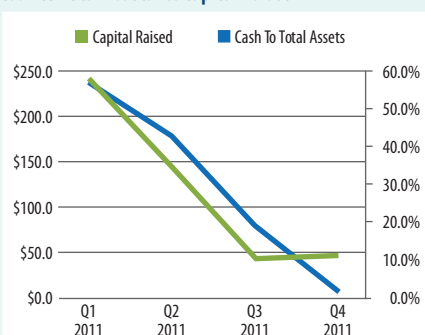
- Distribution – The distribution yield remained steady at 7.5% over the past year.
- Distribution Source – The majority of the distribution was paid from net proceeds of the offering.

- MFFO Payout Ratio – 165% in the fourth quarter 2011, up slightly from 152% in the third quarter.
- Fee Waivers and Deferrals – None reported.
- Interest Coverage Ratio – 12.7x for the quarter based on very low debt ratio.
- Impairments – None reported.

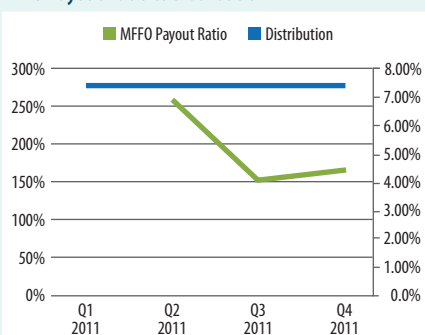
Real Estate

- Acquisitions – A total of \$458.2 million in acquisitions in 26 properties was completed in 2011 at an average price of \$138,848 per key including:
 - In June, a 5-property portfolio totaling 509 rooms was purchased for \$75.5 million or \$148,330 per key.
- Occupancy – The Company reported 69.0% at year-end, which is down from 75.0% in the previous quarter. This compares with an industry average of 60.1% as of December 31, 2011.*
- ADR (Average Daily Rate) – The Company reported \$110 which is even with last quarter. This compares with an industry average of \$101.64 as of December 31, 2011.*
- RevPAR (Revenue per Available Room) – The Company reported \$76, which is down from \$83 in the previous quarter. This compares with an industry average of \$60.6 as of December 31, 2011.*
- Revenue – Less than one year of operations.
- Dispositions – None reported.
- Diversification – Hotel locations are well-diversified for a REIT at this LifeStage, with locations in 15 states across 8 brands. Eight hotels are branded Hilton Garden Inns.

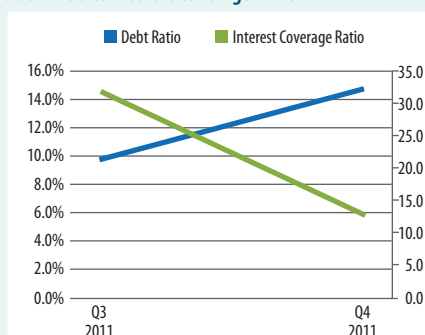
Cash to Total Assets vs. Capital Raised



MFFO Payout Ratio to Distribution



Debt Ratio to Interest Coverage Ratio



*As reported by Smith Travel Research.

Carey Watermark Investors was declared effective by the SEC in 2010 and invests in lodging and lodging-related properties located primarily in the United States. As of year-end 2011, the REIT had \$41.8 million in assets and had invested in two joint ventures with three total properties with 623 rooms. The REIT is advised by an affiliate of W.P. Carey & Co. and subadvised by an affiliate of Watermark Capital Partners, LLC. 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 of 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 asset values.

Key Highlights

- With only two joint ventures, Carey Watermark is at the early stages of its development.
- Relatively high cash on hand and continued capital raise will allow the REIT to make additional purchases in the future.

Capital Stack Review

- Capital raised – \$47.7 million since inception and \$8.3 million in the fourth quarter.
- Debt – Not applicable at the REIT level. Both ventures have debt on the hotels at the property level totaling \$69.3 million and maturing between 2014 and 2017.
- Debt Maturity – Not applicable since the Company has no debt at the portfolio level.
- Loan Activity – A \$6 million loan from a subsidiary of the advisor was repaid in 2011.
- Cash on Hand – The REIT had a Cash to Total Assets ratio of 19.2% at year-end.

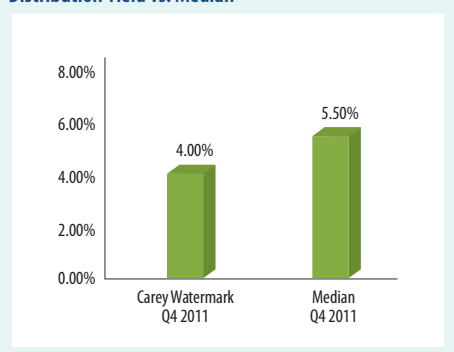
Metrics

- Distribution – 4%, consistent with the previous two quarters.
- Distribution Source – 100% of distributions paid were funded by proceeds from the public offering.
- MFFO Payout Ratio – 219% for the year ended 2011 and above median compared to other Emerging LifeStage REITs.
- Fee Waivers and Deferrals – None reported.
- Interest Coverage Ratio – N/A.
- Impairments – None reported.

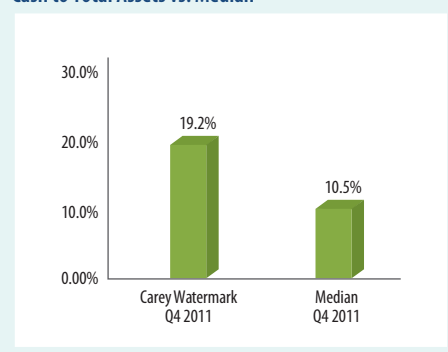
Real Estate

- Acquisitions – Two joint ventures totaling \$33.5 million were completed in 2011.
 - In May 2011, a 49% interest was purchased in a venture that owns two waterfront properties in Long Beach, Calif., the Hotel Maya and a Residence Inn.
 - An 80% interest was purchased in a venture that owns the Chateau Bourbon Hotel in New Orleans, La. in September 2011.
- Occupancy – Not reported.
- Dispositions – None reported.
- Diversification – Two joint venture interests in three total properties.

Distribution Yield vs. Median



Cash to Total Assets vs. Median



Inland American Real Estate Trust was declared effective in 2005 and invests in a diversified portfolio of commercial real estate, including retail, multifamily, industrial, lodging, and office properties located in the United States. As of year-end of 2011, the REIT had \$10.9 billion in assets in 964 properties totaling 49.3 million square feet of commercial properties, 9,563 apartment units and 15,597 hotel rooms. The REIT closed to new investments in April 2009. As such, the REIT is in the Maturing LifeStage of Closed REITs that is marked by a refinement of the portfolio through dispositions, strategic acquisitions, and debt. The investment style of 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 asset values.

Key Highlights

- The valuation of the REIT is currently at \$7.22 per share, down from \$8.03 per share as of December 2010.
- The REIT began an active disposition program in 2011 to remove less strategic assets and reinvest the capital in more complementary assets to the portfolio.
- The redemption program, which had been suspended in early 2010, was reinstated for death, disability and hardship requests in the second quarter of 2011 and hardship requests in the first quarter 2012.

Capital Stack Review

- Debt – 54.1% at year-end, up steadily from 48.4% at year-end 2010. Financing is distributed 75.0% to fixed instruments and 25.0% to variable.
- Debt Maturity – 44.9% of its debt matures in 2017 or later.
- Loan Activity – \$540 million of 2011 maturities were refinanced.
- Cash on Hand – 2.0%, typical for a REIT at this LifeStage.

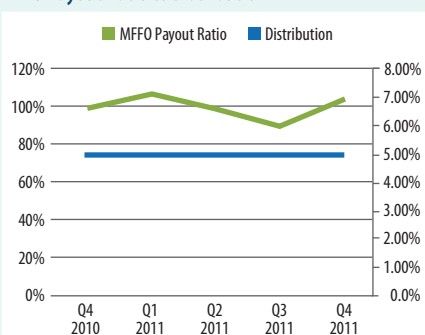
Metrics

- Distribution – Steady at 5.0% for past 10 quarters.
- Distribution Source – 100% funded from cash flow from operations.
- MFFO Payout Ratio – 99% in 2011, down from 105% in 2010.
- Fee Waivers and Deferrals – Business Management fees totaling \$75.2 million were waived in 2011.
- Interest Coverage Ratio – 2.1x EBIDTA reflects the debt ratio in the REIT.
- Impairments – An impairment of \$163.6 million was taken on properties primarily related to investments in the Net Lease Strategic Assets Fund joint venture.

Real Estate

- Acquisitions – Three hotels were purchased for \$166.5 million (\$142,065/key) plus seven retail properties for \$282.8 million (\$169/SF), for a total of \$449.3 million.
- Occupancy – Retail, 94%; Industrial, 92%; Apartments, 92%; Lodging, 71%; and Office, 92%.
- Revenue – Same-store results increased significantly for hotel and multifamily (10.8% and 16.7%, respectively) and decreased slightly for retail, office, and industrial segments.
- Hotel Occupancy – The Company reported 71.0% up from 70.0% in 2010. This compares to an industry average of 60.1% as of December 31, 2011.*
- ADR (Average Daily Rate) – The Company reported \$121 compared with \$115 in 2010. This compares with an industry average of \$101.64 as of December 31, 2011.*
- RevPAR (Revenue Per Available Room) – The Company reported \$86 at year-end, up from \$80 in 2010. This compares to an industry average of \$61.06 as of December 31, 2011.*
- Dispositions – 26 properties were sold in 2011 for a total of \$242.3 million including 14 retail, 6 hotels, 4 office, 1 industrial, and 1 multifamily property.
- Diversification – The portfolio is well-diversified across segments and geographic locations. Largest tenant exposures are SunTrust (9%) and AT&T (7%).

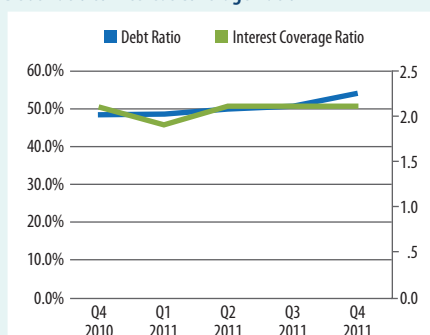
MFFO Payout Ratio to Distribution



Historical Price Per Share



Debt Ratio to Interest Coverage Ratio



*As reported by Smith Travel Research.

Moody National REIT I was declared effective by the SEC in 2009 and invests primarily in hotel properties. As of the end of the fourth quarter 2011, the REIT had \$21.9 million in assets in one equity joint venture and one mortgage note joint venture. The REIT registered a follow-on offering in April 2012 for \$1 billion in shares. The REIT is in the Growth LifeStage of effective REITs, which is usually characterized by accelerated growth in capital raise and acquisitions. The investment style of 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 to medium volatility in asset values.

Key Highlights

- \$5.1 million has been raised since inception, with \$2.0 million raised in 2011 and \$1.0 million raised in the fourth quarter.
- The REIT has filed a follow-on offering but will continue to sell shares in its primary offering until October 12, 2012.

Capital Stack Review

- Capital Raise – \$2.0 million was raised in 2011 and \$1.0 million was raised in the fourth quarter.
- Debt – Current debt ratio is at 75.3% in the fourth quarter, up from 56.5% as of 4Q 2010. 69% of the REIT's debt is in variable instruments.
- Debt Maturity – 58.3% of the REIT's debt matures in 2017 or later.
- Loan Activity – Total indebtedness consists of an assumed note of \$5,000,000 outstanding from the acquisition of the Residence Inn property plus \$200,000 outstanding on a loan from Moody JV and an additional acquisition note of \$11.3 million of a first mortgage note.
- Cash on Hand – 4.9%.

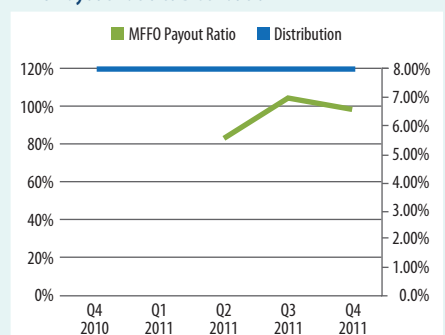
Metrics

- Distribution – The distribution yield remained steady at 8.0% over the past seven quarters.
- Distribution Source – As of December 31, 2011, a portion of the distributions has been paid from offering proceeds.
- MFFO Payout Ratio – The Company reported Modified Funds from Operations (MFFO) for YTD 2011 of \$284,804 and an MFFO payout ratio of 115%, which included \$74,346 of stock/unit-based compensation and \$33,013 of amortized loan costs. In accordance with the IPA Guidelines for calculating MFFO, Blue Vault Partners has excluded those items to report YTD 2011 MFFO of \$185,740, or an MFFO ratio of 176%.
- Fee Waivers: Fees for the acquisition and debt financing of the Residence Inn property and Hyatt Place note were waived by the Sponsor.
- Interest Coverage Ratio – 1.8x EBITDA is equivalent to the median for REITs in the Growth LifeStage.
- Impairments – None reported.

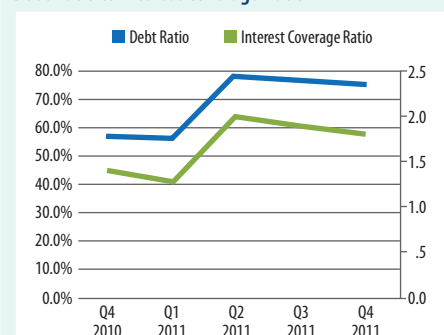
Real Estate

- Acquisitions – The acquisition of a 74.5% interest in the Hyatt Place note was completed in the second quarter. The hotel is located in Grapevine, Texas.
- Lease Expirations – N/A
- Occupancy – The Company reported 80.6% at year-end compared with an industry average of 60.1%.*
- ADR (Average Daily Rate) – The Company reported \$88 at year-end compared with an industry average of \$101.64.*
- RevPAR (Revenue Per Available Room) – The Company reported \$71 at year-end compared with an industry average of \$61.06.*
- Dispositions – None reported.
- Diversification – Two investments are owned by the REIT.

MFFO Payout Ratio to Distribution



Debt Ratio to Interest Coverage Ratio



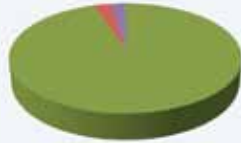
*As reported by Smith Travel Research.

Nontraded REIT Industry Review: Fourth Quarter 2011



American Realty Capital Healthcare Trust, Inc.

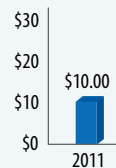
Total Assets.....	\$172.3 Million
Real Estate Assets	\$163.4 Million
Cash	\$5.0 Million
Securities	\$0.0 Million
Other.....	\$3.8 Million



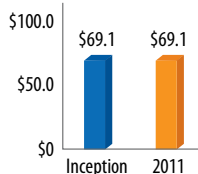
Initial Offering Date:	February 18, 2011
Number of Months Fundraising:	10
Anticipated Offering Close Date:	February 18, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	2.9%
Asset Type:	Medical Office / Healthcare
Number of Properties:	12
Square Feet / Units / Rooms / Acres:	522,407
Percent Leased:	96.8%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



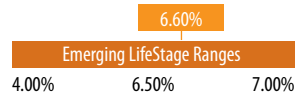
Gross Dollars Raised*



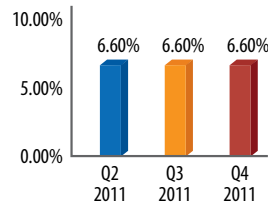
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.60%



Historical Distribution



Contact Information

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

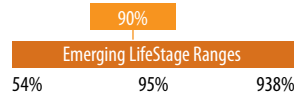
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: NOT MEANINGFULYTD Distributions Paid:.....\$675,000
YTD FFO:,(\$2,238,000)

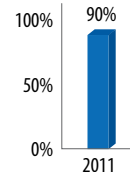
Historical FFO Payout Ratio



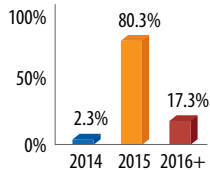
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO:.....90%YTD Distributions Paid:.....\$675,000
YTD MFFO:, \$751,000
*Company reported MFFO – see notes

Historical MFFO Payout Ratio

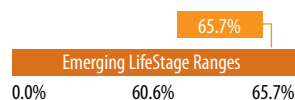


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 65.7%

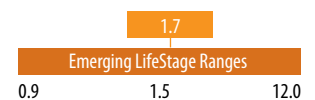


Debt Breakdown

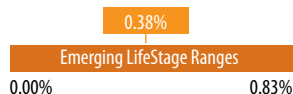
Total:	\$113.2 Million
Fixed:	\$113.2 Million
Variable:	\$0.0 Million
Avg. Wtd. Rate:	4.95%
Term:	3 – 5yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.7

Adjusted EBITDA:\$2,022,000
Interest Expense:\$1,191,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:.....0.38%Redemptions Year to Date: 6,241
Wtd. Avg. Shares Outstanding
as of 12/31/11: 1,649,649

Lease Expirations

Weighted Average
Lease Term is 12.9 yrs

Trends and Items of Note

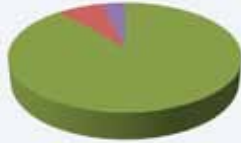
- The REIT was declared effective by the SEC in February 2011 and raised proceeds sufficient to break escrow in May 2011.
- The first distribution to stockholders was paid on August 1, 2011.
- The company purchased six properties valued at \$95.6 million during the fourth quarter.
- On December 10, 2011, the board of directors declared an increase in the distribution, to be calculated based on stockholders of record each day during the applicable period at a rate of 6.8% annualized, beginning January 1, 2012.
- 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 72 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



American Realty Capital New York Recovery REIT, Inc.

Total Assets.....	\$137.0 Million
Real Estate Assets	\$121.5 Million
Cash	\$10.2 Million
Securities	\$0.0 Million
Other	\$5.3 Million



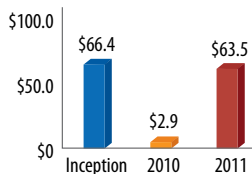
Initial Offering Date:	September 2, 2010
Number of Months Fundraising:	15
Anticipated Offering Close Date:	September 2, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	7.5%
Asset Type:	Office & Retail
Number of Properties:	9
Square Feet / Units / Rooms / Acres:	148,933
Percent Leased:	91.0%
LifeStage.....	Growth
Investment Style	Value Add

Historical Price



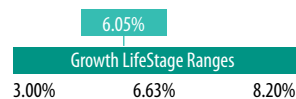
Gross Dollars Raised*



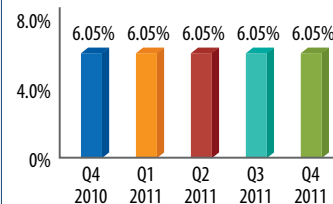
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.05%



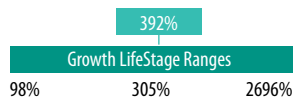
Historical Distribution



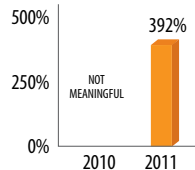
Contact Information

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

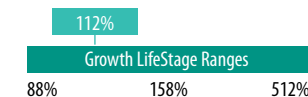
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: 392%YTD Distributions Paid: ... \$2,444,000
YTD FFO: \$624,000

Historical FFO Payout Ratio

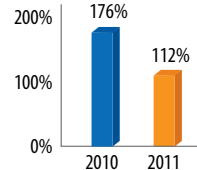


Year to Date MFFO Payout Ratio

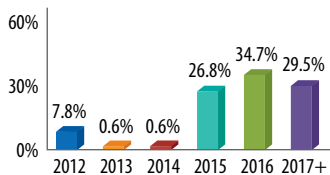
MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ... 112%YTD Distributions Paid: .. \$2,444,000
YTD MFFO: \$2,188,000

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

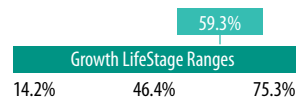


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 59.3%

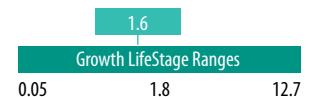


Debt Breakdown

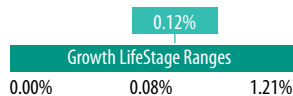
Total:	\$81.2 Million
Fixed:	\$81.2 Million
Variable:	\$0.0 Million
Avg. Wtd. Rate:	4.10%
Term:	1 – 10 yrs

Interest Coverage Ratio

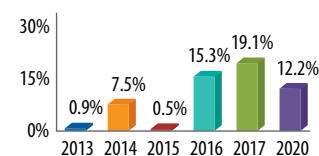
YTD Interest Coverage Ratio: 1.6

Adjusted EBITDA: \$6,276,000
Interest Expense: \$3,910,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding: 0.12%Redemptions Year to Date: 2,538
Wtd. Avg. Shares Outstanding
as of 12/31/11: 2,070,184

Lease Expirations



Trends and Items of Note

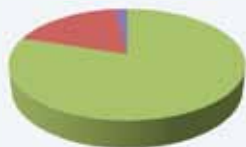
- The REIT purchased three properties for a total of \$46.4 million during the fourth quarter.
- The Debt to Total Assets ratio was above the median of 46.4% for Growth LifeStage REITs.
- The Interest Coverage Ratio as of the year ending 2011 remained steady at 1.6X compared to the year ending 2010.
- Over 64% of the Company's debt matures in 2016 or later.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- On December 15, 2011, the Company exercised its option to convert the Preferred Shares into 2.0 million shares of common stock on a one-for-one basis.
- The total debt noted above includes \$5.93 million of notes payable used as bridge financing to fund an acquisition.
- See additional notes on page 72 for information regarding the source of distributions.



Nontraded REIT Industry Review: Fourth Quarter 2011

American Realty Capital Trust III, Inc.

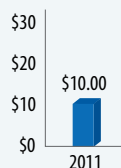
Total Assets.....	\$90.0 Million
Real Estate Assets	\$72.0 Million
Cash.....	\$16.2 Million
Securities	\$0.0 Million
Other.....	\$1.9 Million



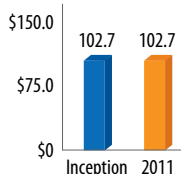
Initial Offering Date:	March 31, 2011
Number of Months Fundraising:	9
Anticipated Offering Close Date:	March 31, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	18.0%
Asset Type:	Diversified
Number of Properties:	41
Square Feet / Units / Rooms / Acres:	426,829
Percent Leased:	100.0%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



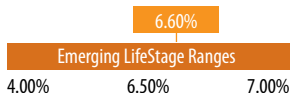
Gross Dollars Raised*



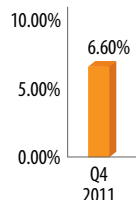
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.60%



Historical Distribution



Contact Information

405 Park Ave., 15th Floor
New York, NY 10022
(212) 415-6500

Year to Date FFO Payout Ratio

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



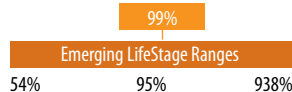
YTD Distributions Paid:..... \$565,000
YTD FFO:, (\$1,031,000)

Historical FFO Payout Ratio



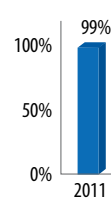
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO:.....99%

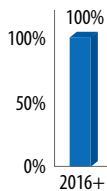


YTD Distributions Paid:..... \$565,000
YTD MFFO:, \$572,000
*Company reported MFFO – see notes

Historical MFFO Payout Ratio

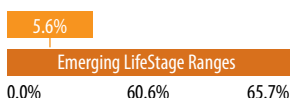


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: 5.6%



Debt Breakdown



Total: \$5.1 Million
Fixed: \$5.1 Million
Variable: \$0.0 Million
Avg. Wtd. Rate: 3.70%
Term: 5 yrs.

Interest Coverage Ratio

YTD Interest Coverage Ratio:.....12.0



Adjusted EBITDA:\$433,000
Interest Expense: \$36,000

Redemptions

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



Redemptions Year to Date: 0
Wtd. Avg. Shares Outstanding
as of 12/31/11: 1,763,190

Lease Expirations

Remaining Weighted Average
Lease Term is 15.9 Years

Trends and Items of Note

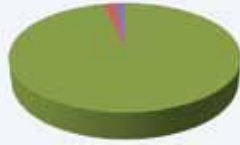
- The REIT acquired 12 retail properties in the fourth quarter, 2011, for a total purchase price of \$47.6 million. All were 100% occupied and comprised 352,706 square feet.
- As of year-end, the Company had invested in a total of 41 properties, the most of any Emerging LifeStage REIT.
- The Company raised \$76.3 million in new capital in the fourth quarter to bring the YTD total since inception to \$102.7.
- The Debt to Total Assets ratio of 5.6% is significantly below the median of 60.6% for Emerging 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 72 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Apple REIT Ten, Inc.

Total Assets.....	\$471.2 Million
Real Estate Assets	\$452.2 Million
Cash	\$7.1 Million
Securities	\$0.0 Million
Other	\$11.9 Million



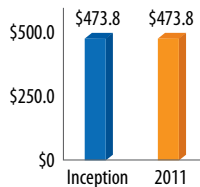
Initial Offering Date:	January 19, 2011
Number of Months Fundraising:	11
Anticipated Offering Close Date:	January 19, 2013
Current Price per Share:	\$11.00
Reinvestment Price per Share:	Not Applicable

Cash to Total Assets Ratio:	1.5%
Asset Type:	Hospitality
Number of Properties:	26
Square Feet / Units / Rooms / Acres:	3300 Rooms
Percent Leased:	69%
LifeStage.....	Growth
Investment Style	Core

Historical Price



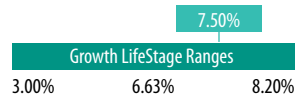
Gross Dollars Raised*



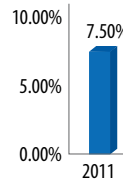
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.50%



Historical Distribution



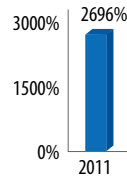
Contact Information

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

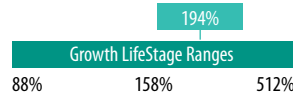
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: ...2696%YTD Distributions Paid: \$23,594,000
YTD FFO: \$875,000

Historical FFO Payout Ratio

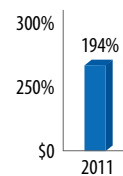


Year to Date MFFO Payout Ratio

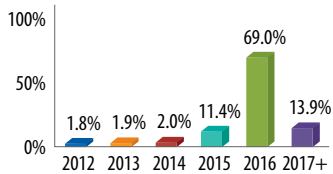
MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ...194%YTD Distributions Paid: \$23,594,000
YTD MFFO: \$12,140,000

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

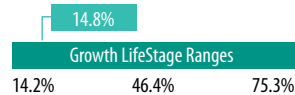


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 14.8%



Debt Breakdown

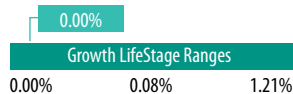
Total: \$69.6 Million
 Fixed: \$69.6 Million
 Variable: \$0.0 Million
 Avg. Wtd. Rate: 6.09%
 Term: 4 – 6 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: ... 12.7

Adjusted EBITDA: \$12,747,000
Interest Expense: \$1,000,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding: ...0.00%Redemptions Year to Date:0
Wtd. Avg. Shares Outstanding
as of 12/31/11: 29,333,000

Lease Expirations

Not Reported

Trends and Items of Note

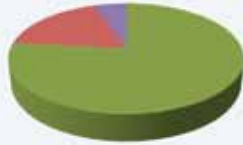
- The REIT purchased 7 properties for a total of \$135 million during the fourth quarter 2011.
- The Debt to Total Assets ratio was significantly below the median of 46.4% for Growth LifeStage REITs.
- In May 2011, the Financial Industry Regulatory Authority ("FINRA") filed a complaint against David Lerner Associates, Inc., related to its sales practices relative to the Units of the Company. On December 13, 2011, the United States District Court for the Eastern District of New York ordered three putative class actions naming Apple REIT Ten, Inc., be consolidated. The complaints seek, among other things, damages, rescission of share purchases and other costs and expenses. The Company believes that any claims against it are without merit and intends to defend against them vigorously.
- No share redemptions due to the fact that the REIT has been effective for less than 12 months.
- The Company did not report MFFO for the period ending September, 2011. As a result, Blue Vault estimated these figures.
- The Company does not currently offer a distribution reinvestment plan.
- See additional notes on page 72 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Behringer Harvard Opportunity REIT II, Inc.

Total Assets.....	\$448.0 Million
Real Estate Assets	\$343.7 Million
Cash	\$80.1 Million
Securities	\$0.0 Million
Other	\$24.2 Million



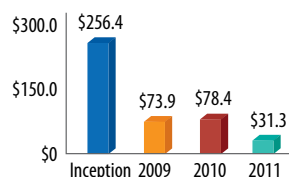
Cash to Total Assets Ratio: 17.9%
 Asset Type: Diversified
 Number of Properties: 11
 Square Feet / Units / Rooms / Acres: 1.8 Million Sq. Ft.
 +311 Rooms + 1,128 Beds + 2,130 Units
 Percent Leased: Not Reported
 LifeStage: Stabilizing
 Investment Style Opportunistic

Initial Offering Date: January 21, 2008
 Number of Months Fundraising: 47
 Anticipated Offering Close Date: March 15, 2012
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Historical Price



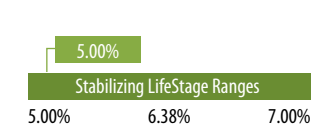
Gross Dollars Raised*



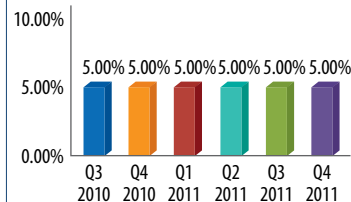
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 5.00%



Historical Distribution

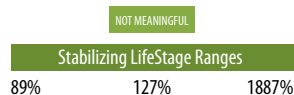


Contact Information

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

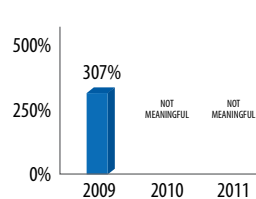
Year to Date FFO Payout Ratio

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



YTD Distributions Paid: \$11,893,000
 YTD FFO: (\$1,199,000)

Historical FFO Payout Ratio



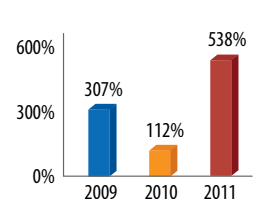
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...538%

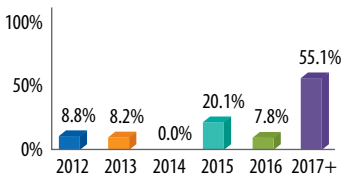


YTD Distributions Paid: \$11,893,000
 YTD MFFO: \$2,211,000
 *Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio

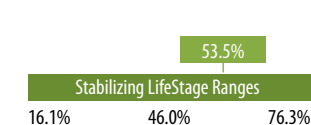


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 53.5%



Debt Breakdown



Total: \$239.8 Million
 Fixed: \$141.4 Million
 Variable: \$98.4 Million
 Avg. Wtd. Rate: 5.10%
 Term: 1 – 9 yrs

Interest Coverage Ratio

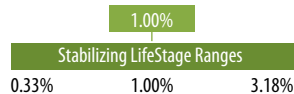
YTD Interest Coverage Ratio: 1.2



Adjusted EBITDA: \$9,915,000
 Interest Expense: \$8,397,000

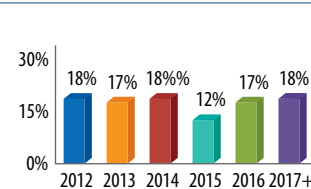
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: 1.00%



Redemptions Year to Date: ..239,653
 Wtd. Avg. Shares Outstanding
 as of 12/31/11: 24,039,000

Lease Expirations*



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

Trends and Items of Note

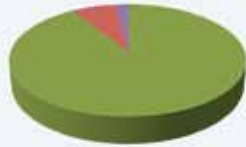
- The Company closed to new investments on March 15, 2012 and announced a new share value of \$9.50 as of April 3, 2012.
- Effective April 2, 2012, the Company will discontinue offering shares of common stock under the distribution reinvestment plan and has suspended the share redemption plan.
- The Company plans to cease regular monthly distributions and will make only periodic distributions going forward.
- Acquisitions in 2011 totalled four properties comprised of 364 units of student housing, 625 multifamily apartments, and 537 self-storage units.
- The Company did not report MFFO. As a result, Blue Vault Partners estimated these figures based on publicly available information.
- See additional notes on page 72 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Bluerock Enhanced Multifamily Trust, Inc.

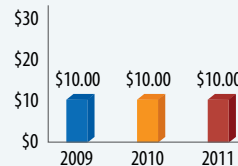
Total Assets.....	\$5.9 Million
Real Estate Assets	\$5.4 Million
Cash.....	\$0.4 Million
Securities	\$0.0 Million
Other.....	\$0.1 Million



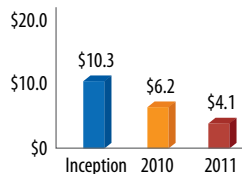
Initial Offering Date:	October 15, 2009
Number of Months Fundraising:	26
Anticipated Offering Close Date:	October 15, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	7.1%
Asset Type:	Multifamily
Number of Properties:	5
Square Feet / Units / Rooms / Acres:.....	1.3 Million or 1,323 Units
Percent Leased:	95.0%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



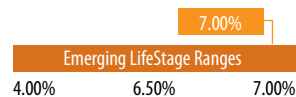
Gross Dollars Raised*



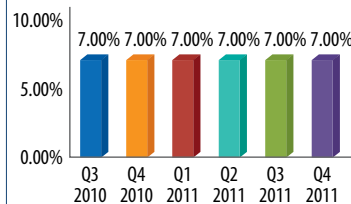
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution



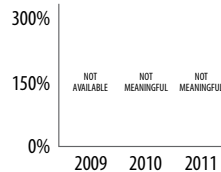
Contact Information

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 MEANINGFULYTD Distributions Paid:..... \$554,202
YTD FFO:, (\$3,269,382)

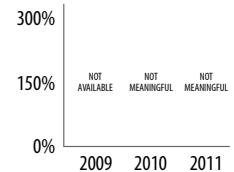
Historical FFO Payout Ratio



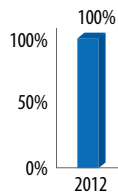
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: NOT MEANINGFULYTD Distributions Paid:..... \$554,202
YTD MFFO:, (\$3,269,382)
*Company reported MFFO – see notes

Historical MFFO Payout Ratio

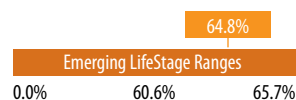


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 64.8%



Debt Breakdown

Total: \$3.8 Million
 Fixed: \$0.0 Million
 Variable: \$3.8 Million
 Avg. Wtd. Rate: 7.00%+
 Term: 1 yr

Interest Coverage Ratio

YTD Interest Coverage Ratio: NOT MEANINGFUL

Adjusted EBITDA:, (\$3,968,769)
Interest Expense:, \$346,562

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:..... 0.83%Redemptions Year to Date: 6,725
Wtd. Avg. Shares Outstanding
as of 12/31/11: 809,304

Lease Expirations

Not Reported

Trends and Items of Note

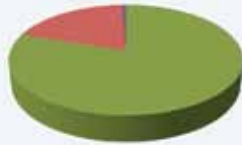
- The company owns equity interests in five multifamily real estate properties through joint venture partnerships. Total mortgage debt in the joint ventures related to these properties is \$105.9 million, with a weighted-average rate of 4.89% and weighted-average term of approximately 10 years. Bluerock is a minority investor and accounts for these investments on an equity basis. The debt maturing in 2012 is short-term borrowing used in the acquisition of these joint venture partnership interests.
- The REIT's cash to total assets ratio of 7.1% is below median compared to other Emerging LifeStage REITs.
- 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 72 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Carey Watermark Investors Incorporated

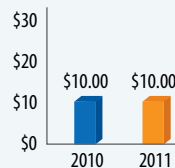
Total Assets.....	\$41.8 Million
Real Estate Assets	\$33.5 Million
Cash	\$8.0 Million
Securities	\$0.0 Million
Other	\$0.3 Million



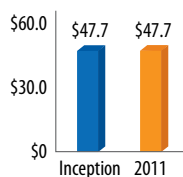
Initial Offering Date:	September 15, 2010
Number of Months Fundraising:	15
Anticipated Offering Close Date:	September 15, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	19.2%
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



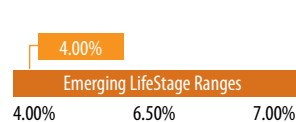
Gross Dollars Raised*



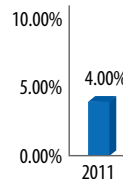
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 4.00%



Historical Distribution



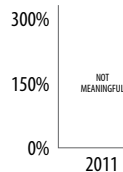
Contact Information

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

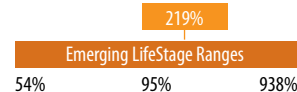
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: NOT MEANINGFULYTD Distributions Paid:.....\$605,778
YTD FFO:,(\$711,857)

Historical FFO Payout Ratio

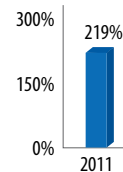


Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO:219%YTD Distributions Paid:.....\$605,778
YTD MFFO:, \$276,622

*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%

Redemptions Year to Date:0

Wtd. Avg. Shares Outstanding
as of 12/31/11:2,630,328

*See Notes

Lease Expirations

Not Reported

Trends and Items of Note

- The company had no long-term debt at the end of 2011 and had repaid \$6 million of notes payable to an affiliate.
- During 2011, the REIT completed two joint venture investments at a total cost of \$33.5 million. This investment activity included a 49% interest in Long Beach Hotel Properties, LLC, which owns two waterfront hotel properties in Long Beach, California with assets totaling \$43.6 million at the time of acquisition and an approximate 80% interest in a joint venture which owns the Chateau Bourbon Hotel in New Orleans, Louisiana, with assets totaling \$31.3 million at the time of acquisition.
- The Distribution Yield was below the median of 6.50% for Emerging 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 72 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Carter Validus Mission Critical REIT, Inc.

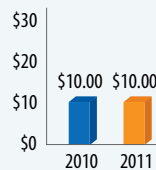
Total Assets.....	\$85.4 Million
Real Estate Assets	\$30.1 Million
Cash	\$9.0 Million
Securities	\$0.0 Million
Other	\$46.2 Million



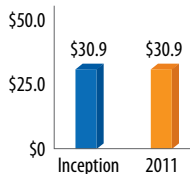
Initial Offering Date:	December 10, 2010
Number of Months Fundraising:	12
Anticipated Offering Close Date:	December 10, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	10.5%
Asset Type:	Diversified
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	20,000
Percent Leased:	100%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



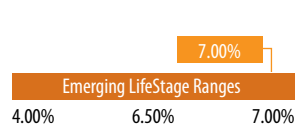
Gross Dollars Raised*



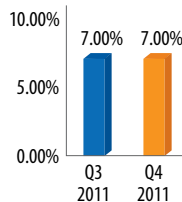
*Includes reinvested distributions (in millions)

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

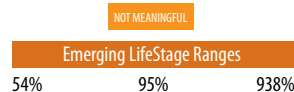
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: NOT MEANINGFULYTD Distributions Paid:.....\$471,321
YTD FFO:,(\$772,891)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

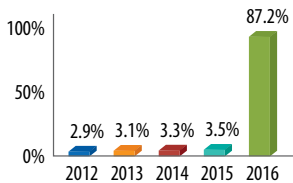
MFFO Payout Ratio:
YTD Distributions/YTD MFFO: NOT MEANINGFULYTD Distributions Paid:.....\$471,321
YTD MFFO:,(\$222,728)

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

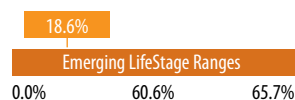


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 18.6%

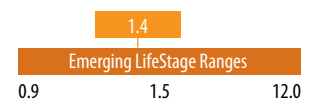


Debt Breakdown

Total:	\$15.9 Million
Fixed:	\$15.9 Million
Variable:	\$0.0 Million
Avg. Wtd. Rate:	5.10%
Term:	4 yrs

Interest Coverage Ratio

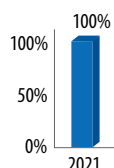
YTD Interest Coverage Ratio: 1.4

Adjusted EBITDA:\$573,076
Interest Expense:\$412,729

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:.....0.00%Redemptions Year to Date:0
Wtd. Avg. Shares Outstanding
as of 12/31/11:1,026,976

Lease Expirations



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 year to date interest coverage ratio increased from 0.8X as of Q3 2011 to 1.4X as of Q4 2011.
- The company had one tenant, Catholic Health Initiatives, which accounted for 100% of annualized base rents.
- 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 73 for information regarding the source of distributions.

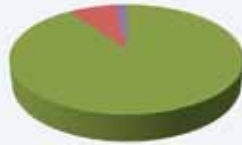


BlueVault
PARTNERS, LLC

Nontraded REIT Industry Review: Fourth Quarter 2011

CB Richard Ellis Realty Trust

Total Assets.....	\$2,440.7 Million
Real Estate Assets ...	\$1,969.6 Million
Cash.....	\$238.3 Million
Securities	\$0.0 Million
Other.....	\$232.8 Million



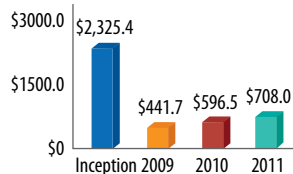
Initial Offering Date:	October 24, 2006
Number of Months Fundraising:	62
Anticipated Offering Close Date:	January 30, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	9.8%
Asset Type:	Diversified
Number of Properties:	122
Square Feet / Units / Rooms / Acres:	28.3 Million Sq. Ft.
Percent Leased:	97.9%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



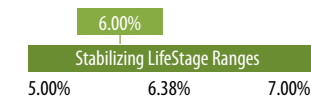
Gross Dollars Raised*



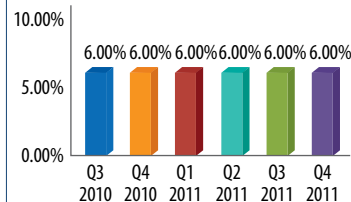
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.00%



Historical Distribution

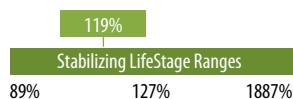


Contact Information

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

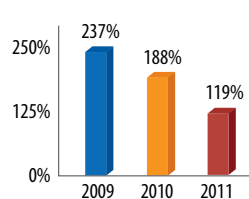
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: 119%



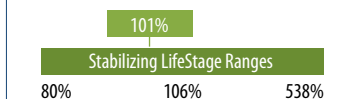
YTD Distributions Paid: \$106,396,000
YTD FFO: \$89,500,000

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

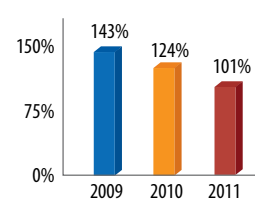
MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ... 101%



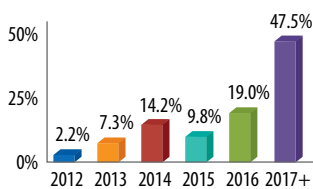
YTD Distributions Paid: \$106,396,000
YTD MFFO: \$105,816,000

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

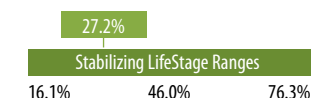


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 27.2%

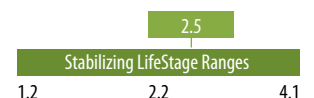


Debt Breakdown

Total:	\$663.9 Million
Fixed:	\$638.9 Million
Variable:	\$25.0 Million
Avg. Wtd. Rate:	5.47%
Term:	1 – 13 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.5



Adjusted EBITDA: \$85,284,000
Interest Expense: \$33,735,000

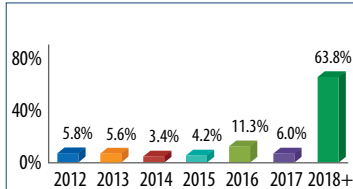
Redemptions

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



Redemptions Year to Date: ... 4,263,559
Wtd. Avg. Shares Outstanding
as of 12/31/11: 192,042,918

Lease Expirations*



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

Trends and Items of Note

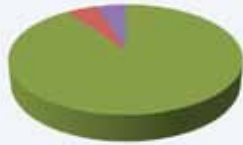
- The Company closed to new investments during the first quarter of 2012.
- The Company acquired five properties during the fourth quarter of 2011 for approximately \$137 million.
- The Debt to Total Assets ratio is below the median of 46.0% for other Stabilizing LifeStage REITs.
- The assets noted above 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 \$2,876.7 million, real estate assets would total \$2,396.0 million and total debt would equal \$1,063.1 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 end 2011 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 73 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Cole Corporate Income Trust, Inc.

Total Assets.....	\$37.5 Million
Real Estate Assets	\$33.8 Million
Cash	\$1.9 Million
Securities	\$0.0 Million
Other	\$1.7 Million



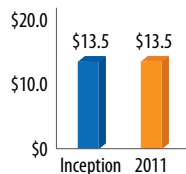
Initial Offering Date:	February 10, 2011
Number of Months Fundraising:	10
Anticipated Offering Close Date:	February 10, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	5.0%
Asset Type:	Diversified
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	145,025 Sq. Ft.
Percent Leased:	100%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



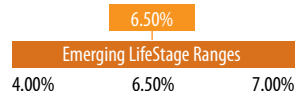
Gross Dollars Raised*



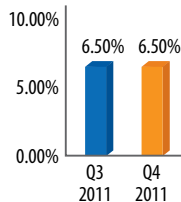
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution



Contact Information

www.colecapital.com
Cole Corporate Income Trust, Inc.
 2325 East Camelback Road,
 Suite 1100
 Phoenix, Arizona, 85016
 866-341-2653

Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: NOT MEANINGFULYTD Distributions Paid:.....\$214,000
YTD FFO:,(\$500,034)

Historical FFO Payout Ratio

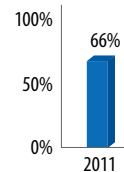


Year to Date MFFO Payout Ratio

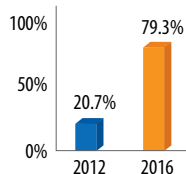
MFFO Payout Ratio:
YTD Distributions/YTD MFFO:66%YTD Distributions Paid:.....\$214,000
YTD MFFO:, \$325,029

*Blue Vault Estimated MFFO – see notes

Historical MFFO Payout Ratio

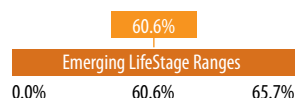


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 60.6%



Debt Breakdown

Total:\$22.7 Million
 Fixed:\$22.7 Million
 Variable:\$0.0 Million
 Avg. Wtd. Rate:4.65%
 Term:1 yr. – 4 yrs.

Interest Coverage Ratio

YTD Interest Coverage Ratio:1.3

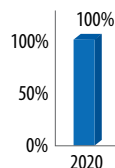
Adjusted EBITDA:\$1,003,020
Interest Expense:\$791,145

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:.....0.00%Redemptions Year to Date:0
Wtd. Avg. Shares Outstanding
as of 12/31/11:450,165

*See Notes

Lease Expirations



Trends and Items of Note

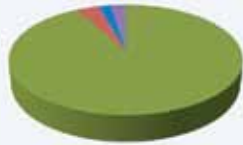
- The REIT was declared effective by the SEC in February 2011 and raised proceeds sufficient to break escrow in June 2011. The distribution start date was June 29, 2011.
- Year to date, the Company has acquired one property for \$32.9 million.
- The debt to total assets ratio is equivalent to the median of 60.6% for Emerging LifeStage REITs.
- No share redemptions due to the fact that the REIT has been effective for less than 12 months.
- The Company did not report MFFO for 2011. The MFFO figures above are Blue Vault Partners' estimate.
- See additional notes on page 73 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Cole Credit Property Trust III, Inc.

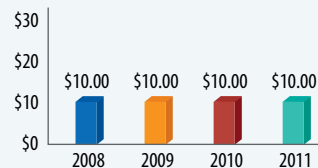
Total Assets.....	\$5,697.6 Million
Real Estate Assets ...	\$5,226.1 Million
Cash.....	\$216.4 Million
Securities	\$114.1 Million
Other.....	\$141.0 Million



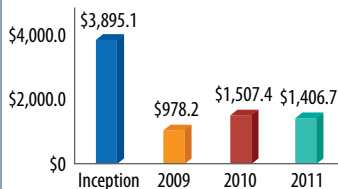
Initial Offering Date:	October 1, 2008
Number of Months Fundraising:	40
Anticipated Offering Close Date:	February 29, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	3.8%
Asset Type:	Retail
Number of Properties:	693
Square Feet / Units / Rooms / Acres:	32.3 Million Sq. Ft.
Percent Leased:	99.0%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



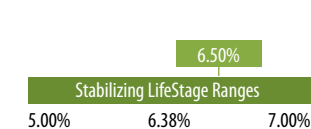
Gross Dollars Raised*



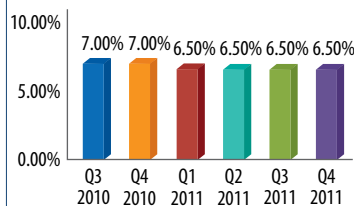
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution

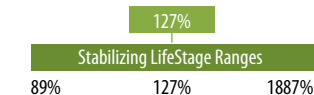


Contact Information

www.CCPTiii.com
Cole Capital Corporation
 2325 E. Camelback Road
 Suite 1100
 Phoenix, AZ 85016
 866-341-2653

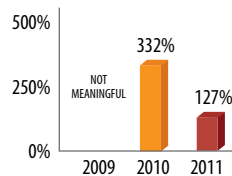
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 127%



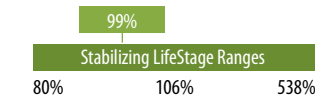
YTD Distributions Paid: \$194,877,000
 YTD FFO: \$153,420,000

Historical FFO Payout Ratio



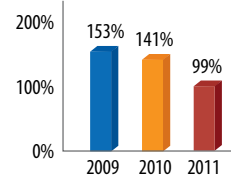
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 99%

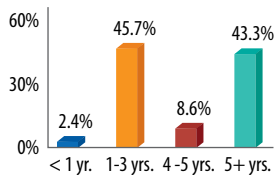


YTD Distributions Paid: . \$194,877,000
 YTD MFFO: \$196,568,000
 *BVP adjusted MFFO – see notes

Historical MFFO Payout Ratio

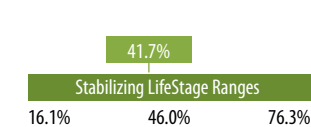


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 41.7%



Debt Breakdown

Total: \$2,374.0 Million
 Fixed: \$1,838.8 Million
 Variable: \$535.2 Million
 Avg. Wtd. Rate: 4.48%
 Term: <1 – 10 yrs

Interest Coverage Ratio

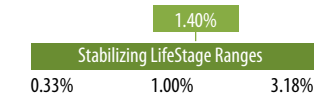
YTD Interest Coverage Ratio: 3.4



Adjusted EBITDA: \$297,141,000
 Interest Expense: \$87,436,000

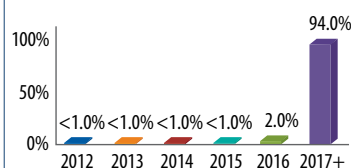
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: 1.40%



Redemptions Year to Date: 4,324,067
 Wtd. Avg. Shares Outstanding
 as of 12/31/11: 309,363,838

Lease Expirations



Trends and Items of Note

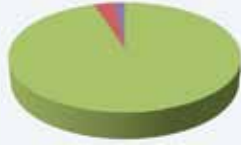
- The Company closed to new investments during the first quarter of 2012.
- During year ended December 31, 2011, the Company acquired interests in 244 commercial properties for an aggregate purchase price of \$2.2 billion.
- The debt to total assets ratio increased to 41.7% as of December 31, 2011, but remained below the median of 46.0% for Stabilizing LifeStage REITs.
- For the year ending 2011, the Company reported MFFO of \$212.9 million which does not include (\$24.7 million) in straight-line rent adjustments. Blue Vault Partners has included the adjustments to report MFFO of \$196.6 million.
- See additional notes on page 73 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Cole Real Estate Income Strategy (Daily NAV), Inc.

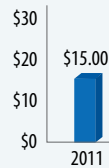
Total Assets.....	\$33.4 Million
Real Estate Assets	\$31.7 Million
Cash	\$1.1 Million
Securities	\$0.0 Million
Other	\$0.5 Million



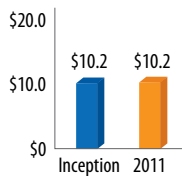
Initial Offering Date:	December 6, 2011
Number of Months Fundraising:	1
Anticipated Offering Close Date:	Perpetual Life
Current Price per Share:	\$15.00
Reinvestment Price per Share:	NAV

Cash to Total Assets Ratio:	3.4%
Asset Type:	Diversified
Number of Properties:	9
Square Feet / Units / Rooms / Acres:	212,468 Sq. Ft.
Percent Leased:	97.3%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



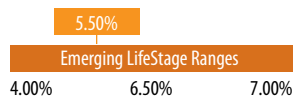
Gross Dollars Raised*



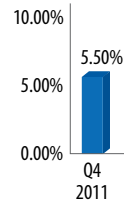
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 5.50%



Historical Distribution



Contact Information

www.colecapital.com
Cole Real Estate Income Strategy (Daily Nav), Inc.
 2325 East Camelback Road,
 Suite 1100
 Phoenix, AZ 85016
 602-778-8700

Year to Date FFO Payout Ratio

Not Applicable

Historical FFO Payout Ratio

Not Applicable

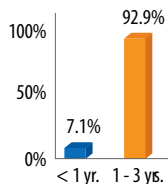
Year to Date MFFO Payout Ratio

Not Applicable

Historical MFFO Payout Ratio

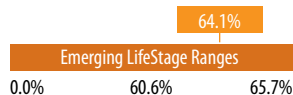
Not Applicable

Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 64.1%

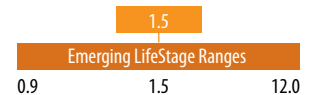


Debt Breakdown

Total:	\$21.4 Million
Fixed:	\$0.0 Million
Variable:	\$21.4 Million
Avg. Wtd. Rate:	3.01%
Term:	2 yrs.

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.5



Adjusted EBITDA: \$80,173
 Interest Expense: \$54,024

Redemptions

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



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/11: 57,169

Lease Expirations

Average lease term as of 12/31/2011
 was 17.4 years

Trends and Items of Note

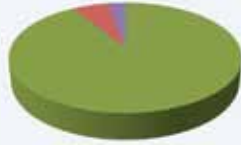
- The REIT was declared effective by the SEC in December 2011. As of December 31, 2011, CHC was the sole stockholder, which held an aggregate of 680,000 shares of common stock, raising gross offering proceeds of \$10.2 million.
- For the year 2011, the company acquired nine properties for a total of \$30.8 million.
- Distributions declared per common share were calculated at a rate of \$0.002260274 per share per day for the period from December 8, 2011 through December 31, 2011, an annualized rate of 5.50%.
- All of the company's \$21.4 million debt, equal to 64.1% of total assets, was at variable interest rates and will mature within 2 year.
- The Company did not pay distributions in 2011. As a result, the FFO and MFFO Payout Ratios are not applicable.

Nontraded REIT Industry Review: Fourth Quarter 2011



Corporate Property Associates 17 – Global, Inc.

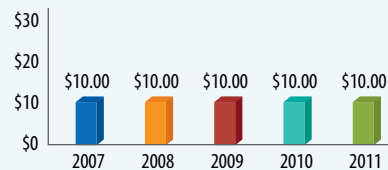
Total Assets.....	\$3,045.8 Million
Real Estate Assets ...	\$2,778.9 Million
Cash.....	\$180.7 Million
Securities	\$0.0 Million
Other.....	\$86.2 Million



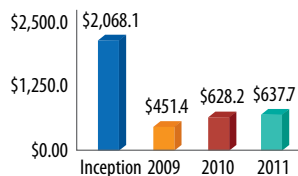
Initial Offering Date:	November 2, 2007
Number of Months Fundraising:	49
Anticipated Offering Close Date:	April 7, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	5.9%
Asset Type:	Diversified
Number of Properties:	352
Square Feet / Units / Rooms / Acres:	29 Million Sq. Ft.
Percent Leased:	100%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



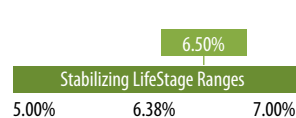
Gross Dollars Raised*



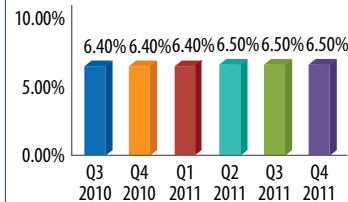
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution

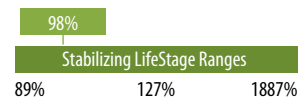


Contact Information

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

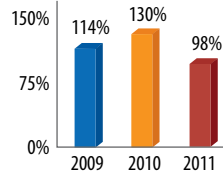
Year to Date FFO Payout Ratio

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



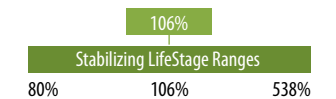
YTD Distributions Paid: \$102,503,000
 YTD FFO:\$104,306,000

Historical FFO Payout Ratio



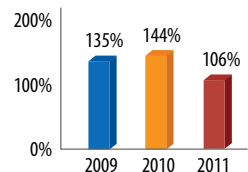
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...106%

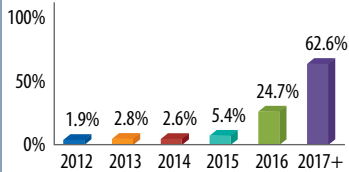


YTD Distributions Paid: \$102,503,000
 YTD MFFO:\$96,766,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

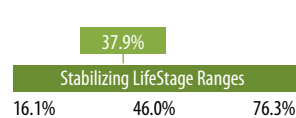


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 37.9%



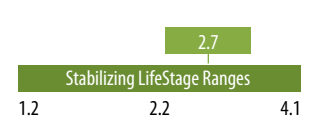
Debt Breakdown



Avg. Wtd. Rate:5.41%
 Term:1 – 20 yrs

Interest Coverage Ratio

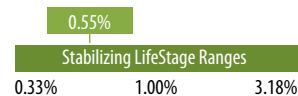
YTD Interest Coverage Ratio: 2.7



Adjusted EBITDA:\$139,448,000
 Interest Expense:\$51,332,000

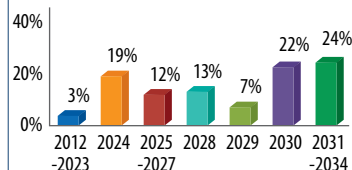
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:.....0.55%



Redemptions Year to Date: ..961,968
 Wtd. Avg. Shares Outstanding
 as of 12/31/11:175,271,595

Lease Expirations



Trends and Items of Note

- The follow-on offering became effective on April 7, 2011.
- The Company's year to date Interest Coverage ratio improved to 2.7X for 2011 from 2.5X in 2010.
- As of December 31, 2011, 59% of the Company's directly-owned real estate assets were in the U.S., 24% were in Spain and Italy, and 17% were elsewhere in Europe.
- During 2011, the Company entered into 13 build-to-suit projects with total costs estimated at \$126.8 million.
- 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 73 for information regarding the source of distributions.



Nontraded REIT Industry Review: Fourth Quarter 2011

Global Growth Trust, Inc.

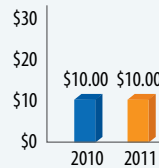
Total Assets.....	\$41.4 Million
Real Estate Assets	\$22.8 Million
Cash.....	\$18.0 Million
Securities	\$0.0 Million
Other.....	\$0.6 Million



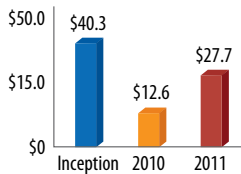
Initial Offering Date: October 20, 2009
 Number of Months Fundraising: 26
 Anticipated Offering Close Date: October 9, 2012
 Current Price per Share: \$10.00
 Reinvestment Price per Share: Not Applicable

Cash to Total Assets Ratio: 43.6%
 Asset Type: Diversified
 Number of Properties: 2
 Square Feet / Units / Rooms / Acres: 263,742 Sq. Ft.
 Percent Leased: 42.0%
 LifeStage..... Growth
 Investment Style Opportunistic

Historical Price



Gross Dollars Raised*

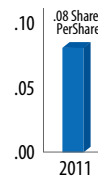


*Includes reinvested distributions (in millions)

Current Distribution

Annual Stock Distributions of
.08 Per Share

Historical Distribution



Contact Information

www.GrowthTrust.com
CNL Client Services
P.O. Box 4920
Orlando, FL 32802
407-650-1000

Year to Date FFO Payout Ratio

Not Applicable

Historical FFO Payout Ratio

Not Applicable

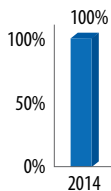
Year to Date MFFO Payout Ratio

Not Applicable

Historical MFFO Payout Ratio

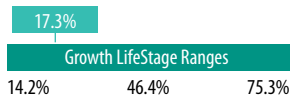
Not Applicable

Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 17.3%



Debt Breakdown

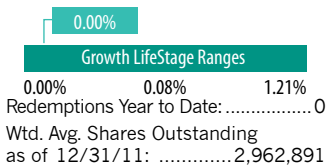
Total: \$7.2 Million
 Fixed: \$0.0 Million
 Variable: \$7.2 Million
 Avg. Wtd. Rate: 4.91%
 Term: 2 yrs.

Interest Coverage Ratio

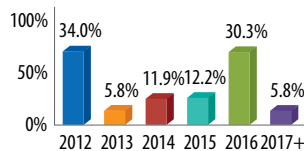
See Notes

Redemptions

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



Lease Expirations



Trends and Items of Note

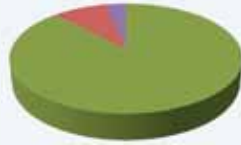
- The REIT was formerly known as CNL Macquarie Global Growth Trust, Inc.
- The Company declared an annual stock distribution of .08 shares per share beginning in July 2011.
- The Cash to Total Assets Ratio of 43.6% is significantly above the median of 8.6% for other Growth LifeStage REITs.
- Because the Company does not pay cash distributions, the FFO and MFFO Payout Ratios are not applicable.



Nontraded REIT Industry Review: Fourth Quarter 2011

Global Income Trust, Inc.

Total Assets.....	\$60.6 Million
Real Estate Assets	\$53.2 Million
Cash	\$5.4 Million
Securities	\$0.0 Million
Other	\$2.0 Million



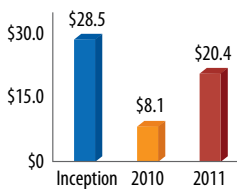
Initial Offering Date: April 23, 2010
 Number of Months Fundraising: 20
 Anticipated Offering Close Date: April 23, 2013
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 9.0%
 Asset Type: Diversified
 Number of Properties: 3
 Square Feet / Units / Rooms / Acres: 334,523
 Percent Leased: 100%
 LifeStage..... Growth
 Investment Style Core

Historical Price



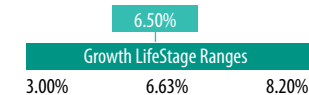
Gross Dollars Raised*



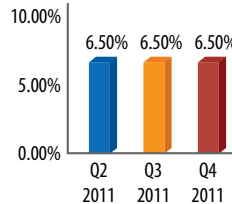
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution

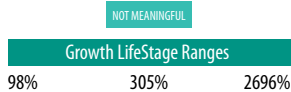


Contact Information

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



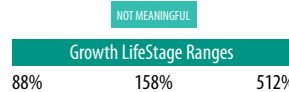
YTD Distributions Paid: ... \$1,026,040
 YTD FFO: (\$2,546,342)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

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



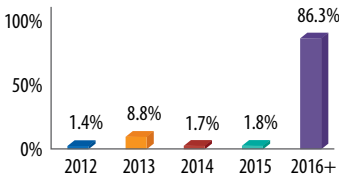
YTD Distributions Paid: \$1,026,040
 YTD MFFO: (\$993,485)

*Company reported MFFO – see notes

Historical MFFO Payout Ratio



Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 65.3%



Debt Breakdown



Total: \$39.5 Million
 Fixed: \$36.7 Million
 Variable: \$2.8 Million
 Avg. Wtd. Rate: 5.90%
 Term: 2 – 5 yrs

Interest Coverage Ratio

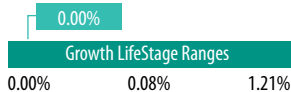
YTD Interest Coverage Ratio: ... 0.06



Adjusted EBITDA: \$46,773
 Interest Expense: \$786,499

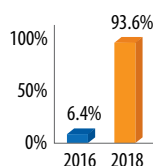
Redemptions

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



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/11: 1,744,849

Lease Expirations



Trends and Items of Note

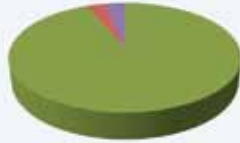
- The REIT was formerly known as Macquarie CNL Global Income Trust, Inc.
- During the fourth quarter of 2011, the Company acquired an office building in Fort Worth, Texas, for \$31 million.
- The debt to total assets ratio of 65.3% is significantly above the median of 46.4% for all Growth LifeStage REITs as of December 31, 2011.
- The REIT's year-to-date EBITDA became positive in the fourth quarter of 2011 for the first time.
- 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 73 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Griffin Capital Net Lease REIT, Inc.

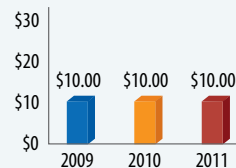
Total Assets.....	\$175.9 Million
Real Estate Assets	\$164.4 Million
Cash	\$5.4 Million
Securities	\$0.0 Million
Other	\$6.1 Million



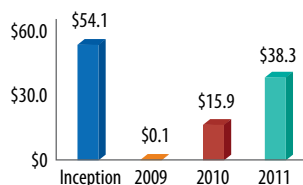
Initial Offering Date:	November 6, 2009
Number of Months Fundraising:	25
Anticipated Offering Close Date:	November 6, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	3.1%
Asset Type:	Diversified
Number of Properties:	7
Square Feet / Units / Rooms / Acres:	2.3 Million Sq. Ft.
Percent Leased:	100%
LifeStage.....	Growth
Investment Style	Core

Historical Price



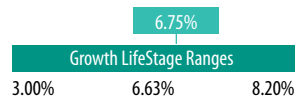
Gross Dollars Raised*



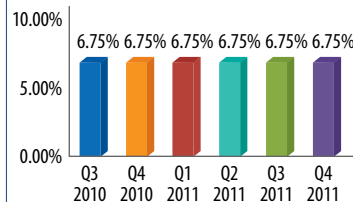
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.75%



Historical Distribution

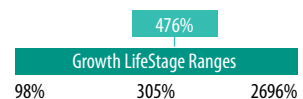


Contact Information

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

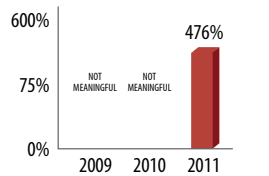
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO:476%



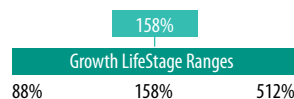
YTD Distributions Paid:.... \$4,702,160
 YTD FFO: \$987,171

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

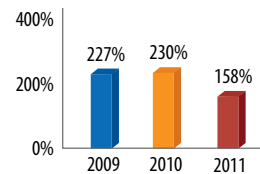
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...158%



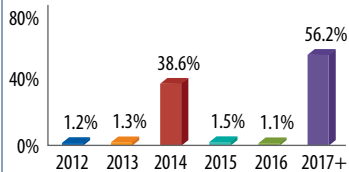
YTD Distributions Paid: ...\$4,702,160
 YTD MFFO:\$2,980,301

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

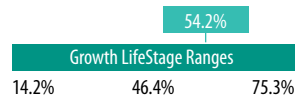


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 54.2%

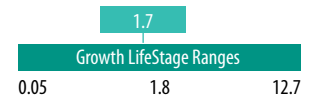


Debt Breakdown

Total:	\$95.4 Million
Fixed:	\$60.0 Million
Variable:	\$35.4 Million
Avg. Wtd. Rate:	4.96%
Term:	3 – 12 yrs

Interest Coverage Ratio

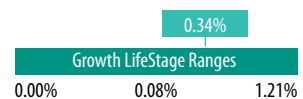
YTD Interest Coverage Ratio: 1.7



Adjusted EBITDA:\$10,015,821
 Interest Expense:\$5,787,676

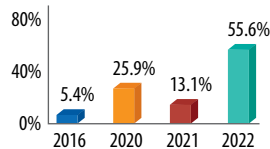
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:..... 0.34%



Redemptions Year to Date: ... 12,000
 Wtd. Avg. Shares Outstanding
 as of 12/31/11: 3,517,692

Lease Expirations*



*Based on annual rents.

Trends and Items of Note

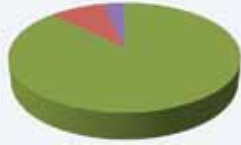
- The REIT was formerly known as GC Net Lease REIT, Inc.
- The Company did not acquire any properties during the fourth quarter of 2011.
- The Cash to Total Assets Ratio of 3.1% is below the median of 8.6% for other Growth LifeStage REITs.
- The Interest Coverage Ratio improved slightly to 1.7X and is below the median of 1.8X 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 73 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Griffin-American Healthcare REIT II, Inc. (formerly Grubb & Ellis Healthcare REIT II, Inc.)

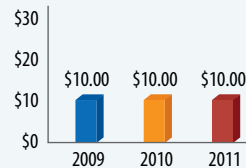
Total Assets.....	\$499.2 Million
Real Estate Assets	\$435.4 Million
Cash	\$44.7 Million
Securities	\$0.0 Million
Other	\$19.1 Million



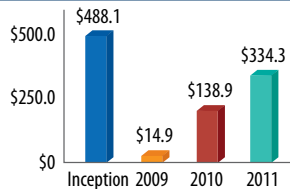
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	28
Anticipated Offering Close Date:	August 24, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	9.0%
Asset Type:	Medical Office/Healthcare Related
Number of Properties:	56
Square Feet / Units / Rooms / Acres:	1.99 Million Sq. Ft.
Percent Leased:	96.1%
LifeStage	Stabilizing
Investment Style	Core

Historical Price



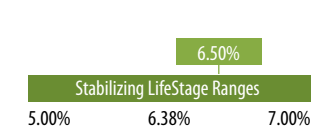
Gross Dollars Raised*



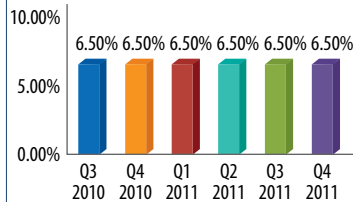
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



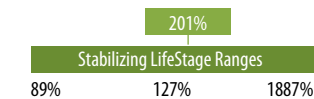
Historical Distribution



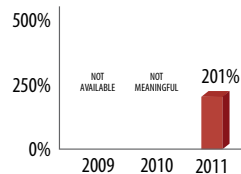
Contact Information

www.HealthcareREIT2.com
Griffin-American Healthcare REIT II, Inc.
 4000 MacArthur Boulevard
 West Tower, Suite 200
 Newport Beach, CA 92660
 866-606-5901

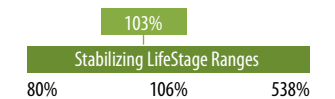
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO:201%YTD Distributions Paid:.. \$18,192,000
YTD FFO: \$9,040,000

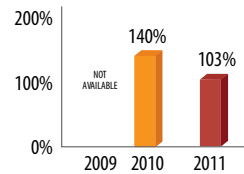
Historical FFO Payout Ratio



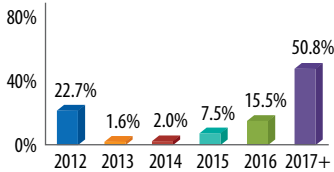
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ...103%YTD Distributions Paid: \$18,192,000
YTD MFFO: \$17,577,000
*Company reported MFFO – see notes

Historical MFFO Payout Ratio

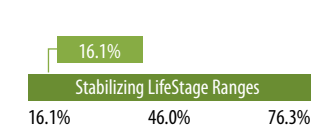


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 16.1%



Debt Breakdown

Total:	\$80.5 Million
Fixed:	\$53.5 Million
Variable:	\$27.0 Million
Avg. Wtd. Rate:	4.82%
Term:	<1 – 9 yrs

Interest Coverage Ratio

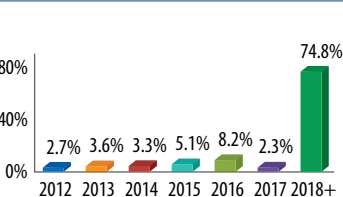
YTD Interest Coverage Ratio: 4.1

Adjusted EBITDA: \$26,135,000
Interest Expense: \$6,345,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding: 0.42%Redemptions Year to Date: 127,803
Wtd. Avg. Shares Outstanding
as of 12/31/11: 30,308,725

Lease Expirations



Trends and Items of Note

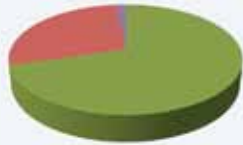
- The Company changed its name from Grubb & Ellis Healthcare REIT II to Griffin-American Healthcare REIT II.
- The Company completed one acquisition in the fourth quarter of 2011 for \$7.84 million.
- For distributions declared for each record date in the January 2012 through June 2012 periods, distributions will be at an annualized distribution rate of 6.6%, assuming a purchase price of \$10.00 per share.
- The Interest Coverage Ratio improved to of 4.1X for the year ending 2011, well above the median of 2.2X for other Stabilizing 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 73 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Hartman Short Term Income Properties XX, Inc.

Total Assets.....	\$26.5 Million
Real Estate Assets	\$18.6 Million
Cash	\$7.4 Million
Securities	\$0.0 Million
Other	\$0.4 Million



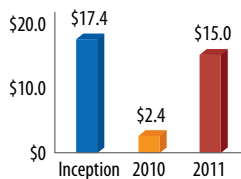
Initial Offering Date:	February 9, 2010
Number of Months Fundraising:	22
Anticipated Offering Close Date:	February 9, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	28.1%
Asset Type:	Diversified
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	201,433
Percent Leased:	50.7%
LifeStage.....	Emerging
Investment Style	Value Add

Historical Price



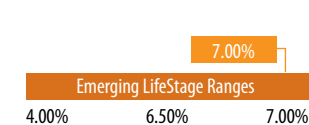
Gross Dollars Raised*



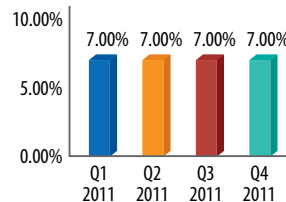
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution



Contact Information

www.hi-reit.com
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 MEANINGFULYTD Distributions Paid:..... \$540,252
YTD FFO:

Historical FFO Payout Ratio

2011
NOT MEANINGFUL

Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: 938%

Emerging LifeStage Ranges	938%
---------------------------	------

YTD Distributions Paid:..... \$540,252
YTD MFFO: \$57,619
*Company reported MFFO – see notes

Historical MFFO Payout Ratio

2011
938%

Debt Maturity

2014
100%

Current Debt Ratio

Debt to Total Assets Ratio: ... 36.0%

Emerging LifeStage Ranges	36.0%
---------------------------	-------

Debt Breakdown

Total: \$9.6 Million
 Fixed: \$0.0 Million
 Variable: \$9.6 Million
 Avg. Wtd. Rate: 5.50%
 Term: 3 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: NOT MEANINGFUL

Emerging LifeStage Ranges	NOT MEANINGFUL
---------------------------	----------------

Adjusted EBITDA: (\$33,394)
Interest Expense: \$96,586

Redemptions

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

Emerging LifeStage Ranges	0.00%
---------------------------	-------

Redemptions Year to Date: 0
Wtd. Avg. Shares Outstanding
as of 12/31/11 854,149

Lease Expirations*

2012	2013	2015	2016	2018+
17.4%	25.6%	30.9%	15.1%	11.1%

*For five largest tenants.

Trends and Items of Note

- Effective November 1, 2011, the Company had acquired 100% interest in the Hartman Richardson Heights Properties, LLC, which had previously been held in a joint venture with Hartman XIX. This is the only real estate asset of the Company. As of December 31, 2011, the property had 30 tenants in 102,124 square feet.
- The Debt to Total Asset Ratio is below the median of 60.6% for Emerging LifeStage REITs.
- Due to the Emerging LifeStage, some metrics are not meaningful at this point.
- MFFO is company reported and Blue Vault did not identify additional adjustments.
- See additional notes on page 73 for information regarding the source of distributions.

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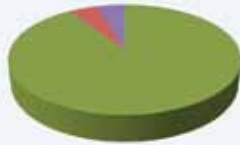
28

Nontraded REIT Industry Review: Fourth Quarter 2011



Hines Global REIT, Inc.

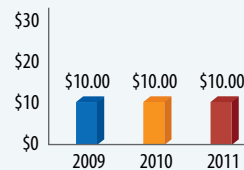
Total Assets.....	\$1,381.3 Million
Real Estate Assets ...	\$1,251.7 Million
Cash.....	\$66.5 Million
Securities	\$0.0 Million
Other.....	\$63.1 Million



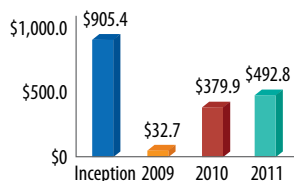
Initial Offering Date:	August 5, 2009
Number of Months Fundraising:	28
Anticipated Offering Close Date:	August 5, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	4.8%
Asset Type:	Office, Industrial & Retail
Number of Properties:	12
Square Feet / Units / Rooms / Acres:	4.3 million
Percent Leased:	97%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



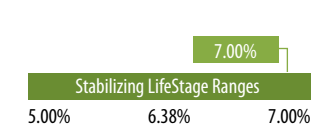
Gross Dollars Raised*



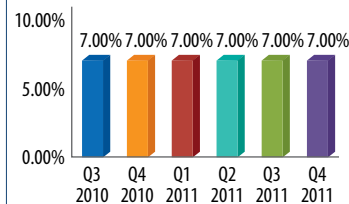
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



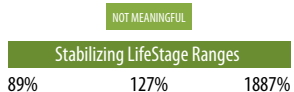
Historical Distribution



Contact Information

www.HinesSecurities.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 MEANINGFULYTD Distributions Paid: ..\$47,198,000
YTD FFO:

Historical FFO Payout Ratio

Year	Payout Ratio
2009	NOT AVAILABLE
2010	NOT MEANINGFUL
2011	NOT MEANINGFUL

Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ...185%

LifeStage Range	Payout Ratio
80%	-
106%	-
538%	-

YTD Distributions Paid: ... \$47,198,000
YTD MFFO: \$25,522,000
*Company reported MFFO – see notes

Historical MFFO Payout Ratio

Year	Payout Ratio
2009	NOT AVAILABLE
2010	281%
2011	185%

Debt Maturity

Year	Percentage
2012	11.1%
2013	0.9%
2014	10.6%
2015	56.8%
2016	15.5%
2017+	5.1%

Current Debt Ratio

Debt to Total Assets Ratio: ... 46.0%

LifeStage Range	Debt Ratio
16.1%	-
46.0%	46.0%
76.3%	-

Debt Breakdown

Total:\$635.5 Million
 Fixed:\$473.4 Million
 Variable:\$162.1 Million
 Avg. Wtd. Rate:4.30%
 Term: <1 – 9 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.3

LifeStage Range	Coverage Ratio
1.2	-
2.2	-
4.1	-

Adjusted EBITDA:\$27,335,000
Interest Expense:\$21,367,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:.....1.10%

LifeStage Range	Ratio
0.33%	-
1.00%	-
3.18%	-

Redemptions Year to Date: ...742,935
*Wtd. Avg. Shares Outstanding
as of 12/31/1167,429,000

Lease Expirations

Year	Percentage
2012	5.5%
2013	6.8%
2014	4.8%
2015	9.1%
2016	21.2%
2017	0.6%
2018+	52%

Trends and Items of Note

- The Company acquired three properties in the fourth quarter of 2011 for a total cost of \$332.5 million.
- The Company owned interests in 12 properties as of December 31, 2011. These properties consisted of 7 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 dropped from 19.3% in the third quarter of 2011 to 4.8% at December 31, 2011.
- Management uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 74 for information regarding the source of distributions.

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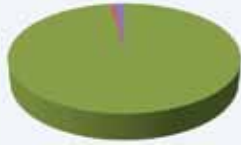
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Nontraded REIT Industry Review: Fourth Quarter 2011



Independence Realty Trust, Inc.

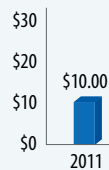
Total Assets.....	\$131.4 Million
Real Estate Assets	\$128.1 Million
Cash	\$1.1 Million
Securities	\$0.0 Million
Other	\$2.2 Million



Initial Offering Date:	June 10, 2011
Number of Months Fundraising:	6
Anticipated Offering Close Date:	June 10, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	0.8%
Asset Type:	Multifamily
Number of Properties:	7
Square Feet / Units / Rooms / Acres:	1,812 Units
Percent Leased:	93.4%
LifeStage.....	Emerging
Investment Style	Core

Historical Price

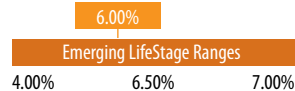


Gross Dollars Raised*

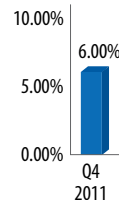
Minimum Offering Not Reached
as of 12/31/11

Current Distribution

Current Distribution Yield: ... 6.00%



Historical Distribution



Contact Information

www.irtreit.com
Independence Realty Securities, LLC
80 South Eighth Street
IDS Center, Suite 4610
Minneapolis, MN 55402
877-301-1003

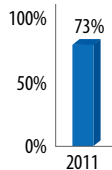
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: 73%



YTD Distributions Paid**: \$1,022,000
 YTD FFO: \$1,401,000
 **See notes

Historical FFO Payout Ratio



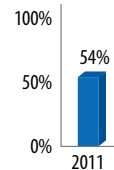
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: 54%

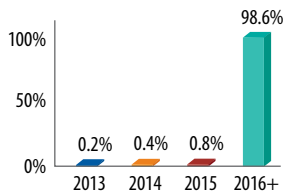


YTD Distributions Paid**: \$1,022,000
 YTD MFFO: \$1,889,000
 *Blue Vault estimated MFFO – see notes
 **See notes

Historical MFFO Payout Ratio

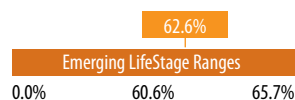


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 62.6%

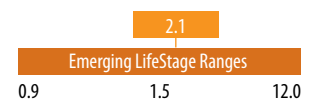


Debt Breakdown

Total:	\$82.2 Million
Fixed:	\$82.2 Million
Variable:	\$0.0 Million
Avg. Wtd. Rate:	3.79%
Term:	8 – 10 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.1



Adjusted EBITDA: \$3,616,000
 Interest Expense: \$1,727,000

Redemptions

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



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/11: 20,000

Lease Expirations

Not Reported

Trends and Items of Note

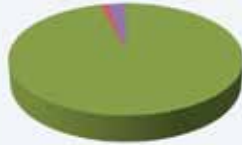
- While the REIT had not reached the minimum amount required to break escrow in its public offering as of December 31, 2011, the Company paid cash distributions on its common shares and operating partnership units during the fourth quarter.
- The REIT broke escrow during the first quarter 2012 by raising the \$3 million minimum offering amount.
- The Company acquired one property during the fourth quarter of 2011 for \$23.8 million.
- The Company's year to date interest coverage ratio of 2.1X is significantly above the median of 1.5X for Emerging LifeStage REITs.
- Management uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 74 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Industrial Income Trust Inc.

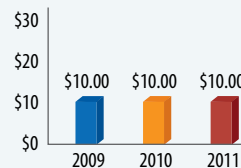
Total Assets.....	\$1,013.2 Million
Real Estate Assets	\$972.2 Million
Cash	\$12.9 Million
Securities	\$0.0 Million
Other	\$28.1 Million



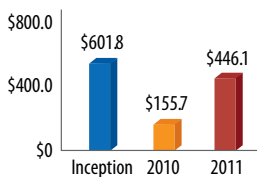
Initial Offering Date:	December 18, 2009
Number of Months Fundraising:	24
Anticipated Offering Close Date:	April 17, 2014
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	1.3%
Asset Type:	Industrial
Number of Properties:	112
Square Feet / Units / Rooms / Acres:	20.1 Million
Percent Leased:	92.0%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



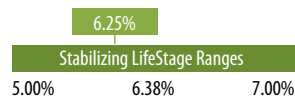
Gross Dollars Raised*



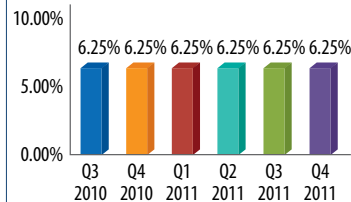
*Includes reinvested distributions (in millions)
As of December 31, 2011

Current Distribution

Current Distribution Yield: ... 6.25%



Historical Distribution

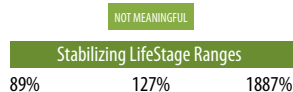


Contact Information

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

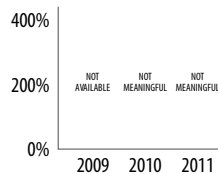
Year to Date FFO Payout Ratio

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



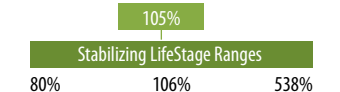
YTD Distributions Paid: \$16,679,000
YTD FFO:

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

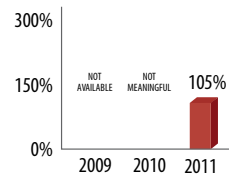
MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ...105%



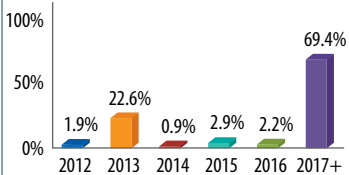
YTD Distributions Paid: \$16,679,000
YTD MFFO:

*BVP estimated MFFO – see notes

Historical MFFO Payout Ratio

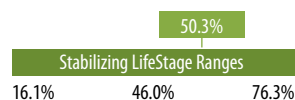


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 50.3%

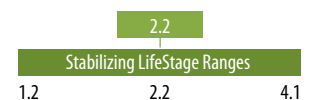


Debt Breakdown

Total:	\$509.8 Million
Fixed:	\$400.1 Million
Variable:	\$109.8 Million
Avg. Wtd. Rate:	4.37%
Term:	1 – 10 yrs

Interest Coverage Ratio

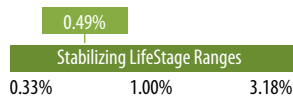
YTD Interest Coverage Ratio: 2.2



Adjusted EBITDA:\$31,811,000
Interest Expense:\$14,674,000

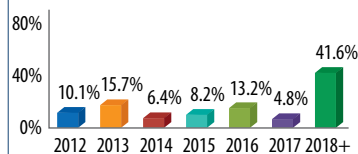
Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:.....0.49%



Redemptions Year to Date: 181,788
Wtd. Avg. Shares Outstanding
as of 12/31/11:37,423,000

Lease Expirations*



*As a percentage of expiring base rent as of
December 31, 2011.

Trends and Items of Note

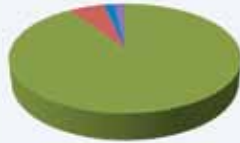
- A follow-on offering was declared effective on April 17, 2012 with a per share offering price \$10.40 per share and a distribution reinvestment price of \$9.88.
- In a series of transactions completed by December 13, 2011, the company acquired nine industrial buildings aggregating 1.4 million square feet on 108.8 acres in Chicago, Illinois. On December 15, 2011, the company acquired eight industrial buildings aggregating 1.6 million square feet on 88.2 acres in Florida, Georgia and Texas. Total purchase price of acquisitions in the fourth quarter, 2011, was \$701.3 million.
- The Debt to Total Assets Ratio decreased to 50.3% in fourth quarter but is above the median of 45.3% for Stabilizing LifeStage REITs.
- The year to date MFFO payout ratio remained constant at 105% for the third and fourth quarters of 2011.
- The year-to-date 2011 Company Defined MFFO of \$18,182,000 includes \$2,260,000 in amortization of both straight-line rent and above- and below-market leases. Blue Vault Partners has excluded this to report 2011 MFFO of \$15,922,000.
- See additional notes on page 74 for information regarding the source of distributions.



Nontraded REIT Industry Review: Fourth Quarter 2011

Inland Diversified Real Estate Trust, Inc.

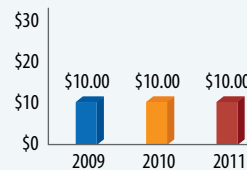
Total Assets.....	\$1,010.4 Million
Real Estate Assets	\$914.4 Million
Cash	\$60.3 Million
Securities	\$17.9 Million
Other	\$17.9 Million



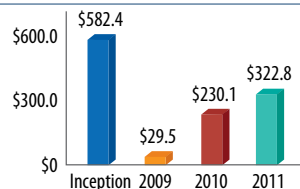
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	28
Anticipated Offering Close Date:	August 24, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	6.0%
Asset Type:	Diversified
Number of Properties:	49
Square Feet / Units / Rooms / Acres: ..	5,579,328 Sq. Ft. & 300 Units
Percent Leased:	97.3%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



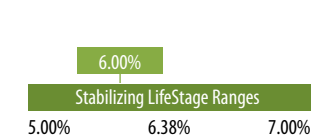
Gross Dollars Raised*



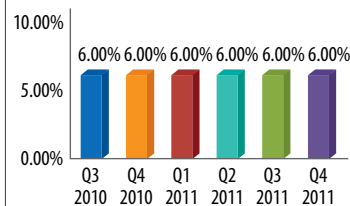
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.00%



Historical Distribution

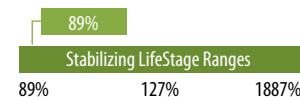


Contact Information

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

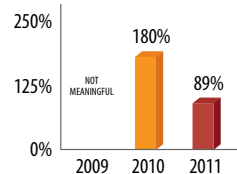
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: 89%



YTD Distributions Paid:.. \$23,641,000
YTD FFO: \$26,672,000

Historical FFO Payout Ratio



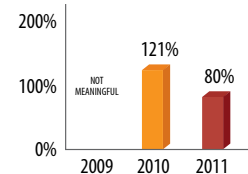
Year to Date MFFO Payout Ratio

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

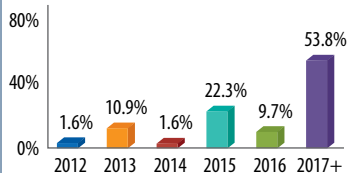


YTD Distributions Paid: \$23,641,000
YTD MFFO: \$29,453,000
*Company reported MFFO – see notes

Historical MFFO Payout Ratio

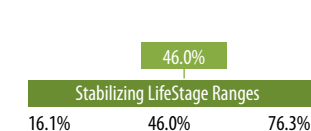


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 46.0%



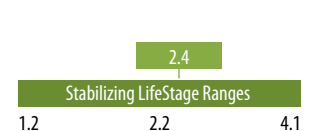
Debt Breakdown



Total: \$465.0 Million
Fixed: \$380.0 Million
Variable: \$85.0 Million
Avg. Wtd. Rate: 4.94%
Term: 1 – 29 yrs

Interest Coverage Ratio

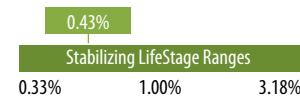
YTD Interest Coverage Ratio: 2.4



Adjusted EBITDA: \$48,260,000
Interest Expense: \$19,835,000

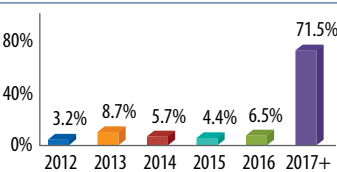
Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:.....0.43%



Redemptions Year to Date:.. 182,202
Wtd. Avg. Shares Outstanding
as of 12/31/11:42,105,681

Lease Expirations*



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

Trends and Items of Note

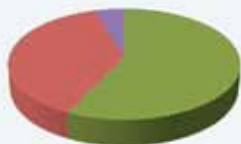
- The Company acquired four properties during the fourth quarter for \$71.8 million.
- The Debt to Total Assets Ratio decreased to 46.0% in fourth quarter which is equivalent to the median for other Stabilizing LifeStage REITs.
- The Interest Coverage Ratio remained at 2.4X and is above the median of 2.2X for other Stabilizing LifeStage REITs.
- The Company used floating-to-fixed rate swap agreements to effectively fix \$33.55 million of variable rate debt in 2011.
- The Company reported MFFO in accordance with IPA's Guideline beginning December 31, 2011 and retroactively for 2010 and 2009.
- See additional notes on page 74 for information regarding the source of distributions.



Nontraded REIT Industry Review: Fourth Quarter 2011

KBS Legacy Partners Apartment REIT, Inc.

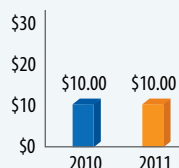
Total Assets.....	\$60.5 Million
Real Estate Assets	\$34.6 Million
Cash	\$23.1 Million
Securities	\$0.0 Million
Other	\$2.8 Million



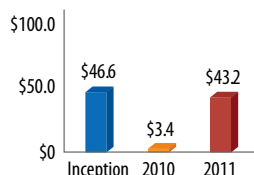
Initial Offering Date:	March 12, 2010
Number of Months Fundraising:	21
Anticipated Offering Close Date:	March 12, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	38.1%
Asset Type:	Multifamily
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	453,178
Percent Leased:	96%
LifeStage.....	Emerging
Investment Style	Core

Historical Price

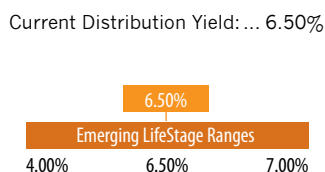


Gross Dollars Raised*

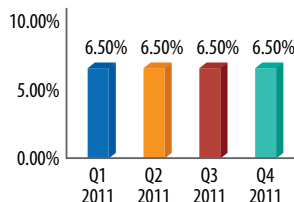


*Includes reinvested distributions (in millions)

Current Distribution



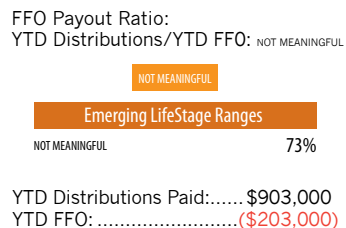
Historical Distribution



Contact Information

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

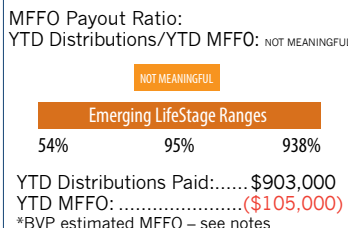
Year to Date FFO Payout Ratio



Historical FFO Payout Ratio



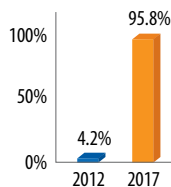
Year to Date MFFO Payout Ratio



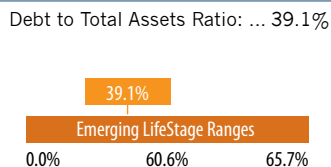
Historical MFFO Payout Ratio



Debt Maturity



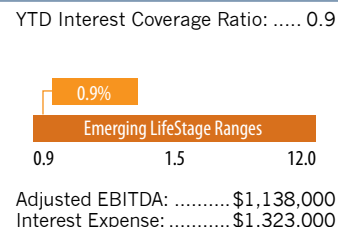
Current Debt Ratio



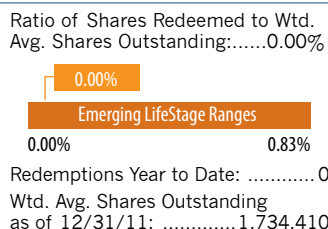
Debt Breakdown



Interest Coverage Ratio



Redemptions



Lease Expirations

Not Reported

Trends and Items of Note

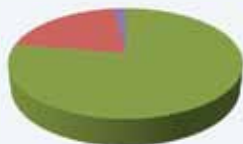
- The Company did not make any property acquisitions in the fourth quarter.
- The Company has extended the close date for the offering to February 2013.
- The Debt to Total Assets Ratio decreased significantly to 39.1% and is below the median of 60.6% for other Emerging LifeStage REITs.
- The bridge loan from the Advisor had 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 74 for information regarding the source of distributions.



Nontraded REIT Industry Review: Fourth Quarter 2011

KBS Real Estate Investment Trust III, Inc.

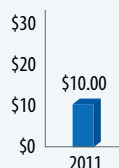
Total Assets.....	\$130.9 Million
Real Estate Assets	\$92.6 Million
Cash	\$37.2 Million
Securities	\$0.0 Million
Other	\$1.1 Million



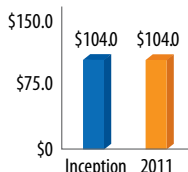
Initial Offering Date:	October 26, 2010
Number of Months Fundraising:	14
Anticipated Offering Close Date:	October 26, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:28.4%
 Asset Type: Office
 Number of Properties: 2 Properties and 1 Note
 Square Feet / Units / Rooms / Acres: 311,970 Sq. Ft.
 Percent Leased:97%
 LifeStage.....Growth
 Investment Style Core

Historical Price



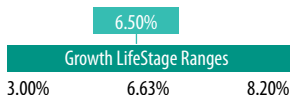
Gross Dollars Raised*



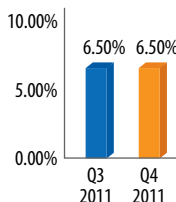
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution

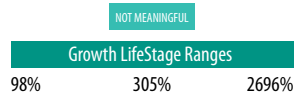


Contact Information

www.KBS-CMG.com
KBS 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



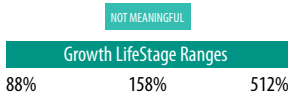
YTD Distributions Paid: ... \$1,662,000
 YTD FFO:(\$1,340,000)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

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

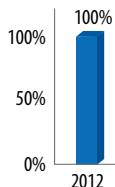


YTD Distributions Paid: ... \$1,662,000
 YTD MFFO:(\$281,000)
 *BVP estimated MFFO – see notes

Historical MFFO Payout Ratio

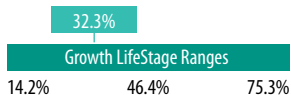


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 32.3%



Debt Breakdown



Total: \$42.3 Million
 Fixed: \$0.0 Million
 Variable: \$42.3 Million
 Avg. Wtd. Rate: 2.50%
 Term: 1 yr.

Interest Coverage Ratio

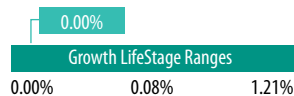
YTD Interest Coverage Ratio: 0.7



Adjusted EBITDA: \$213,000
 Interest Expense: \$300,000

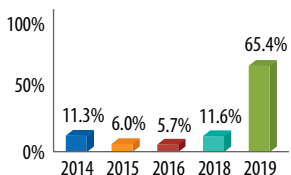
Redemptions

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



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/11: 3,724,745

Lease Expirations



Trends and Items of Note

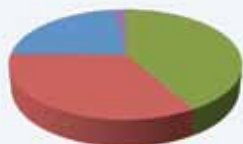
- The REIT transitioned from the Emerging LifeStage into the Growth LifeStage during the fourth quarter.
- The Company acquired one property during the fourth quarter of 2011 for \$35.7 million.
- Distributions to stockholders began in June 2011 and remained at 6.50% annualized.
- The Company's debt ratio increased to 32.3% from 24.8% in the third quarter with an increase in variable rate debt. The Company has a single note payable, a Portfolio Bridge Loan, with a principal balance of \$42.25 million which matures in September, 2012.
- The Company did not report MFFO for 2011. The MFFO figures above are Blue Vault Partners' estimate.
- See additional notes on page 74 for information regarding the source of distributions.



Nontraded REIT Industry Review: Fourth Quarter 2011

KBS Strategic Opportunity REIT, Inc.

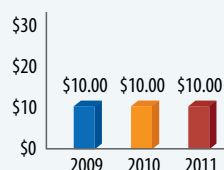
Total Assets.....\$258.5 Million
 Real Estate Assets\$107.8 Million
 Cash.....\$86.4 Million
 Securities\$58.6 Million
 Other.....\$5.7 Million



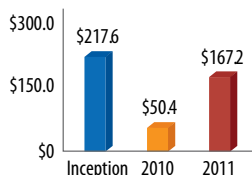
Initial Offering Date: November 20, 2009
 Number of Months Fundraising: 25
 Anticipated Offering Close Date: November 20, 2012
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 33.4%
 Asset Type: Diversified
 Number of Properties: 5 Office; Office Portfolio;
 1 Industrial; Raw Land
 Square Feet / Units / Rooms / Acres: 1.4 Million Sq. Ft.
 Percent Leased: 45%
 LifeStage..... Growth
 Investment Style Opportunistic

Historical Price



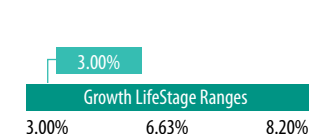
Gross Dollars Raised*



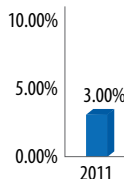
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 3.00%



Historical Distribution

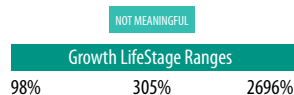


Contact Information

www.KBS-CMG.com
KBS Strategic Opportunity REIT, Inc.
620 Newport Center Drive, Suite 1300
Newport Beach, CA 92660
949-417-6500

Year to Date FFO Payout Ratio

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



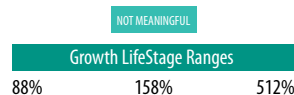
YTD Distributions Paid: ... \$6,405,000
 YTD FFO: (\$4,596,000)

Historical FFO Payout Ratio



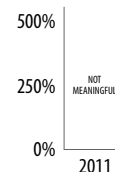
Year to Date MFFO Payout Ratio

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

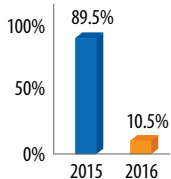


YTD Distributions Paid: \$6,405,000
 YTD MFFO: (\$2,096,000)
 *Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio

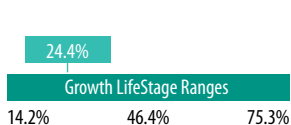


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 24.4%



Debt Breakdown



Total:\$63.2 Million
 Fixed:\$33.0 Million
 Variable:\$30.2 Million
 Avg. Wtd. Rate:3.93%
 Term:<1 – 5 yrs

Interest Coverage Ratio

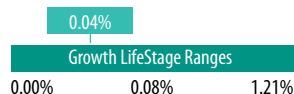
YTD Interest Coverage Ratio: NOT MEANINGFUL



Adjusted EBITDA:(\$1,900,000)
 Interest Expense:\$313,000

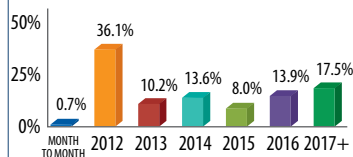
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:0.04%



Redemptions Year to Date: 4,000
 Wtd. Avg. Shares Outstanding as of 12/31/11: 11,423,823

Lease Expirations



Trends and Items of Note

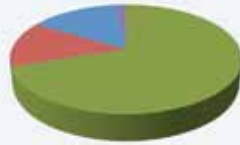
- Cash distributions to stockholders began in December 2011 at a 3.00% annualized rate.
- The Company's Debt to Total Assets Ratio of 24.4% is below the median of 46.4% for Growth LifeStage REITs.
- Because the Company reported negative EBITDA for the year ending 2011, the Interest Coverage Ratio is not meaningful.
- The Company did not report MFFO for 2011. The MFFO figures above are Blue Vault Partners' estimate.
- See additional notes on page 74 for information regarding the source of distributions.



Nontraded REIT Industry Review: Fourth Quarter 2011

Lightstone Value Plus Real Estate Investment Trust II, Inc.

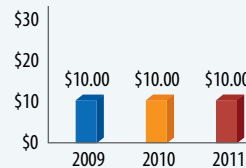
Total Assets.....	\$38.1 Million
Real Estate Assets	\$26.6 Million
Cash	\$5.1 Million
Securities	\$5.7 Million
Other	\$0.6 Million



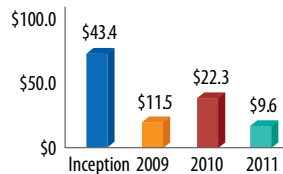
Initial Offering Date:	February 17, 2009
Number of Months Fundraising:	34
Anticipated Offering Close Date:	August 15, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio: 13.4%
 Asset Type: Diversified
 Number of Properties: 3 Unconsolidated, 1 Consolidated
 Square Feet / Units / Rooms / Acres: See Notes
 Percent Leased: See Notes
 LifeStage..... Growth
 Investment Style Value Add

Historical Price



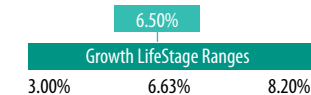
Gross Dollars Raised*



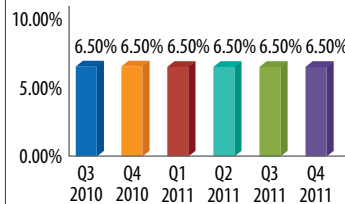
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution

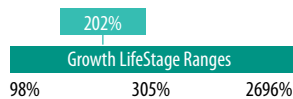


Contact Information

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

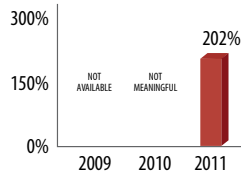
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 202%



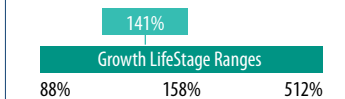
YTD Distributions Paid:..... \$2,587,000
 YTD FFO: \$1,279,000

Historical FFO Payout Ratio



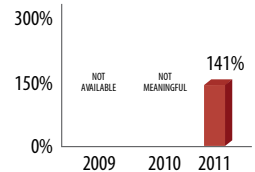
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...141%



YTD Distributions Paid:.....\$2,587,000
 YTD MFFO:\$1,832,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio



Debt Maturity

Not Applicable

Current Debt Ratio

Not Applicable

Debt Breakdown

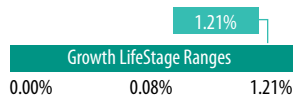
Not Applicable

Interest Coverage Ratio

Not Applicable

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:.....1.21%



Redemptions Year to Date: ...48,154
 Wtd. Avg. Shares Outstanding
 as of 12/31/11:3,978,000

Lease Expirations

Not Reported

Trends and Items of Note

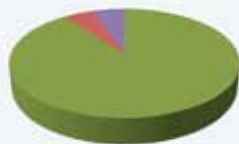
- The Company has extended the close date for the offering to August 2012.
- As December 31, 2011, the Company owns a 40% membership interest in Brownmill, a 20% interest in the CP Boston Joint Venture, a 95% ownership interest in TownePlace Suites, and a 10% interest in the Rego Park Joint Venture.
- Because the REIT did not have any long-term debt outstanding at December 31, 2011, 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 74 for information regarding the source of distributions.



Nontraded REIT Industry Review: Fourth Quarter 2011

Moody National REIT I, Inc.

Total Assets.....	\$21.9 Million
Real Estate Assets	\$19.7 Million
Cash	\$1.1 Million
Securities	\$0.0 Million
Other	\$1.2 Million



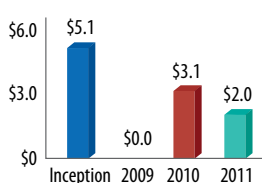
Initial Offering Date:	April 15, 2009
Number of Months Fundraising:	32
Anticipated Offering Close Date:	October 12, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	4.9%
Asset Type:	Hotels
Number of Properties:	1 Property and 1 Note
Square Feet / Units / Rooms / Acres:	128 rooms
Percent Leased:	80.6%
LifeStage.....	Growth
Investment Style	Core

Historical Price

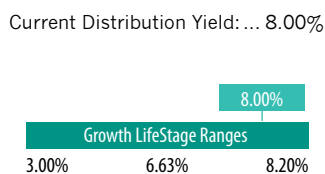


Gross Dollars Raised*

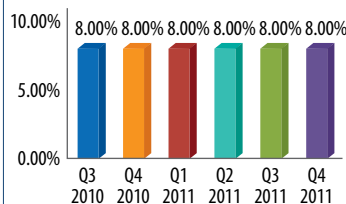


*Includes reinvested distributions (in millions)

Current Distribution



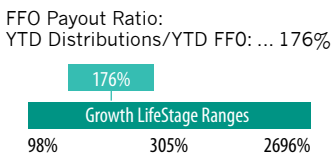
Historical Distribution



Contact Information

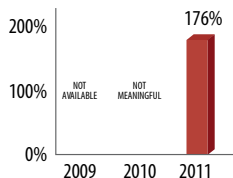
Moody National REIT I, Inc.
Attn: Investor Relations
6363 Woodway Drive
Suite 110
Houston, Texas 77057
(713) 977-7500

Year to Date FFO Payout Ratio

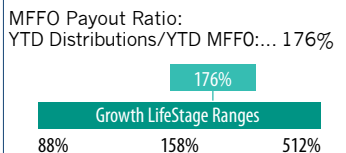


YTD Distributions Paid:..... \$326,985
 YTD FFO: \$185,740

Historical FFO Payout Ratio

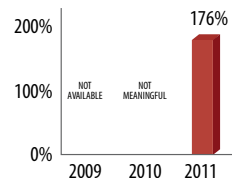


Year to Date MFFO Payout Ratio

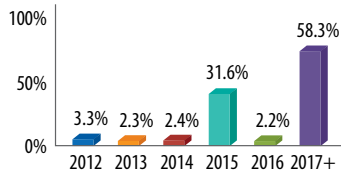


YTD Distributions Paid:..... \$326,985
 YTD MFFO*: \$185,740
 *Blue Vault adjusted MFFO – see notes

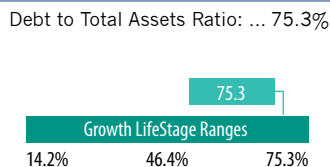
Historical MFFO Payout Ratio



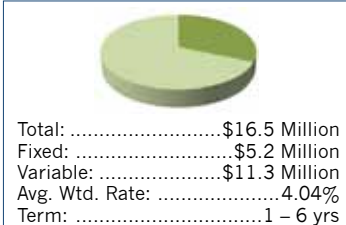
Debt Maturity



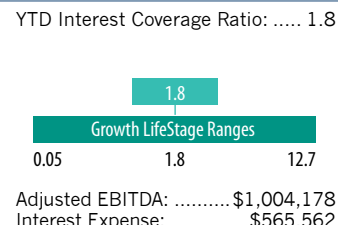
Current Debt Ratio



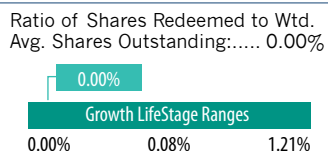
Debt Breakdown



Interest Coverage Ratio

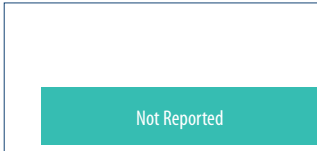


Redemptions



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/11: 422,872

Lease Expirations



Trends and Items of Note

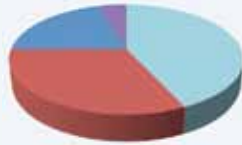
- The Debt to Total Assets Ratio of 75.3% is significantly above the median of 46.4% for Growth LifeStage REITs.
- The average occupancy for the Residence Inn property for the year ended December 31, 2011 was 80.6% which is above the industry average of 60.1%.
- The Company owns a 75% net joint venture interest of \$7.0 million in a Residence Inn property and a \$12.7 million net receivable secured by the Hyatt Place property.
- The Company reported Modified Funds from Operations (MFFO) for FY 2011 of \$284,804, which included \$74,346 of stock/unit-based compensation and \$33,013 of amortized loan costs. Blue Vault Partners has excluded those items to report FY 2011 MFFO of \$185,740.
- See additional notes on page 74 for information regarding the source of distributions.



Nontraded REIT Industry Review: Fourth Quarter 2011

Northstar Real Estate Income Trust, Inc.

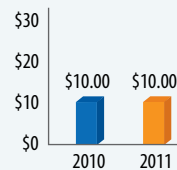
Total Assets.....	\$169.4 Million
RE Debt Investments.....	\$72.9 Million
Cash.....	\$53.9 Million
Securities.....	\$34.7 Million
Other.....	\$7.9 Million



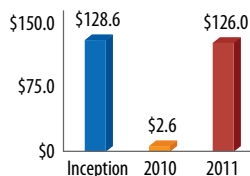
Initial Offering Date:	July 19, 2010
Number of Months Fundraising:	17
Anticipated Offering Close Date:	July 19, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio: 31.8%
 Asset Type: Debt Investments & Securities
 Number of Properties: 5 First Mortgage Loans,
 1 mezzanine loan and 3 CMBS
 Square Feet / Units / Rooms / Acres: NA
 Percent Leased: NA
 LifeStage: Growth
 Investment Style Debt

Historical Price



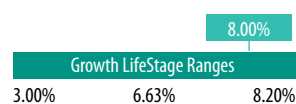
Gross Dollars Raised*



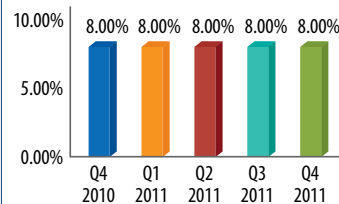
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 8.00%



Historical Distribution

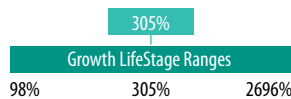


Contact Information

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

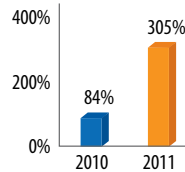
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 305%



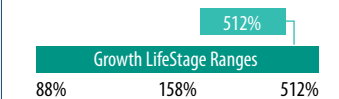
YTD Distributions Paid: ... \$4,867,993
 YTD FFO: \$1,598,017

Historical FFO Payout Ratio



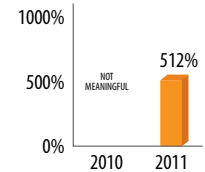
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 512%

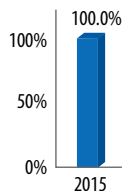


YTD Distributions Paid: \$4,867,993
 YTD MFFO: \$950,984
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

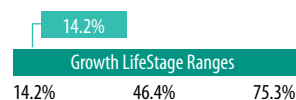


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 14.2%

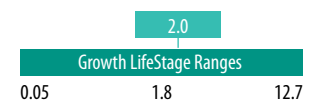


Debt Breakdown

Total: \$24.1 Million
 Fixed: \$24.1 Million
 Variable: \$0.0 Million
 Avg. Wtd. Rate: 3.71%
 Term: 3 yrs

Interest Coverage Ratio

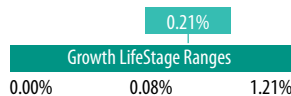
YTD Interest Coverage Ratio: 2.0



Adjusted EBITDA: \$1,768,371
 Interest Expense: \$902,482

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: 0.21%



Redemptions Year to Date: ... 14,748
 Wtd. Avg. Shares Outstanding
 as of 12/31/11: 7,118,918

Lease Expirations

Not Applicable

Trends and Items of Note

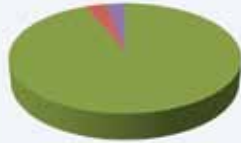
- This Company is one of only two nontraded REITs whose investment style is defined as "Debt".
- All of this REIT's investments in real estate consisted of financial assets in the form of real estate securities and real estate debt investments. The company increased investments in first mortgage loans by \$39.0 million and a mezzanine loan of \$16.5 million in the fourth quarter of 2011.
- The Company's Debt to Total Assets Ratio declined to 14.2% and is well below the median of 46.4% for Growth LifeStage REITs.
- The Company reported that its MFFO has been determined in accordance with the Investment Program Association ("IPA") definition of MFFO. In addition, the FFO Payout Ratio for 2010 was revised due to restated distribution figures for that period.
- See additional notes on page 74 for information regarding the source of distributions.



Nontraded REIT Industry Review: Fourth Quarter 2011

Paladin Realty Income Properties, Inc.

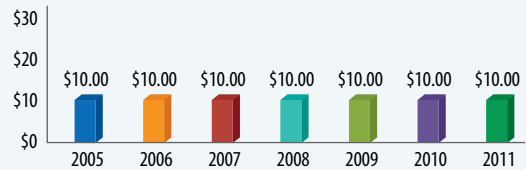
Total Assets.....	\$221.5 Million
Real Estate Assets	\$206.9 Million
Cash	\$8.0 Million
Securities	\$0.0 Million
Other	\$6.6 Million



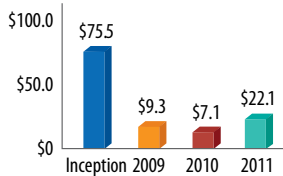
Initial Offering Date:	February 25, 2005
Number of Months Fundraising:	82
Anticipated Offering Close Date:	January 24, 2014
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	3.6%
Asset Type:	Diversified
Number of Properties:	14
Square Feet / Units / Rooms / Acres: ...	75,518 Sq Ft & 2,953 Units
Percent Leased:	Not Reported
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



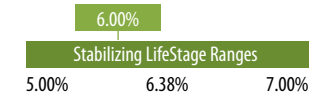
Gross Dollars Raised*



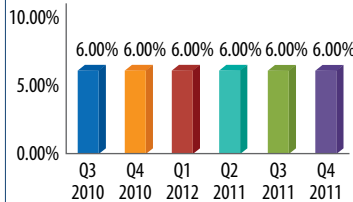
*Includes reinvested distributions (in millions)

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

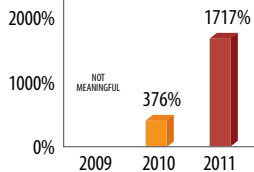
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 1717%



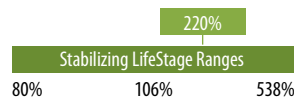
YTD Distributions Paid: ... \$3,535,347
 YTD FFO: \$205,885

Historical FFO Payout Ratio



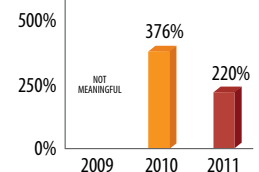
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 220%

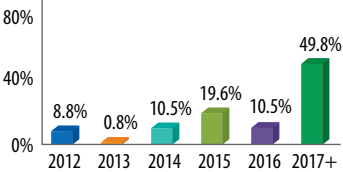


YTD Distributions Paid: ... \$3,535,347
 YTD MFFO: \$1,604,868
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

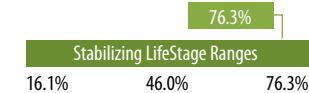


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 76.3%



Debt Breakdown

Total:	\$168.9 Million
Fixed:	\$168.9 Million
Variable:	\$0 Million
Avg. Wtd. Rate:	5.68%
Term:	<1 – 10 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.3



Adjusted EBITDA: \$10,596,760
 Interest Expense: \$8,291,656

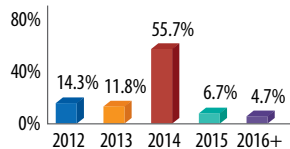
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: 3.14%



Redemptions Year to Date: .. 190,349
 Wtd. Avg. Shares Outstanding
 as of 12/31/11: 6,061,726

Lease Expirations



Trends and Items of Note

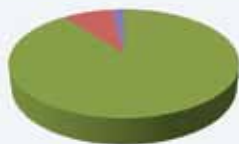
- As of December 30, 2011, the Company owned interests in 13 joint ventures that own 14 income-producing properties.
- The Company acquired an interest in Pines of York Apartments in November, 2011, at a cost of \$19.0 million.
- The REIT's Debt to Total Asset Ratio of 76.3% is above the median of 46.0% for Stabilizing LifeStage REITs.
- The Company reported MFFO in accordance with the Investment Program Association (IPA) guidelines.
- See additional notes on page 75 for information regarding the source of distributions.



Nontraded REIT Industry Review: Fourth Quarter 2011

Phillips Edison – ARC Shopping Center REIT Inc.

Total Assets.....	\$85.2 Million
Real Estate Assets	\$76.3 Million
Cash	\$7.0 Million
Securities	\$0.0 Million
Other	\$1.9 Million



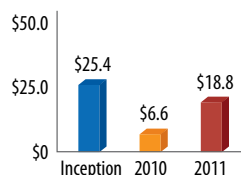
Initial Offering Date:	August 12, 2010
Number of Months Fundraising:	16
Anticipated Offering Close Date:	August 12, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	8.2%
Asset Type:	Retail
Number of Properties:	7
Square Feet / Units / Rooms / Acres:	587,927 Sq. Ft.
Percent Leased:	92.6%
LifeStage.....	Growth
Investment Style	Core

Historical Price



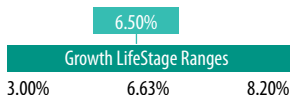
Gross Dollars Raised*



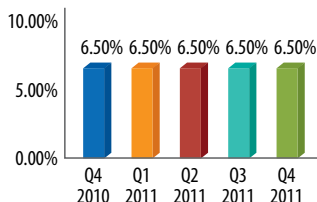
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution

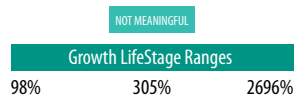


Contact Information

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

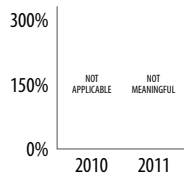
Year to Date FFO Payout Ratio

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



YTD Distributions Paid:..... \$873,000
 YTD FFO: \$(981,000)

Historical FFO Payout Ratio



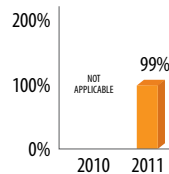
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:.....99%

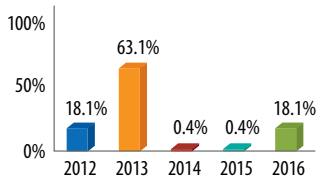


YTD Distributions Paid:..... \$873,000
 YTD MFFO: \$879,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

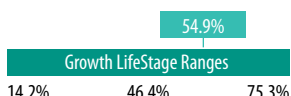


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 54.9%



Debt Breakdown

Total:	\$46.8 Million
Fixed:	\$0.0 Million
Variable:	\$46.8 Million
Avg. Wtd. Rate:	2.91%
Term:	1 – 5 yrs.

Interest Coverage Ratio

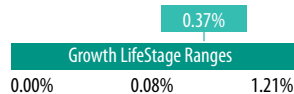
YTD Interest Coverage Ratio:2.1



Adjusted EBITDA: \$1,698,000
 Interest Expense: \$811,000

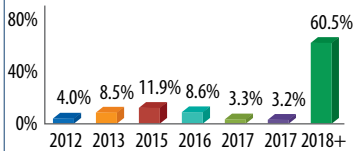
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:..... 0.37%



Redemptions Year to Date: 5,630
 Wtd. Avg. Shares Outstanding
 as of 12/31/11: 1,503,477

Lease Expirations



Trends and Items of Note

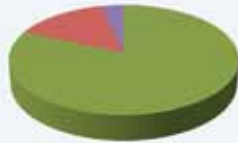
- The REIT transitioned from the Emerging LifeStage into the Growth LifeStage during the fourth quarter.
- The Company acquired four shopping centers in the fourth quarter of 2011 through a joint venture, holding a 54% interest. The purchase prices of these properties totaled \$45.75 million.
- The Company has not elected to fix the interest rates of its variable rate debt through derivatives as of December 31, 2011. As of year-end, the average rate on variable rate debt was 2.91%.
- The interest rate coverage ratio has steadily improved from 1.3X in the first quarter to 1.9x for the year ending 2011.
- 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 75 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Steadfast Income REIT, Inc.

Total Assets.....	\$81.9 Million
Real Estate Assets	\$66.8 Million
Cash	\$12.2 Million
Securities	\$0.0 Million
Other	\$2.9 Million



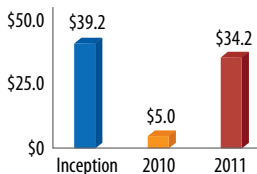
Initial Offering Date:	July 19, 2010
Number of Months Fundraising:	17
Anticipated Offering Close Date:	July 9, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	14.9%
Asset Type:	Multifamily
Number of Properties:8
Square Feet / Units / Rooms / Acres:	1,240 Units / 1,113,400 Sq. Ft.
Percent Leased:	94.1%
LifeStage	Growth
Investment Style	Core

Historical Price



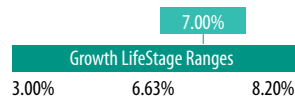
Gross Dollars Raised*



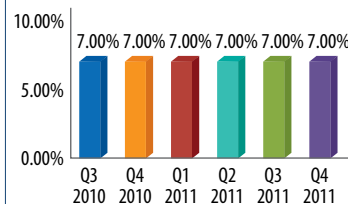
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



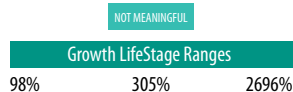
Historical Distribution



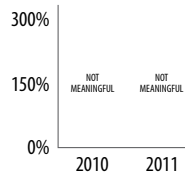
Contact Information

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 MEANINGFULYTD Distributions Paid: ... \$1,449,819
YTD FFO: ... (\$1,471,548)

Historical FFO Payout Ratio

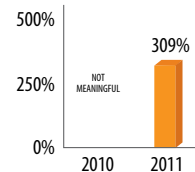


Year to Date MFFO Payout Ratio

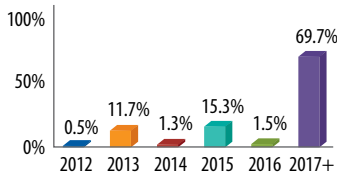
MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ... 309%YTD Distributions Paid: ... \$1,449,819
YTD MFFO: ... \$469,670

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

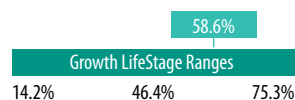


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 58.6%



Debt Breakdown

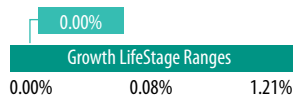
Total:	\$48.0 Million
Fixed:	\$48.0 Million
Variable:	\$0.00 Million
Avg. Wtd. Rate:	4.52%
Term:	2 – 8 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: ... 0.5

Adjusted EBITDA: ... \$596,535
Interest Expense: ... \$1,186,938

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding: ... 0.00%Redemptions Year to Date: 0
Wtd. Avg. Shares Outstanding
as of 12/31/11: 2,358,867

Lease Expirations

Not Reported

Trends and Items of Note

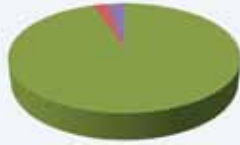
- The REIT transitioned from the Emerging LifeStage into the Growth LifeStage during the fourth quarter.
- The Company acquired three multifamily properties in December, 2011, at a total cost of \$23.8 million, with a weighted average occupancy of 94.7%.
- Half of the \$34.3 million in capital raised during 2011 was raised during the fourth quarter.
- The Company's Debt to Total Assets Ratio of 58.6% as is above the median of 46.4% for Growth LifeStage REITs.
- The Company reported that its MFFO has been determined in accordance with the Investment Program Association ("IPA") definition of MFFO, with MFFO totaling \$469,670.
- See additional notes on page 75 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Strategic Storage Trust, Inc.

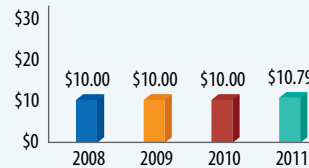
Total Assets.....	\$550.4 Million
Real Estate Assets	\$521.3 Million
Cash	\$13.2 Million
Securities	\$0.0 Million
Other	\$15.9 Million



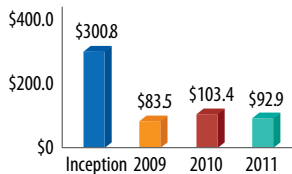
Initial Offering Date:	March 17, 2008
Number of Months Fundraising:	45
Anticipated Offering Close Date:	September 22, 2013
Current Price per Share:	\$10.79
Reinvestment Price per Share:	\$10.25

Cash to Total Assets Ratio:	2.4%
Asset Type:	Storage
Number of Properties:	91
Square Feet / Units / Rooms / Acres:	7.5 Million Sq. Ft.
Percent Leased:	77.3%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



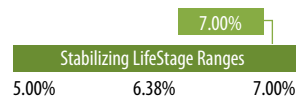
Gross Dollars Raised*



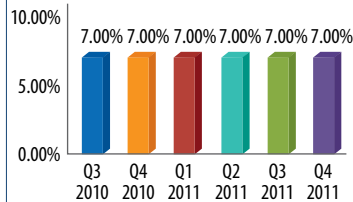
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



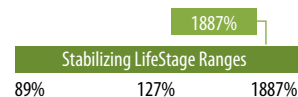
Historical Distribution



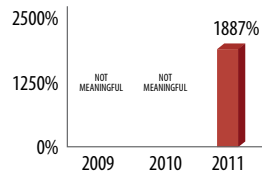
Contact Information

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

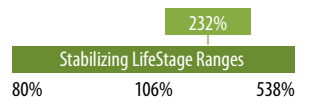
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO:..... 1887%YTD Distributions Paid:.. \$21,357,389
YTD FFO: \$1,131,738

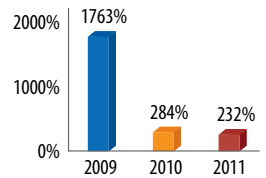
Historical FFO Payout Ratio



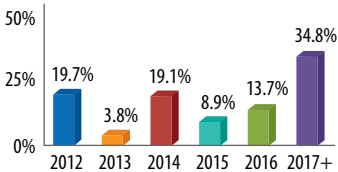
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ...232%YTD Distributions Paid: ...\$21,357,389
YTD MFFO:\$9,193,139
*Company reported MFFO – see notes

Historical MFFO Payout Ratio

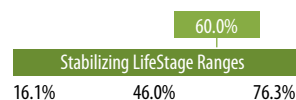


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 60.0%

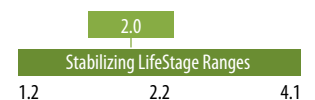


Debt Breakdown



Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.0

Adjusted EBITDA:\$22,570,336
Interest Expense:\$11,494,708

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:..... 3.18%Redemptions Year to Date: ... 993,301
Wtd. Avg. Shares Outstanding
as of 12/31/11: 31,243,109

Lease Expirations

Leases Are Month To Month

Trends and Items of Note

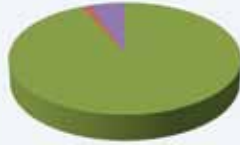
- In April 2012, the Company announced that the board of directors determined an estimated per share value of \$10.79 as of December 31, 2011 which will become the new offering price effective June 1, 2012. The new distribution reinvestment price will become \$10.25 on June 1, 2012.
- The Company acquired 13 storage facilities during the fourth quarter for \$85.7 million.
- The Company's Debt to Total Assets Ratio increased to 60.0% during the fourth quarter 2011 as is above the median for Stabilizing 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 75 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



TNP Strategic Retail Trust, Inc.

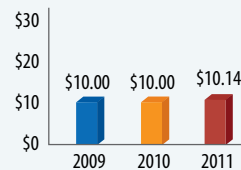
Total Assets.....	\$170.6 Million
Real Estate Assets	\$159.1 Million
Cash	\$2.1 Million
Securities	\$0.0 Million
Other	\$9.4 Million



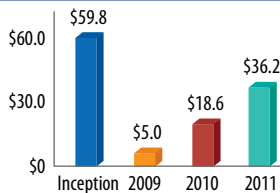
Initial Offering Date:	August 7, 2009
Number of Months Fundraising:	28
Anticipated Offering Close Date:	August 7, 2012
Current Price per Share:	\$10.14
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	2.5%
Asset Type:	Retail
Number of Properties:	11
Square Feet / Units / Rooms / Acres:	1,131,117 Sq. Ft.
Percent Leased:	81.4%
LifeStage.....	Growth
Investment Style	Value Add

Historical Price



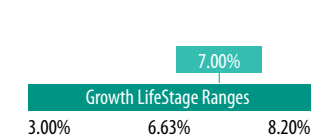
Gross Dollars Raised*



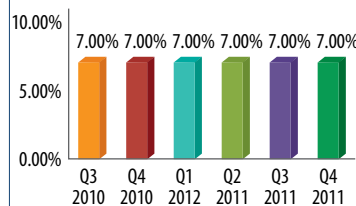
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



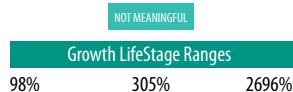
Historical Distribution



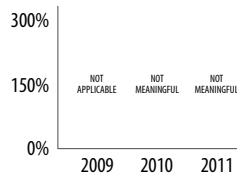
Contact Information

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

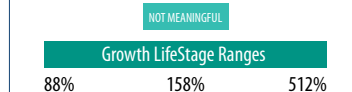
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: NOT MEANINGFULYTD Distributions Paid: ... \$2,408,000
YTD FFO: (\$3,848,000)

Historical FFO Payout Ratio

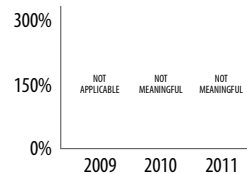


Year to Date MFFO Payout Ratio

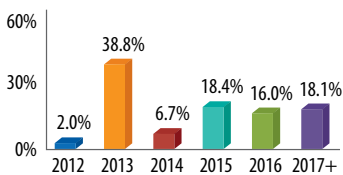
MFFO Payout Ratio:
YTD Distributions/YTD MFFO: NOT MEANINGFULYTD Distributions Paid: ... \$2,408,000
YTD MFFO: (\$68,000)

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

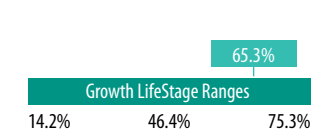


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 65.9%

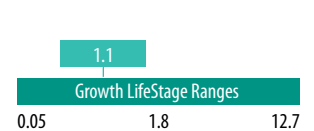


Debt Breakdown

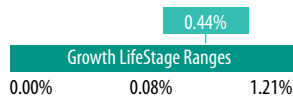


Interest Coverage Ratio

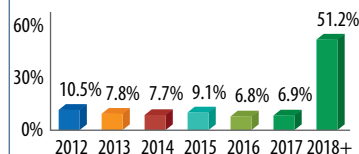
YTD Interest Coverage Ratio: 1.1

Adjusted EBITDA: \$4,885,000
Interest Expense: \$4,600,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding: 0.44%Redemptions Year to Date: ... 16,279
Wtd. Avg. Shares Outstanding
as of 12/31/11: 3,702,016

Lease Expirations



Trends and Items of Note

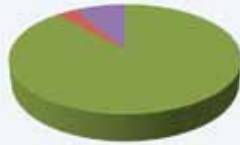
- The board of directors determined an estimated per share value of \$10.14 for common stock as of December 31, 2011 however, the Company is offering shares to the public at \$10.00 per share and to shareholders pursuant to the DRIP at \$9.50 per share.
- Distribution yields are calculated based on a \$10 share price.
- The REIT acquired three properties during the fourth quarter of 2011 for \$58 million.
- The Debt to Total Asset Ratio of 65.9% is above the median of 46.4% for Growth LifeStage REITs.
- The Company reported Modified Funds from Operations (MFFO) for year ending 2011 of (\$68,000), which did not include the estimated asset management fees adjustments shown in the third quarter.
- See additional notes on page 75 for information regarding the source of distributions.



Nontraded REIT Industry Review: Fourth Quarter 2011

United Development Funding IV

Total Assets.....	\$166.5 Million
Real Estate Assets	\$146.5 Million
Cash	\$6.0 Million
Securities	\$0.0 Million
Other	\$14.0 Million



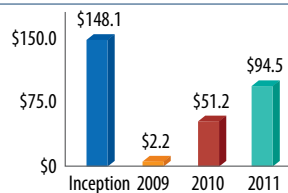
Cash to Total Assets Ratio: 3.6%
 Asset Type: Mortgage Loans
 Number of Properties: 13 Related Party Participation and
 Note Agreements, 28 Loans with Third-Parties
 Square Feet / Units / Rooms / Acres: NA
 Percent Leased: NA
 LifeStage..... Growth
 Investment Style Debt

Initial Offering Date: November 12, 2009
 Number of Months Fundraising: 25
 Anticipated Offering Close Date: November 12, 2012
 Current Price per Share: \$20.00
 Reinvestment Price per Share: \$20.00

Historical Price



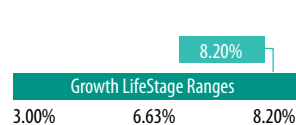
Gross Dollars Raised*



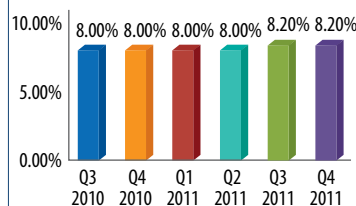
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 8.20%



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

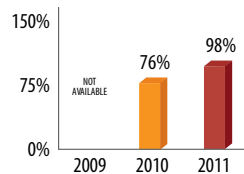
Year to Date FFO Payout Ratio

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



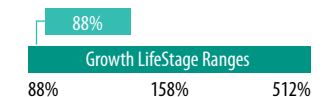
YTD Distributions Paid:.... \$8,081,000
 YTD FFO: \$8,288,000

Historical FFO Payout Ratio



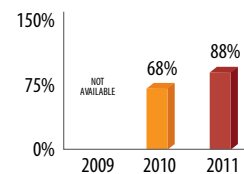
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:88%

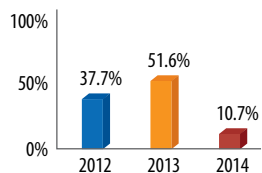


YTD Distributions Paid:.. \$8,081,000
 YTD MFFO: \$9,212,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

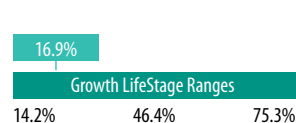


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 16.9%



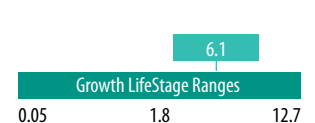
Debt Breakdown



Total: \$28.1 Million
 Fixed: \$8.8 Million
 Variable: \$19.3 Million
 Avg. Wtd. Rate: 6.34%
 Term: 1– 3 yrs

Interest Coverage Ratio

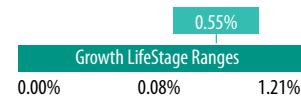
YTD Interest Coverage Ratio: 6.1



Adjusted EBITDA: \$10,535,186
 Interest Expense: \$1,731,058

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:.....0.55%



Redemptions Year to Date: ... 26,015
 Wtd. Avg. Shares Outstanding
 as of 12/31/11: 4,734,259

Lease Expirations

Not Applicable

Trends and Items of Note

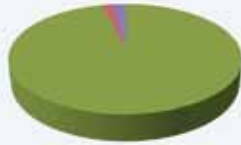
- This Company is one of only two nontraded REITs whose investment style is defined as "Debt".
- On September 8, 2011, the board of trustees authorized a special distribution of \$0.05 per share to shareholders of record as of the close of business on September 15, 2011 which was paid in October 2011.
- The REIT has an Interest Coverage Ratio of 6.1X which is significantly above the median of 1.8X 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 75 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Wells Core Office Income REIT, Inc.

Total Assets.....	\$314.2 Million
Real Estate Assets	\$302.1 Million
Cash	\$4.7 Million
Securities	\$0.0 Million
Other	\$7.4 Million



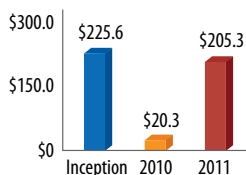
Initial Offering Date:	June 10, 2010
Number of Months Fundraising:	18
Anticipated Offering Close Date:	June 10, 2013
Current Price per Share:	\$25.00
Reinvestment Price per Share:	\$23.75

Cash to Total Assets Ratio:	1.5%
Asset Type:	Office
Number of Properties:	8
Square Feet / Units / Rooms / Acres:	1.3 Million
Percent Leased:	99.9%
LifeStage.....	Growth
Investment Style	Core

Historical Price



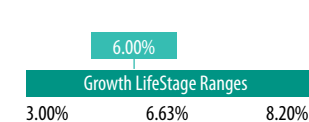
Gross Dollars Raised*



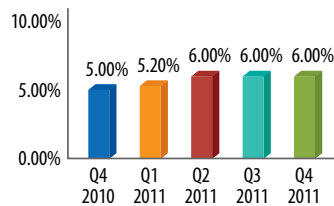
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.00%



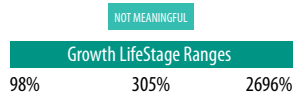
Historical Distribution



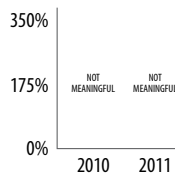
Contact Information

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

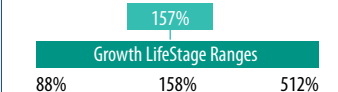
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: NOT MEANINGFULYTD Distributions Paid: ... \$6,130,747
YTD FFO: (\$3,106,915)

Historical FFO Payout Ratio

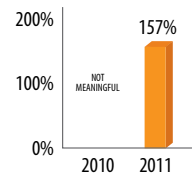


Year to Date MFFO Payout Ratio

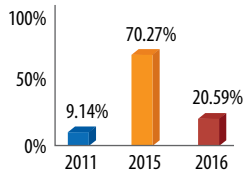
MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ... 157%YTD Distributions Paid: ... \$6,130,747
YTD MFFO: \$3,903,676

*Company reported MFFO - see notes

Historical MFFO Payout Ratio

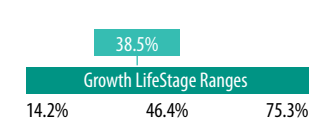


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 38.5%

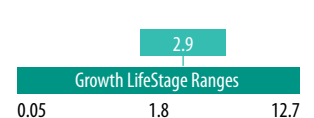


Debt Breakdown

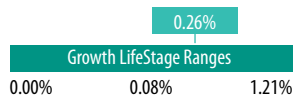
Total:	\$121.0 Million
Fixed:	\$0.0 Million
Variable:	\$121.0 Million
Avg. Wtd. Rate:	3.99%
Term:	<1 - 3 yrs

Interest Coverage Ratio

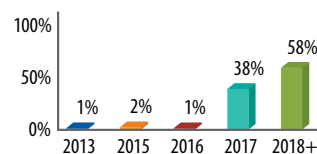
YTD Interest Coverage Ratio: 2.9

Adjusted EBITDA: \$7,570,860
Interest Expense: \$2,604,861

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding: 0.26%Redemptions Year to Date: ... 11,427
Wtd. Avg. Shares Outstanding
as of 12/31/11: 4,452,157

Lease Expirations



Trends and Items of Note

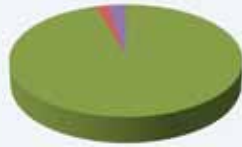
- During the fourth quarter of 2011, the REIT acquired one property for a purchase price of \$65.0 million.
- The Debt to Total Assets Ratio decreased to 38.5% for the period ending December 31, 2011 compared to the previous quarter of 41.6%.
- The REIT has an Interest Coverage Ratio of 2.9X which is above the median of 1.8X for Growth LifeStage REITs.
- The Company reported that 96% of their leases expire beyond the year 2016.
- 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 75 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Wells Timberland REIT, Inc.

Total Assets.....	\$345.3 Million
Real Estate Assets	\$328.9 Million
Cash	\$6.8 Million
Securities	\$0.0 Million
Other	\$9.6 Million



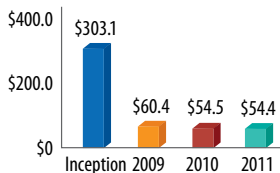
Initial Offering Date:	August 11, 2006
Number of Months Fundraising:	64
Offering Close Date:	December 31, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.55

Cash to Total Assets Ratio:	2.0%
Asset Type:	Timberland
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	298,700 Acres
Percent Leased:	Not Applicable
LifeStage.....	Stabilizing
Investment Style	Value Add

Historical Price



Gross Dollars Raised*



*Includes reinvested distributions (in millions)

Current Distribution

Annual Stock Distribution of
.02 Shares

*See notes

Historical Distribution



*See notes

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

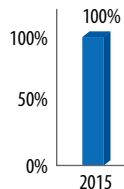
Year to Date MFFO Payout Ratio

Not Applicable

Historical MFFO Payout Ratio

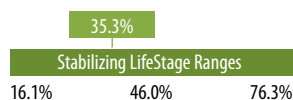
Not Applicable

Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 35.3%



Debt Breakdown

Total:	\$122.0 Million
Fixed:	\$0.0 Million
Variable:	\$122.0 Million
Avg. Wtd. Rate:	3.71%
Term:	4 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.3



Adjusted EBITDA: \$7,169,366
 Interest Expense: \$5,435,948

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:.....0.33%



Redemptions Year to Date:92,605
 Wtd. Avg. Shares Outstanding
 as of 12/31/11:28,489,080

Lease Expirations

Not Applicable

Trends and Items of Note

- The Company's Follow-On Public Offering terminated on December 31, 2011.
- The stock dividend issued to stockholders of record as of December 15, 2011 was at a 2% annualized rate.
- Wells Timberland uses an interest rate swap agreement to hedge its exposure to changing interest rates on a \$122 million loan balance.
- The Debt to Total Assets Ratio decreased to 35.3% for the period ending December 31, 2011 compared to the previous quarter of 38.5%.
- Because the REIT does not pay cash distributions, the FFO and MFFO metrics are not applicable.



Effective Nontraded REITs with Limited Operating Results

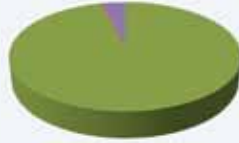
	Effective Date	LifeStage	Investment Style	Minimum Shares Sold / Funds Released from Escrow	Gross Offering Proceeds Raised Since Inception (in \$ Millions)	Total Assets (in \$ Millions)	Real Estate / Real Estate Related Assets Owned	Distributions Declared	Debt on Balance Sheet
American Realty Capital – Daily Net Asset Value, Inc.	August 15, 2011	Emerging	Core	Yes (Jan. 5, 2012)	NA	\$0.08	0	None	None
American Realty Capital – Retail Centers of America, Inc.	March 17, 2011	Emerging	Core	No	NA	\$0.036	0	None	None
Clarion Partners Property Trust, Inc.	May 16, 2011	Emerging	Core	No	NA	\$0.3	0	None	None
CNL Healthcare Trust, Inc.	June 27, 2011	Emerging	Core	Yes	\$13.3	\$10.6	0	4.00%	None
Green Realty Trust, Inc.	Dec. 9, 2010	Emerging	Core	No	NA	\$0.2	0	None	None
O'Donnell Strategic Industrial REIT, Inc.	August 15, 2011	Emerging	Core	No	\$-	\$0.2	0	None	None
Plymouth Opportunity REIT, Inc.	Nov. 1, 2011	Emerging	Opportunistic	No	NA	\$0.2	0	None	None
Resource Real Estate Opportunity REIT, Inc.	June 16, 2010	Growth	Opportunistic	Yes	\$71.4	\$68.7	4 Multifamily Properties, 3 Non-performing Loans, and 2 Performing Loans	Stock Distributions: .015 of a share per quarter	None

Nontraded REIT Industry Review: Fourth 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: 94.2%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

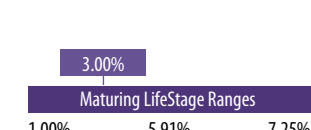
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:.....0.00%



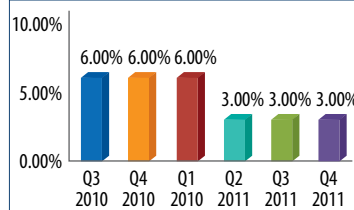
Redemptions Year to Date: SUSPENDED
 Wtd. Avg. Shares Outstanding as of 12/31/11: 19,812,886

Current Distribution

Current Distribution Yield: ... 3.00%



Historical Distribution

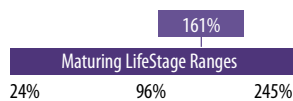


Contact Information

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

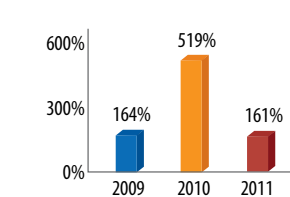
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 161%



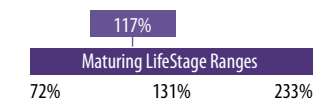
YTD Distributions Paid:.... \$7,395,000
 YTD FFO: \$4,595,000

Historical FFO Payout Ratio



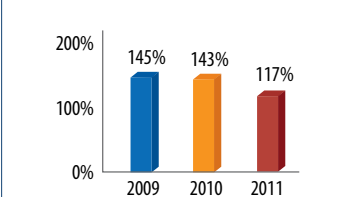
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 117%

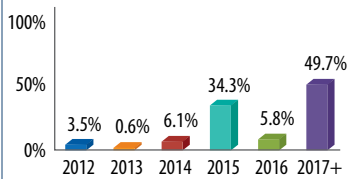


YTD Distributions Paid:.. \$7,395,000
 YTD MFFO: \$6,307,000
 *Blue Vault Adjusted MFFO – see notes

Historical MFFO Payout Ratio

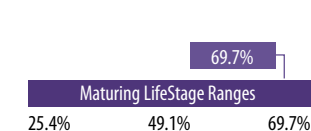


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 69.7%

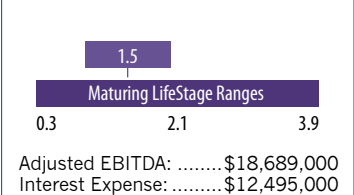


Debt Breakdown

Total:\$251.1 Million
 Fixed:\$190.1 Million
 Variable:\$61.0 Million
 Avg. Wtd. Rate:4.69%
 Term:3 – 9 yrs.

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.5



Lease Expirations

The majority of leases are 12 months or less

Trends and Items of Note

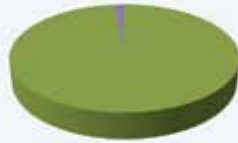
- The board of directors terminated the share repurchase plan and since December 31, 2010, the Company has not repurchased any shares of common stock.
- The Company did not acquire or dispose of real estate operating properties in 2011.
- Occupancy for the multifamily properties was only slightly lower at 94.2% for year end 2011 versus 94.9% at year end 2010.
- The Debt to Total Assets Ratio of 69.7% is significantly above the median of 49.1% for Maturing LifeStage REITs.
- The Company's interest coverage ratio was 1.5X in 2011 versus 1.6X in 2010.
- The company reported FY 2011 MFFO of \$7,628,000 which included \$1,321,000 of litigation expense. Blue Vault Partners eliminated the litigation expense to report MFFO of \$6,307,000.
- See additional notes on page 72 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Apple REIT Six, Inc.

Total Assets.....	\$759.4 Million
Real Estate Assets	\$746.4 Million
Cash	\$0.0 Million
Securities	\$0.0 Million
Other	\$13.0 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: 72%
 LifeStage..... Liquidating
 Investment Style Core

Historical Price



Redemptions

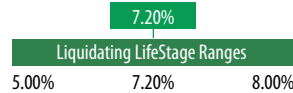
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 3.02%

Program Open

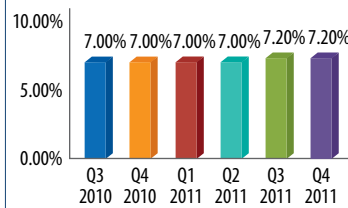
Redemptions Year to Date: ... 2,753,388
 Wtd. Avg. Shares Outstanding as of 12/31/11: 91,254,000

Current Distribution

Current Distribution Yield: ... 7.20%



Historical Distribution

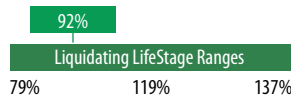


Contact Information

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

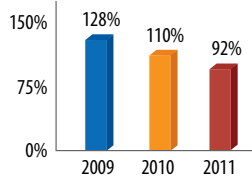
Year to Date FFO Payout Ratio

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



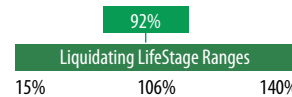
YTD Distributions Paid: ... \$71,247,000
 YTD FFO: \$77,593,000

Historical FFO Payout Ratio



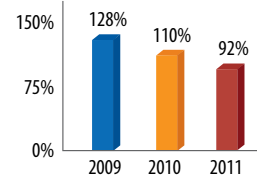
Year to Date MFFO Payout Ratio

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

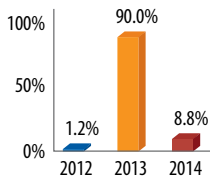


YTD Distributions Paid: ... \$71,247,000
 YTD MFFO: \$77,593,000
 *Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio



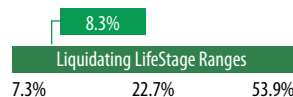
Debt Maturity



*As of 12/31/10

Current Debt Ratio

Debt to Total Assets Ratio: 8.3%



Debt Breakdown

Total: \$63.1 Million
 Fixed: \$19.3 Million
 Variable: \$43.7 Million
 Avg. Wtd. Rate: 6.71
 Term: 2 – 3 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: ... 22.3



Adjusted EBITDA: \$80,510,000
 Interest Expense: \$3,617,000

Lease Expirations

Not Reported

Trends and Items of Note

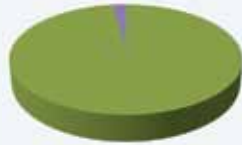
- The REIT sold two properties in 2011 for a total of \$10.8 million.
- The Company's 2011 Interest Coverage ratio of 22.3X and Debt to Total Assets ratio of 8.3% compare favorably to the medians for Liquidating LifeStage REITs of 5.8X and 22.7% respectively.
- On February 17, 2012, lead plaintiffs and lead counsel in the In re Apple REITs Litigation, filed an amended consolidated complaint in the United States District Court for the Eastern District of New York against the Company, their directors and certain officers, and David Lerner Associates, Inc. and David Lerner. The consolidated complaint asserts claims for breach of fiduciary duty, aiding and abetting breach of fiduciary duty, negligence, and unjust enrichment. The complaint seeks, among other things, certification of a putative nationwide class and the state subclasses, damages, rescission of share purchases and other costs and expenses.
- The Company reported FY 2011 MFFO and Blue Vault Partners did not identify additional adjustments.
- See additional notes on page 72 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Apple REIT Seven, Inc.

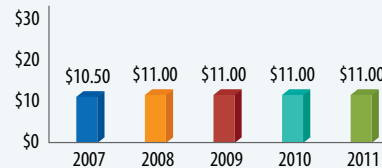
Total Assets.....	\$865.1 Million
Real Estate Assets	\$846.4 Million
Cash.....	\$0.0 Million
Securities	\$0.0 Million
Other.....	\$18.8 Million



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: 73%
 LifeStage: Liquidating
 Investment Style Core

Historical Price



Redemptions

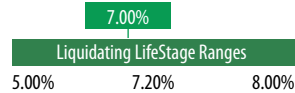
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 3.19%

Program Open

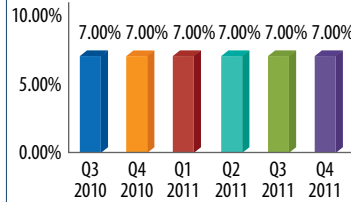
Redemptions Year to Date: 2,917,158
 Wtd. Avg. Shares Outstanding as of 12/31/11: 91,435,000

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution

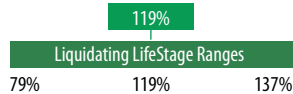


Contact Information

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

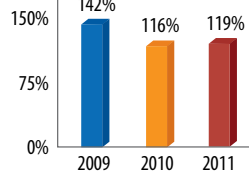
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 119%



YTD Distributions Paid: \$70,404,000
 YTD FFO: \$59,173,000

Historical FFO Payout Ratio



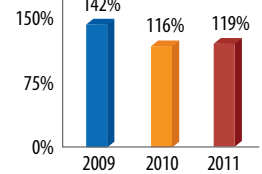
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 119%

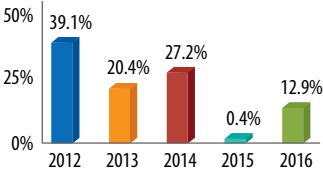


YTD Distributions Paid: \$70,404,000
 YTD MFFO: \$59,173,000
 *Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio



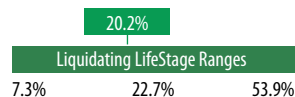
Debt Maturity



*As of 12/31/10

Current Debt Ratio

Debt to Total Assets Ratio: ... 20.2%

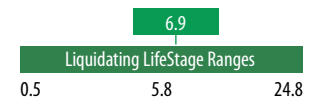


Debt Breakdown

Total: \$174.8 Million
 Fixed: \$110.1 Million
 Variable: \$64.7 Million
 Avg. Wtd. Rate: 6.41%
 Term: 2 – 5 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 6.9



Lease Expirations

Not Reported

Trends and Items of Note

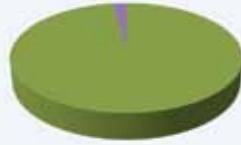
- The Debt to Total Assets Ratio increased to 20.2% for the period ending December 31, 2011 compared to 16.6% for the period ending December 31, 2010.
- During 2011, the total redemption requests exceeded the authorized amount of redemptions and the Board of Directors has limited, and will continue to limit, the amount of redemptions. Beginning with the January 2011 redemption, the Company redeemed Units on a pro-rata basis with approximately 64%, 56%, 13% and 6% of the amounts requested redeemed in the first, second, third and fourth quarters of 2011, respectively, leaving approximately 10.6 million Units requested but not redeemed as of the last scheduled redemption date in 2011.
- The interest coverage ratio was 6.9X for the year ending 2011 compared to the median 5.8X for Liquidating LifeStage REITs.
- On February 17, 2012, lead plaintiffs and lead counsel in the In re Apple REITs Litigation, filed an amended consolidated complaint in the United States District Court for the Eastern District of New York against the Company, their directors and certain officers, and David Lerner Associates, Inc. and David Lerner. The consolidated complaint asserts claims for breach of fiduciary duty, aiding and abetting breach of fiduciary duty, negligence, and unjust enrichment. The complaint seeks, among other things, certification of a putative nationwide class and the state subclasses, damages, rescission of share purchases and other costs and expenses.
- The Company reported FY 2011 MFFO and Blue Vault Partners did not identify additional adjustments.
- See additional notes on page 72 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Apple REIT Eight, Inc.

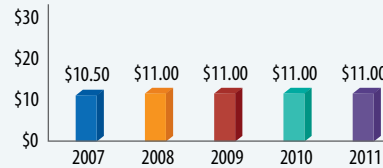
Total Assets.....	\$935.7 Million
Real Estate Assets	\$914.6 Million
Cash	\$0.0 Million
Securities	\$0.0 Million
Other.....	\$21.1 Million



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:	72%
LifeStage.....	Liquidating
Investment Style	Core

Historical Price



Redemptions

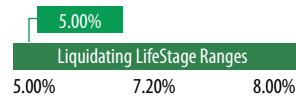
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 3.11%

Program Open

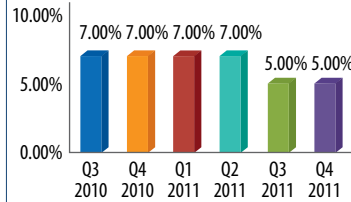
Redemptions Year to Date: 2,926,227
Wtd. Avg. Shares Outstanding as of 12/31/11:93,998,000

Current Distribution

Current Distribution Yield: ... 5.00%



Historical Distribution

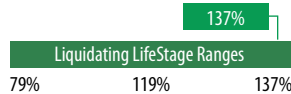


Contact Information

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

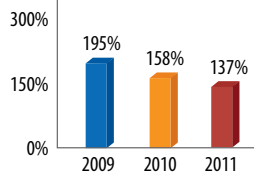
Year to Date FFO Payout Ratio

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



YTD Distributions Paid: \$62,071,000
YTD FFO: \$45,451,000

Historical FFO Payout Ratio



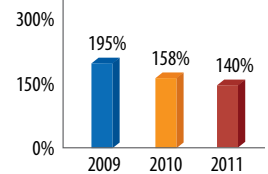
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ...140%

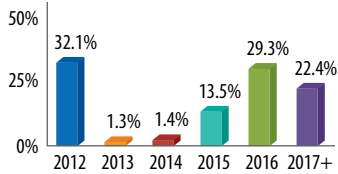


YTD Distributions Paid: \$62,071,000
YTD MFFO: \$44,358,000
*Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio

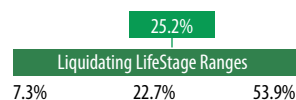


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 25.2%

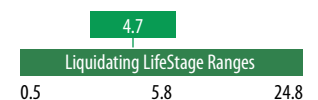


Debt Breakdown

Total:	\$236.3 Million
Fixed:	\$156.2 Million
Variable:	\$80.1 Million
Avg. Wtd. Rate:	5.80%
Term:	1 – 6 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 4.7



Adjusted EBITDA:\$56,439,000
Interest Expense:\$12,104,000

Lease Expirations

Not Reported

Trends and Items of Note

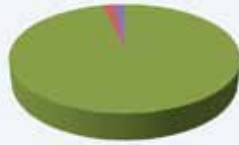
- The Debt to Total Assets Ratio increased to 25.2% for the period ending December 31, 2011 compared to 20.8% for the period ending December 31, 2010.
- On February 17, 2012, lead plaintiffs and lead counsel in the In re Apple REITs Litigation, filed an amended consolidated complaint in the United States District Court for the Eastern District of New York against the Company, their directors and certain officers, and David Lerner Associates, Inc. and David Lerner. The consolidated complaint asserts claims for breach of fiduciary duty, aiding and abetting breach of fiduciary duty, negligence, and unjust enrichment. The complaint seeks, among other things, certification of a putative nationwide class and the state subclasses, damages, rescission of share purchases and other costs and expenses.
- During 2011, the total redemption requests exceeded the authorized amount of redemptions and the Board of Directors has limited, and will continue to limit, the amount of redemptions. Beginning with the January 2011 redemption, the Company redeemed Units on a pro-rata basis with approximately 63%, 48%, 9% and 4% of the amounts requested redeemed in the first, second, third and fourth quarters of 2011, respectively, leaving approximately 17.2 million Units requested but not redeemed as of the last scheduled redemption date in 2011.
- The Company did not report MFFO and as a result, the figures reported above have been estimated by Blue Vault Partners.
- See additional notes on page 72 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Apple REIT Nine Inc.

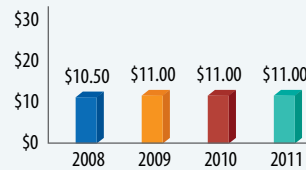
Total Assets.....	\$1,701.0 Million
Real Estate Assets ...	\$1,639.3 Million
Cash.....	\$30.7 Million
Securities	\$0.0 Million
Other.....	\$31.0 Million



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:1.8%
 Asset Type: Hotels
 Number of Properties: 88
 Square Feet / Units / Rooms / Acres: 11,252 Rooms
 Percent Leased:70%
 LifeStage..... Liquidating
 Investment Style Core

Historical Price



Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:.....2.06%

Program Open

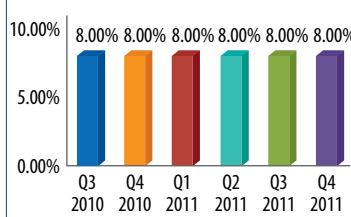
Redemptions Year to Date: 3,758,313
 Wtd. Avg. Shares Outstanding as of 12/31/11: 182,396,000

Current Distribution

Current Distribution Yield: ... 8.00%



Historical Distribution



Contact Information

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

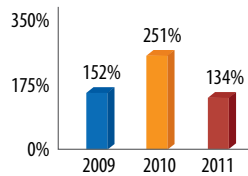
Year to Date FFO Payout Ratio

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



YTD Distributions Paid: \$160,399,000
 YTD FFO:\$119,803,000

Historical FFO Payout Ratio



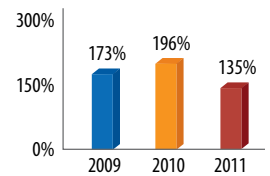
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...135%

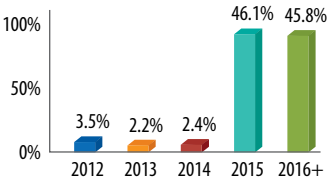


YTD Distributions Paid: \$160,399,000
 YTD MFFO:\$118,920,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

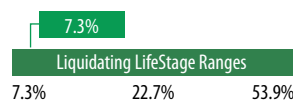


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: 7.3%



Debt Breakdown

Total:\$124.1 Million
 Fixed:\$124.1 Million
 Variable:\$0.0 Million
 Avg. Wtd. Rate:5.80%
 Term: 1 – 21 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: ... 24.8



Adjusted EBITDA:\$108,215,000
 Interest Expense:\$4,371,000

Lease Expirations

Not Reported

Trends and Items of Note

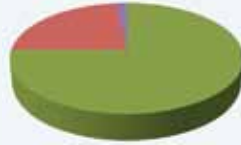
- The interest coverage ratio increased from 22.9X in 2010 to 24.8X for the year ending 2011.
- As of December, 2011 the Company held for sale approximately 406 acres of land and land improvements located on 110 sites in the Ft. Worth, Texas area (acquired in April 2009) that are being leased to Chesapeake Energy Corporation ("Chesapeake") for the production of natural gas. 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 which is anticipated to be completed in 2012.
- On February 17, 2012, lead plaintiffs and lead counsel in the In re Apple REITs Litigation, filed an amended consolidated complaint in the United States District Court for the Eastern District of New York against the Company, their directors and certain officers, and David Lerner Associates, Inc. and David Lerner. The consolidated complaint asserts claims for breach of fiduciary duty, aiding and abetting breach of fiduciary duty, negligence, and unjust enrichment. The complaint seeks, among other things, certification of a putative nationwide class and the state subclasses, damages, rescission of share purchases and other costs and expenses.
- During 2011, the total redemption requests exceeded the authorized amount of redemptions and the Board of Directors has limited, and will continue to limit, the amount of redemptions. Prior to July 2011, the Company had redeemed 100% of redemption requests. Beginning with the July 2011 redemption, the Company redeemed Units on a pro-rata basis with approximately 41% and 18% of the amounts requested redeemed in the third and fourth quarters of 2011, respectively, leaving approximately 6.9 million Units requested but not redeemed as of the last scheduled redemption date in 2011. The average price paid per Unit in the fourth quarter was \$10.52.
- MFFO is company reported and Blue Vault Partners did not identify additional adjustments.
- See additional notes on page 72 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Behringer Harvard Multifamily REIT I, Inc.

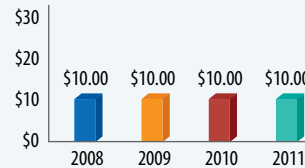
Total Assets.....	\$2,805.7 Million
Real Estate Assets ...	\$2,103.4 Million
Cash.....	\$655.5 Million
Securities	\$0.0 Million
Other.....	\$46.8 Million



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: 23.4%
 Asset Type: Multifamily
 Number of Properties: 39
 Square Feet / Units / Rooms / Acres: 11,115 Units
 Percent Leased: 93%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

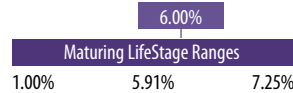
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 1.43%

Program Open

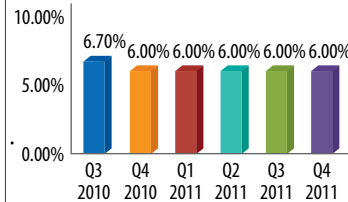
Redemptions Year to Date: 1,969,070
 Wtd. Avg. Shares Outstanding as of 12/31/11:138,111,000

Current Distribution

Current Distribution Yield: ... 6.00%



Historical Distribution

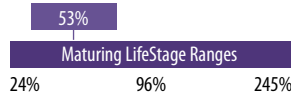


Contact Information

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

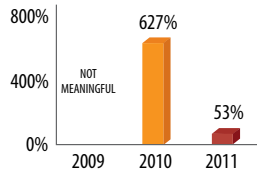
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 53%



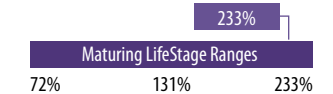
YTD Distributions Paid:....\$79,700,000
 YTD FFO:.....\$149,000,000

Historical FFO Payout Ratio



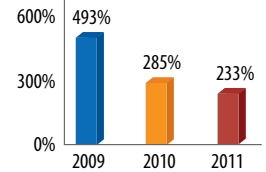
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...233%

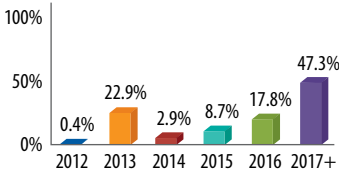


YTD Distributions Paid:....\$79,700,000
 YTD MFFO:\$34,200,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

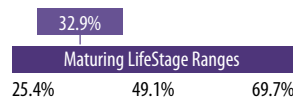


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 32.9%

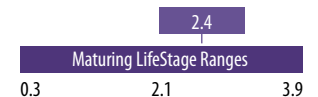


Debt Breakdown

Total:\$924.5 Million
 Fixed:\$727.5 Million
 Variable:\$197.0 Million
 Avg. Wtd. Rate: 4.00%
 Term: 1 – 7 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.4



Adjusted EBITDA:\$26,995,000
 Interest Expense:\$11,245,000

Lease Expirations

Less than one year

Trends and Items of Note

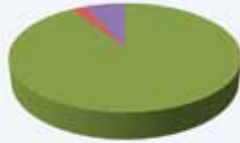
- Portfolio occupancy of 93% for the period ending December 31, 2011 was an improvement over 88% in 2010.
- Cash to Total Assets ratio of 23.4% is the second highest among the 16 Maturing LifeStage REITs, well above the median 3.1% for the group.
- The Company sold partial joint venture interests in six multifamily communities for an aggregate purchase price of \$180.3 million, excluding closing costs and recognizing a gain of \$5.7 million and an increase to additional paid-in capital of \$39.6 million on the partial sales of joint venture interests. In connection with the sales, the Company entered into new joint venture agreements with the MW Co-Investment Partner and all of the joint venture agreements with the BHMP Co-Investment Partner were amended (including those unrelated to the joint venture interests sold to the MW Co-Investment Partner). As a result, the REIT consolidated all of the Co-Investment Ventures with the MW Co-Investment Partner and the BHMP Co-Investment Partner effective as of December 1, 2011 and recognized a gain on revaluation of equity on business combinations of \$103.8 million for the year ended December 31, 2011.
- The adjusted EBITDA reported excludes acquisition expenses and one-time gains (losses) which were included in prior quarter calculations.
- 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 72 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Behringer Harvard Opportunity REIT I, Inc.

Total Assets.....	\$531.2 Million
Real Estate Assets	\$482.2 Million
Cash	\$13.5 Million
Securities	\$0.0 Million
Other	\$35.5 Million

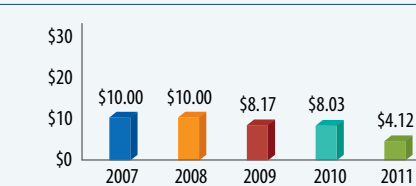


Initial Offering Date: September 20, 2005
 Offering Close Date: December 28, 2007
 Current Price per Share*: \$4.12
 Reinvestment Price per Share: \$4.12

*See notes

Cash to Total Assets Ratio: 2.5%
 Asset Type: Diversified
 Number of Properties: 16
 Square Feet / Units / Rooms / Acres: 1.3 Million
 Percent Leased: See Notes
 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 12/31/11: 56,489,000

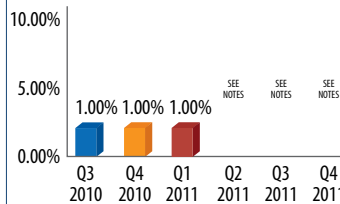
Current Distribution

Current Distribution Yield: ... SEE NOTES

NOT APPLICABLE



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

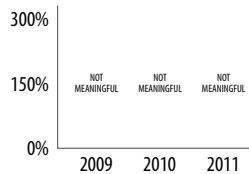
FFO Payout Ratio:
 YTD Distributions/YTD FFO: NOT MEANINGFUL

NOT MEANINGFUL



YTD Distributions Paid:.. \$1,410,000
 YTD FFO: (\$16,116,000)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

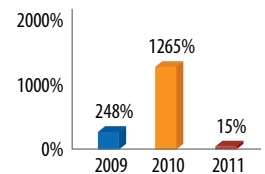
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:.....15%

5.00%

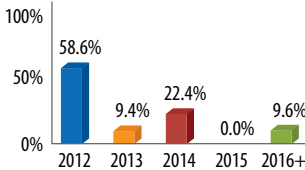


YTD Distributions Paid:.. \$1,410,000
 YTD MFFO: \$9,572,000
 *Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio



Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 50.1%

50.1%



Debt Breakdown

Total: \$265.9 Million
 Fixed: \$33.2 Million
 Variable: \$232.7 Million
 Avg. Wtd. Rate: 5.10%
 Term: <1 – 5 yrs



Interest Coverage Ratio

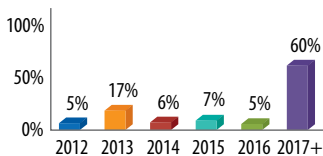
YTD Interest Coverage Ratio: 0.5

0.5



Adjusted EBITDA: \$8,408,000
 Interest Expense: \$17,195,000

Lease Expirations*



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

Trends and Items of Note

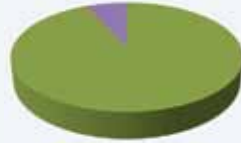
- On December 20, 2011, pursuant to their valuation policy, the board of directors established an estimated per share value of common stock of \$4.12 per share.
- In connection with entering the disposition phase, on March 28, 2011, the Company's board of directors discontinued regular, quarterly distributions in favor of those that may arise from proceeds available to be distributed from the sale of assets.
- As of January 10, 2011, the board of directors suspended all redemptions under the share redemption program until further notice.
- The Company generated \$81.2 million in proceeds from sales of real estate in 2011.
- Occupancy for retail, office and restaurant was 78% at 12/31/11. Occupancy for multifamily was 86% at 12/31/11.
- The square footage noted above does not include multifamily properties or hotels.
- For fiscal year 2011, the Company recognized \$36.5 million of equity in losses in their unconsolidated joint ventures, as well as \$23.8 million in impairment charges.
- The Company did not report MFFO for FY 2011 and as a result MFFO was estimated by Blue Vault Partners.
- See additional notes on page 72 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Behringer Harvard REIT I, Inc.

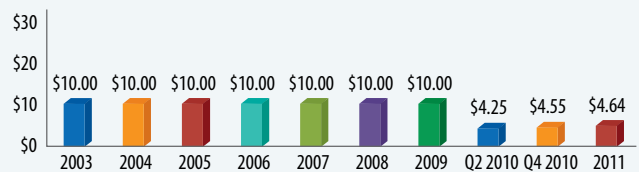
Total Assets.....	\$3,553.8 Million
Real Estate Assets ...	\$3,304.8 Million
Cash.....	\$12.1 Million
Securities	\$0.0 Million
Other.....	\$236.9 Million



Initial Offering Date:February 19, 2003
 Offering Close Date: December 31, 2008
 Current Price per Share:\$4.64
 Reinvestment Price per Share:\$4.64

Cash to Total Assets Ratio:0.3%
 Asset Type: Office
 Number of Properties: 57
 Square Feet / Units / Rooms / Acres: 22.0 Million Sq. Ft.
 Percent Leased: 84%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

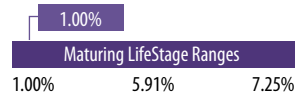
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:.....0.32%

Suspended – Death and Disability Redemptions Only

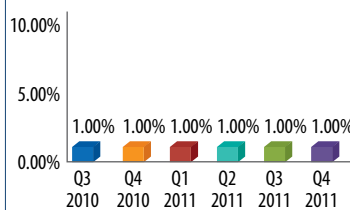
Redemptions Year to Date: ... 942,412
 Wtd. Avg. Shares Outstanding as of 12/31/11:296,365,000

Current Distribution

Current Distribution Yield: ... 1.00%



Historical Distribution

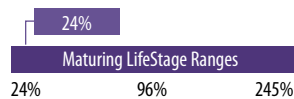


Contact Information

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

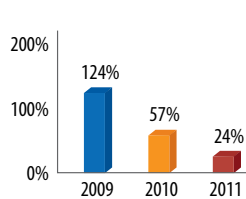
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 24%



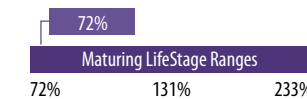
YTD Distributions Paid: \$29,620,000
 YTD FFO:\$123,905,000

Historical FFO Payout Ratio



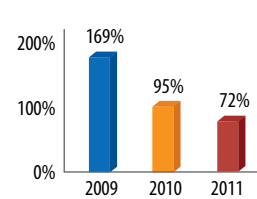
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:72%

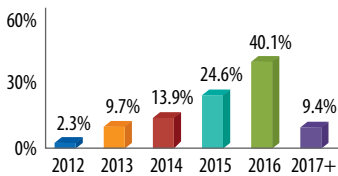


YTD Distributions Paid: \$29,620,000
 YTD MFFO:\$41,033,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

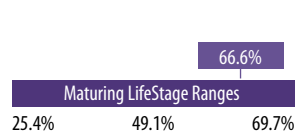


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 66.6%

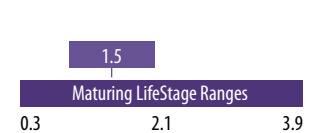


Debt Breakdown

Total:\$2,367.4 Million
 Fixed:\$1,935.9 Million
 Variable:\$431.5 Million
 Avg. Wtd. Rate:5.67%
 Term:<1 – 10 yrs

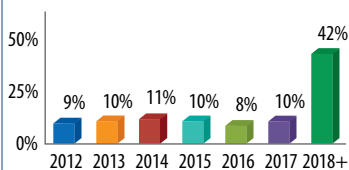
Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.5



Adjusted EBITDA:\$224,081,000
 Interest Expense:\$146,134,000

Lease Expirations



Trends and Items of Note

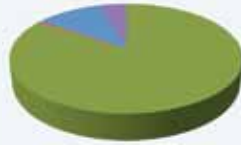
- Distribution yields are based on a \$10 per share price.
- On December 20, 2011, pursuant to the Company's valuation policy, the board of directors established an estimated per share value of common stock of \$4.64 per share.
- Occupancy rates for the Company's portfolio increased from 85% at September 30, 2011 to 86% at December 31, 2011.
- During the year ended December 31, 2011, the Company sold five wholly owned properties and a property in an unconsolidated joint venture interest. Total net proceeds from these sales were approximately \$88.3 million.
- With the reduction in distributions in 2011 to 1% based upon the original \$10.00 share price and improvements in FFO during 2011, the FFO payout ratio changed from 503%
- Historical FFO and MFFO Payout Ratios have been restated due to changes in reporting methods.
- Beginning January 1, 2011, the Company began reporting MFFO consistent with IPA guidelines.
- See additional notes on page 72 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



CNL Lifestyle Properties, Inc.

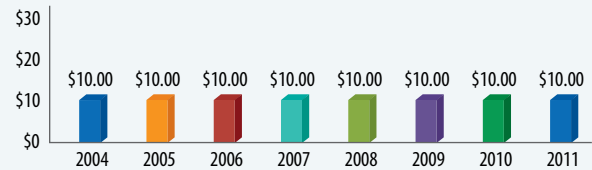
Total Assets.....	\$2,894.0 Million
Real Estate Assets ...	\$2,532.0 Million
Cash.....	\$163.0 Million
Securities	\$0.0 Million
Other.....	\$199.0 Million



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: 5.6%
 Asset Type: Diversified
 Number of Properties: 171
 Square Feet / Units / Rooms / Acres: Not Reported
 Percent Leased: Not Reported
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

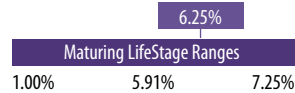
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 1.01%

Program Open

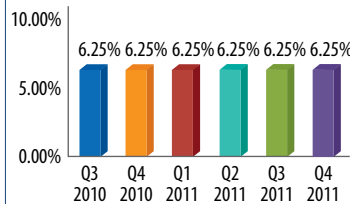
Redemptions Year to Date: 3,057,000
 Wtd. Avg. Shares Outstanding as of 12/31/11: 302,250,000

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

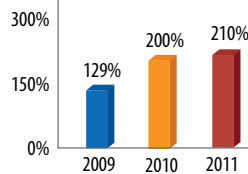
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 210%



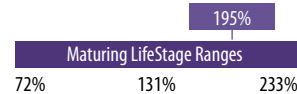
YTD Distributions Paid: \$188,447,000
 YTD FFO: \$89,556,000

Historical FFO Payout Ratio



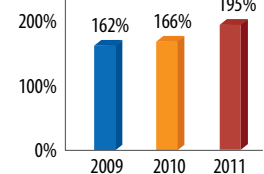
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 195%

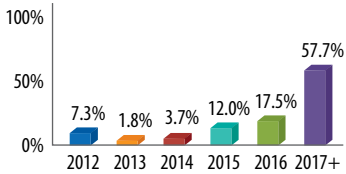


YTD Distributions Paid: \$188,447,000
 YTD MFFO: \$96,593,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

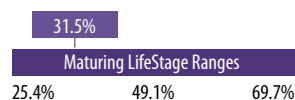


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 31.5%

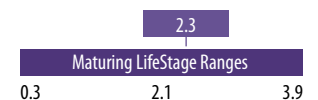


Debt Breakdown

Total: \$912.0 Million
 Fixed: \$777.1 Million
 Variable: \$134.9 Million
 Avg. Wtd. Rate: 6.65%
 Term: 1 – 8 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.3



Adjusted EBITDA: \$137,662,000
 Interest Expense: \$60,117,000

Lease Expirations

Average Lease Expiration:
 16 years

Trends and Items of Note

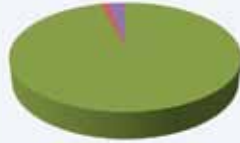
- The average lease expiration of 16 years is as of March 10, 2012.
- The Company acquired 12 properties at a total cost of \$149.7 million in 2011, including one golf resort, one ski resort, and 10 senior housing properties. The Company also acquired ownership interests in 42 senior housing properties through three newly formed joint ventures, with CNL's interest ranging from 60% to 70%.
- The Company's YTD Interest Coverage Ratio fell from 3.3X in 2010 to 2.3X as of December 31, 2011.
- The Company's Debt to Total Assets ratio increased to 31.5% at year-end 2011 from 24.7% in December 31, 2010.
- Historical FFO and MFFO Payout Ratios have been restated due to changes in reporting methods.
- MFFO is company reported and Blue Vault Partners did not identify additional adjustments.
- See additional notes on page 73 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Cole Credit Property Trust II, Inc.

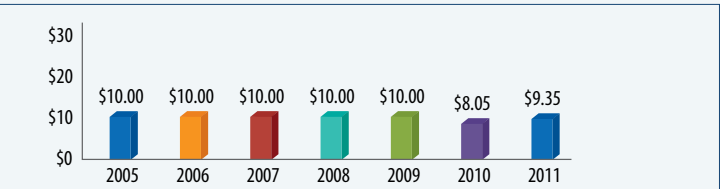
Total Assets.....	\$3,430.3 Million
Real Estate Assets ...	\$3,281.6 Million
Cash.....	\$53.2 Million
Securities	\$0.0 Million
Other.....	\$95.6 Million



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: 753
 Square Feet / Units / Rooms / Acres: 21.2 Million Sq. Ft.
 Percent Leased: 96%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

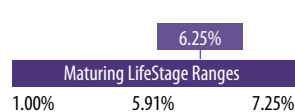
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 2.93%



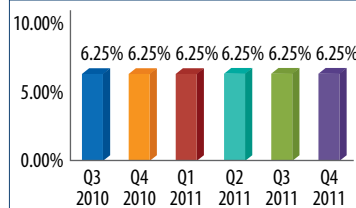
Redemptions Year to Date: 6,152,371
 Wtd. Avg. Shares Outstanding as of 12/31/11: 209,693,707

Current Distribution

Current Distribution Yield: ... 6.25%



Historical Distribution

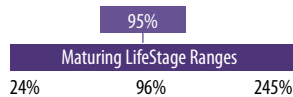


Contact Information

www.ColeCapital.com
Cole Capital Corporation
 2325 East Camelback Road,
 Suite 1100
 Phoenix, AZ 85016
 866-341-2653

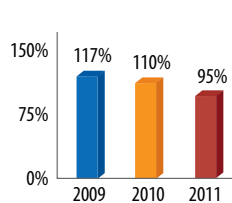
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 95%



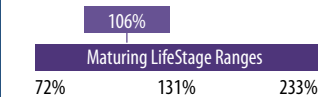
YTD Distributions Paid: \$131,003,000
 YTD FFO: \$138,132,000

Historical FFO Payout Ratio



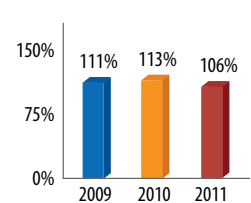
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 106%

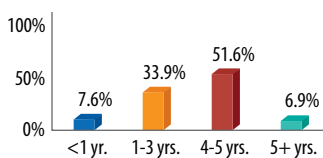


YTD Distributions Paid: \$131,003,000
 YTD MFFO: \$123,603,000
 *BVP adjusted MFFO – see notes

Historical MFFO Payout Ratio

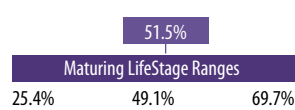


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 51.5%

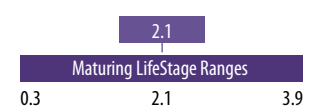


Debt Breakdown

Total: \$1,767.6 Million
 Fixed: \$1,581.3 Million
 Variable: \$186.3 Million
 Avg. Wtd. Rate: 5.57%
 Term: <1 – 20 yrs

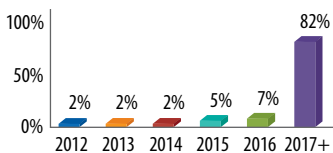
Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.1



Adjusted EBITDA: \$231,672,000
 Interest Expense: \$108,186,000

Lease Expirations



Trends and Items of Note

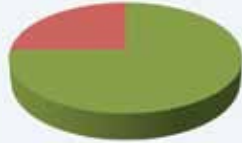
- Distribution yields of 6.25% are based on a \$10 price per share.
- The Company announced an Estimated Share Value of \$9.35 as determined by the Company's board of directors on July 27, 2011 for the period ending September 30, 2011.
- The Company has indicated that due to improvements in market conditions, 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.
- The Company reported MFFO of \$141,153,000 for the year ending 2011. Blue Vault Partners has included adjustments totaling (\$14,529,000) for items including straight-line rents, a pro rata share of unconsolidated straight-line rental revenue and a gain on sale of marketable securities, to estimate 2011 MFFO of approximately \$123,603,000.
- See additional notes on page 73 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Cornerstone Core Properties REIT, Inc.

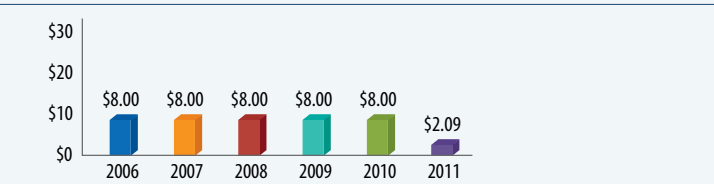
Total Assets.....	\$70.1 Million
Real Estate Assets	\$51.4 Million
Cash.....	\$17.4 Million
Securities	\$0.0 Million
Other.....	\$1.3 Million



Initial Offering Date: January 6, 2006
 Offering Close Date: June 10, 2011
 Current Price per Share: \$2.09
 Reinvestment Price per Share: See notes

Cash to Total Assets Ratio: 24.8%
 Asset Type: Diversified
 Number of Properties: 9
 Square Feet / Units / Rooms / Acres: 775,393 Million
 Percent Leased: 68.7%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

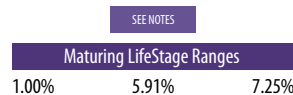
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 0.20%

Suspended

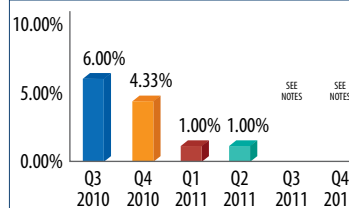
Redemptions Year to Date: 46,096
 Wtd. Avg. Shares Outstanding as of 12/31/11: 23,031,830

Current Distribution

Current Distribution Yield: ... SEE NOTES



Historical Distribution

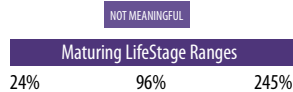


Contact Information

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

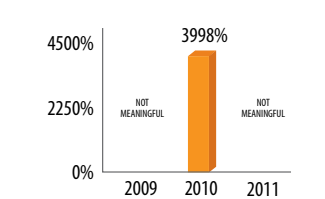
Year to Date FFO Payout Ratio

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



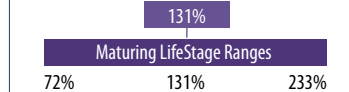
YTD Distributions Paid: ... \$1,070,000
 YTD FFO: (\$1,217,000)

Historical FFO Payout Ratio



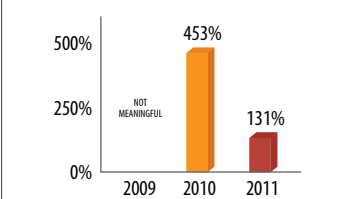
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 131%

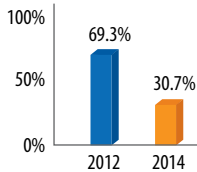


YTD Distributions Paid: \$1,070,000
 YTD MFFO: \$814,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

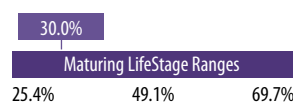


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 30.0%

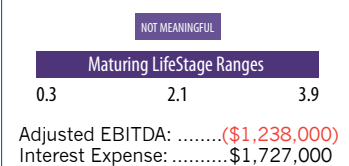


Debt Breakdown

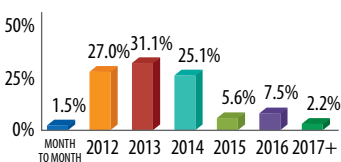


Interest Coverage Ratio

YTD Interest Coverage Ratio: NOT MEANINGFUL



Lease Expirations



Trends and Items of Note

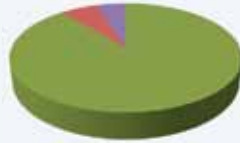
- The estimated per-share value of common stock was revised to \$2.09 per share, calculated as of December 31, 2011 which is an adjustment from the estimated valuation of \$2.25 per share previously determined as of December 31, 2011 and announced on February 17, 2012.
- In June 2011, the board decided, based on the financial position of the Company, to suspend the declaration of further distributions and to defer the payment of the second quarter 2011 distribution, which was paid in December 2011. No distributions have been declared for periods after June 30, 2011.
- The board of directors suspended the stock redemption program effective December 31, 2010, and have not resumed it during 2011. During the twelve months ended December 31, 2011, the Company received requests to redeem 78,124 shares. However, due to the current suspension of the stock repurchase program, it was not able to fulfill any of these requests.
- 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 73 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Corporate Property Associates 15 Inc.

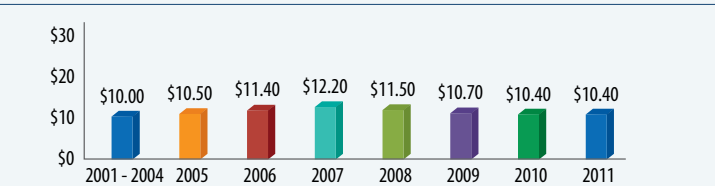
Total Assets.....	\$2,452.9 Million
Real Estate Assets ...	\$2,176.5 Million
Cash.....	\$155.8 Million
Securities	\$0.0 Million
Other.....	\$120.6 Million



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: 6.4%
 Asset Type: Diversified
 Number of Properties: 315
 Square Feet / Units / Rooms / Acres: 28 Million Sq. Ft.
 Percent Leased: 96%
 LifeStage..... Liquidating
 Investment Style Core

Historical Price



Redemptions

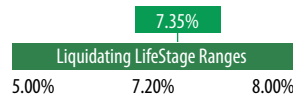
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 0.26%

Suspended – Death and Disability Redemptions Only

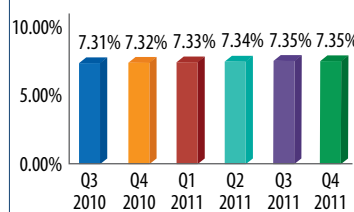
Redemptions Year to Date: ... 332,375
 Wtd. Avg. Shares Outstanding as of 12/31/11: 129,966,172

Current Distribution

Current Distribution Yield: ... 7.35%



Historical Distribution

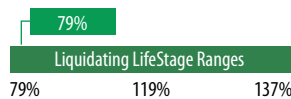


Contact Information

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

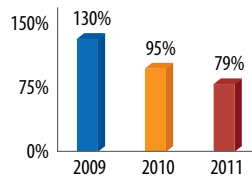
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 79%



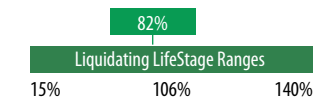
YTD Distributions Paid: \$94,272,000
 YTD FFO: \$119,060,000

Historical FFO Payout Ratio



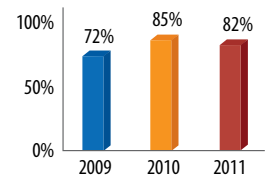
Year to Date MFFO Payout Ratio

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

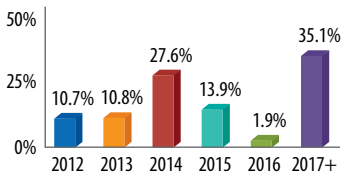


YTD Distributions Paid: \$94,272,000
 YTD MFFO: \$115,635,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

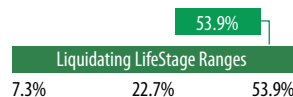


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 53.9%



Debt Breakdown

Total: \$1,321.0 Million
 Fixed: \$1,070.4 Million
 Variable: \$250.6 Million
 Avg. Wtd. Rate: 5.65%
 Term: 1 – 15 yrs

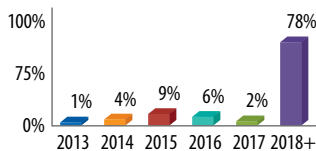
Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.9



Adjusted EBITDA: \$232,215,000
 Interest Expense: \$80,753,000

Lease Expirations*



*For consolidated investments only

Trends and Items of Note

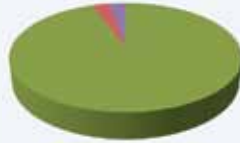
- Proposed Merger — On February 17, 2012, the Company and WPC entered into a definitive agreement pursuant to which it will merge with and into a subsidiary of WPC for a combination of cash and shares of WPC's common stock. WPC plans to file a registration statement with the SEC regarding the shares of WPC's common stock to be issued to Company shareholders in the Proposed Merger. If the Proposed Merger is approved and the other closing conditions are met, the Company expects that the closing will occur by the third quarter of 2012. In the Proposed Merger, shareholders will be entitled to receive a \$1.25 in cash and 0.2326 shares of WPC common stock for each share of common stock owned, which equated to \$11.73 per share based on WPC's \$45.07 per share closing price as of February 17, 2012, the date that the merger agreement was signed.
- In February 2012, the Board of Directors suspended participation in the dividend reinvestment and share purchase plan in light of the Proposed Merger.
- During 2011, the Company sold 23 domestic properties for a total price of \$171.2 million, and recognized a net gain on the sales of \$4.0 million. Property sales included the sale of six properties formerly leased to Life Time Fitness, Inc. for \$108.0 million, and a net gain on the sale of \$2.9 million.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 73 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Corporate Property Associates 16 – Global, Inc.

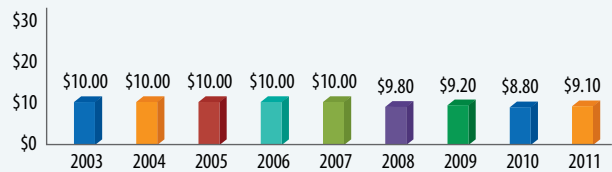
Total Assets	\$3,644.9 Million
Real Estate Assets.....	\$3,437.9 Million
Cash	\$109.7 Million
Securities.....	\$0.0 Million
Other	\$97.3 Million



Initial Offering Date: December 1, 2003
 Offering Close Date: December 1, 2006
 Current Price per Share: \$9.10
 Reinvestment Price per Share: \$9.10

Cash to Total Assets Ratio: 3.0%
 Asset Type: Diversified
 Number of Properties: 512
 Square Feet / Units / Rooms / Acres: 49 Million Sq. Ft.
 Percent Leased: 98%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

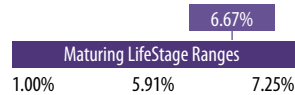
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 1.28%

Program Open

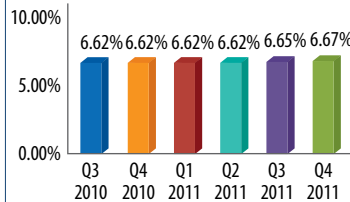
Redemptions Year to Date: 2,250,087
 Wtd. Avg. Shares Outstanding as of 12/31/11: 175,435,064

Current Distribution

Current Distribution Yield: ... 6.67%



Historical Distribution

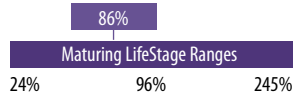


Contact Information

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

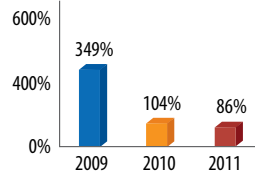
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 86%



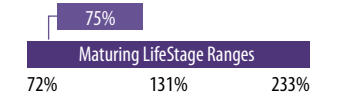
YTD Distributions Paid: \$103,880,000
 YTD FFO: \$120,953,000

Historical FFO Payout Ratio



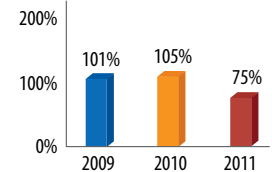
Year to Date MFFO Payout Ratio

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

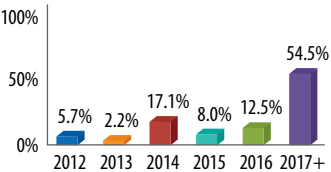


YTD Distributions Paid: \$103,880,000
 YTD MFFO: \$138,195,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

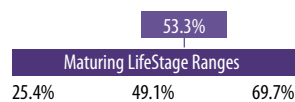


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 53.3%



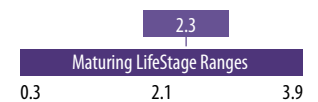
Debt Breakdown



Total: \$1,942.8 Million
 Fixed: \$1,573.8 Million
 Variable: \$369.0 Million
 Avg. Wtd. Rate: 5.64%
 Term: 1 – 20 yrs

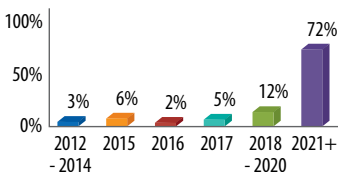
Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.3



Adjusted EBITDA: \$244,518,000
 Interest Expense: \$107,028,000

Lease Expirations



Trends and Items of Note

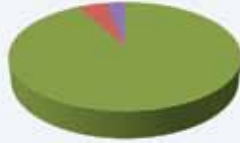
- In March 2012, the Company announced a revised estimated net asset value (NAV) per share as of December 31, 2011 of \$9.10. Starting in March 2012, the updated NAV of \$9.10 will be used for purposes of effectuating permitted redemptions and issuing shares pursuant to its distribution reinvestment plan.
- During 2011, the Company disposed of several properties for a total price of \$131.1 million, net of selling costs, and which was inclusive of amounts attributable to noncontrolling interests of \$22.2 million.
- At 2.3X, the Company's interest coverage ratio was above the median of 2.1X for Maturing LifeStage REIT's.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 73 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Dividend Capital Total Realty Trust Inc.

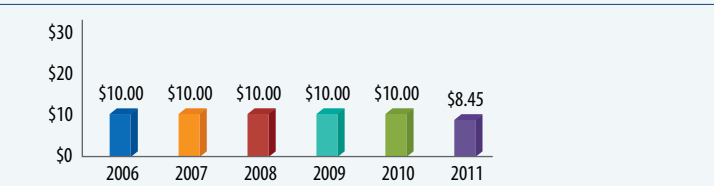
Total Assets.....	\$2,670.4 Million
Real Estate Assets ...	\$2,455.6 Million
Cash.....	\$128.4 Million
Securities	\$0.0 Million
Other.....	\$86.4 Million



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: 4.8%
 Asset Type: Diversified
 Number of Properties: 96
 Square Feet / Units / Rooms / Acres: 18.2 Million Sq. Ft.
 Percent Leased: 94.7%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 2.92%

Program Open

Redemptions Year to Date: 5,765,978
 Wtd. Avg. Shares Outstanding as of 12/31/11: 197,377,000

Current Distribution

Current Distribution Yield: ... 5.91%

5.91%

Maturing LifeStage Ranges

1.00% 5.91% 7.25%

Historical Distribution

Quarter	Q3 2010	Q4 2010	Q1 2011	Q2 2011	Q3 2011	Q4 2011
Yield	6.00%	6.00%	6.00%	7.10%	7.10%	5.91%

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: 169%

169%

Maturing LifeStage Ranges

24% 96% 245%

YTD Distributions Paid: \$110,190,000
 YTD FFO: \$65,237,000

Historical FFO Payout Ratio

Year	2009	2010	2011
Ratio	1209%	132%	169%

Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 135%

135%

Maturing LifeStage Ranges

72% 131% 233%

YTD Distributions Paid: \$110,190,000
 YTD MFFO: \$81,864,000
 *BVP adjusted MFFO – see notes

Historical MFFO Payout Ratio

Year	2009	2010	2011
Ratio	214%	137%	135%

Debt Maturity

Year	2012	2013	2014	2015	2016	2017	2018+
Percentage	24.0%	6.2%	6.2%	10.3%	20.6%	20.8%	12.0%

Current Debt Ratio

Debt to Total Assets Ratio: ... 55.5%

55.5%

Maturing LifeStage Ranges

25.4% 49.1% 69.7%

Debt Breakdown

Total: \$1,481.5 Million
 Fixed: \$1,080.2 Million
 Variable: \$401.3 Million
 Avg. Wtd. Rate: 5.30%
 Term: 1 – 10+ yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.9

1.9

Maturing LifeStage Ranges

0.3 2.1 3.9

Adjusted EBITDA: \$170,483,000
 Interest Expense: \$90,188,000

Lease Expirations*

Year	2012	2013	2014	2015	2016	2017	2018+
Percentage	4.4%	8.9%	10.0%	8.9%	11.5%	23.8%	32.5%

*As a percent of annualized base rent.

Trends and Items of Note

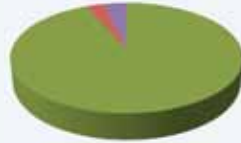
- Distribution yields are based on a \$8.45 price per share, as established by the board of directors as of March 11, 2011.
- Share redemption requests received through March 15, 2012 totaled 11.7 million shares. The Redemption Cap applicable to the first quarter is approximately 628,000 shares. Approximately 5% of redemption requests will be redeemed, pro rata.
- During 2011, the Company acquired two retail properties in New England aggregating 147,000 square feet with a combined purchase price of \$21.8 million. In addition, the Company sold five properties for a total of \$140.6 million.
- Historical FFO and MFFO Payout Ratios have been restated due to changes in reporting methods.
- The reported and Company defined year to date MFFO of \$97,369,000 does not include straight line rent and other adjustments. Blue Vault Partners has included those adjustments along with above- and below-market lease adjustments to report year to date 2011 MFFO of \$81,864,000.
- See additional notes on page 73 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Healthcare Trust of America, Inc.

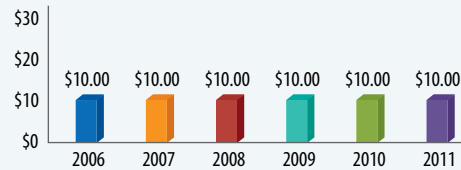
Total Assets.....	\$2,291.6 Million
Real Estate Assets ...	\$2,136.3 Million
Cash.....	\$69.5 Million
Securities	\$0.0 Million
Other.....	\$85.8 Million



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: 3.0%
 Asset Type: Medical Office
 Number of Properties: .. 248 buildings and 2 real-estate related assets
 Square Feet / Units / Rooms / Acres: 11.2 Million Sq. Ft.
 Percent Leased: 91%
 LifeStage: Maturing
 Investment Style Core

Historical Price



Redemptions

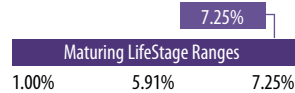
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 1.73%

Program Open

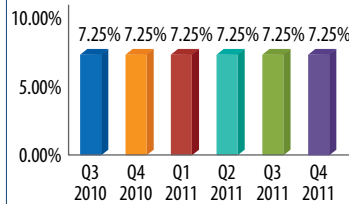
Redemptions Year to Date: 3,882,619
 Wtd. Avg. Shares Outstanding as of 12/31/11: 224,391,553

Current Distribution

Current Distribution Yield: ... 7.25%



Historical Distribution

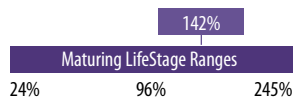


Contact Information

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

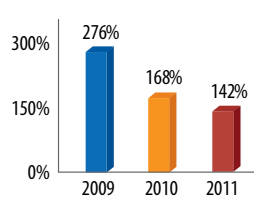
Year to Date FFO Payout Ratio

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



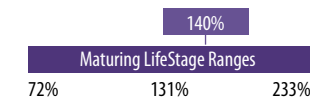
YTD Distributions Paid: \$160,664,000
 YTD FFO: \$113,135,000

Historical FFO Payout Ratio



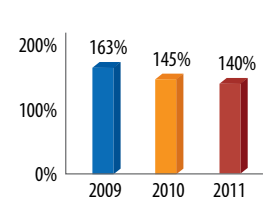
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 140%

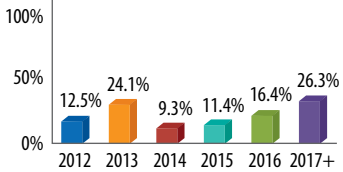


YTD Distributions Paid: \$160,664,000
 YTD MFFO: \$114,704,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

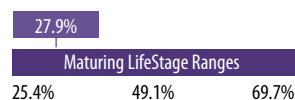


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 27.9%



Debt Breakdown

Total: \$639.1 Million
 Fixed: \$463.8 Million
 Variable: \$175.3 Million
 Avg. Wtd. Rate: 5.05%
 Term: <1 – 10 yrs

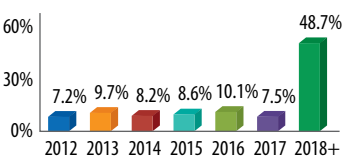
Interest Coverage Ratio

YTD Interest Coverage Ratio: 3.7



Adjusted EBITDA: \$156,983,000
 Interest Expense: \$41,892,000

Lease Expirations



Trends and Items of Note

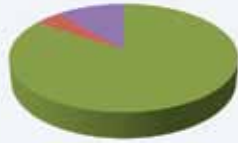
- During the year ended December 31, 2011, the Company completed two new portfolio acquisitions and expanded two existing portfolios through the purchase of additional medical office buildings within each for an aggregate purchase price of \$68,314,000.
- The interest coverage ratio increased from 3.1X to 3.7X from 2010 to 2011, well above the 2.1X median for Maturing LifeStage REITs.
- The Cash to Total Assets Ratio of 3.0% is consistent with the median of 3.1% for Maturing LifeStage REITs.
- For the year ended December 31, 2011, the Company repurchased 3,882,619 shares of common stock, at an average price of \$9.70 per share
- The MFFO reported is the same as the Normalized FFO reported by the Company. Blue Vault Partners did not identify any additional adjustments.
- See additional notes on page 73 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Hines Real Estate Investment Trust, Inc.

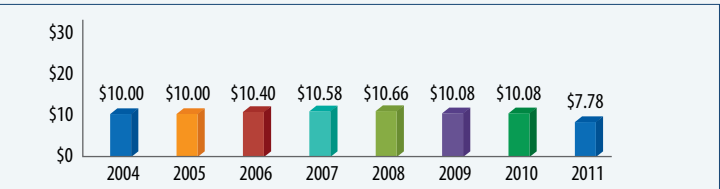
Total Assets.....	\$2,912.0 Million
Real Estate Assets ...	\$2,459.2 Million
Cash.....	\$130.4 Million
Securities	\$0.0 Million
Other.....	\$322.4 Million



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: 4.5%
 Asset Type: Office
 Number of Properties: 57
 Square Feet / Units / Rooms / Acres: 26.8 Million Sq. Ft.
 Percent Leased: 87%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

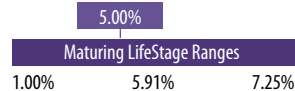
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 0.62%

Suspended – Death and Disability Redemptions Only

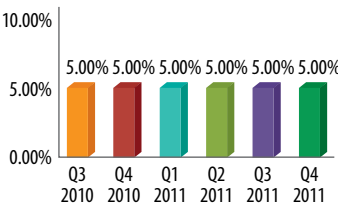
Redemptions Year to Date: 1,387,058
 Wtd. Avg. Shares Outstanding as of 12/31/11: 225,442,000

Current Distribution

Current Distribution Yield: ... 5.00%



Historical Distribution

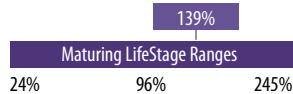


Contact Information

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

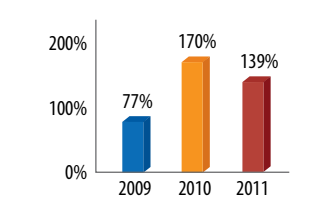
Year to Date FFO Payout Ratio

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



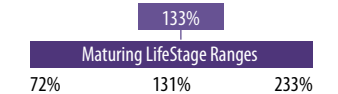
YTD Distributions Paid: \$113,067,000
 YTD FFO: \$81,584,000

Historical FFO Payout Ratio



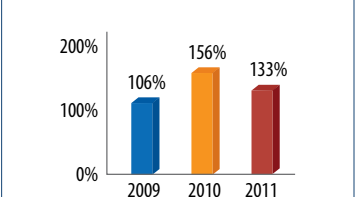
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 133%

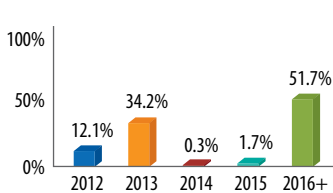


YTD Distributions Paid: \$113,067,000
 YTD MFFO: \$84,922,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

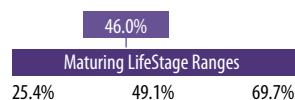


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 46.0%

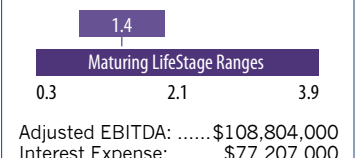


Debt Breakdown

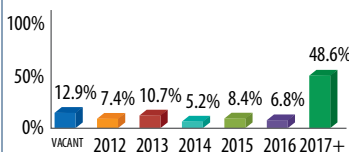
Total: \$1,338.2 Million
 Fixed: \$1,338.2 Million
 Variable: \$0.0 Million
 Avg. Wtd. Rate: 5.60%
 Term: 1 – 9 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.4



Lease Expirations



Trends and Items of Note

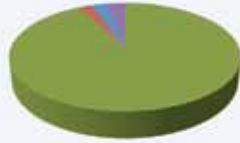
- Distributions yields are based on a \$10.00 share price.
- Effective May 24, 2011, the board of directors established the new estimated value per share of \$7.78.
- The Company announced that for the period from July 1, 2011 through December 31, 2012, the Advisor has agreed to waive a portion of its monthly cash asset management fee such that the fee will be reduced from 0.0625% to 0.0417% (0.75% to 0.50% on an annual basis) of the net equity capital invested in real estate investments as of the end of each month. These fees will not be paid to the Advisor at any time in the future.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 74 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Inland American Real Estate Trust, Inc.

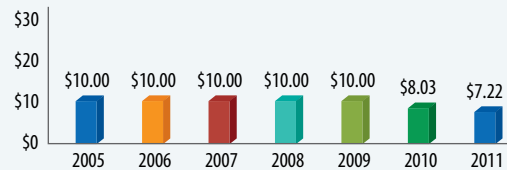
Total Assets	\$10,919.2 Million
Real Estate Assets ..	\$10,069.2 Million
Cash	\$218.2 Million
Securities	\$289.4 Million
Other	\$342.4 Million



Initial Offering Date: August 31, 2005
 Offering Close Date: April 6, 2009
 Current Price per Share: \$7.22
 Reinvestment Price per Share: \$7.22

Cash to Total Assets Ratio: 2.0%
 Asset Type: Diversified
 Number of Properties: 964
 Square Feet / Units / Rooms / Acres: 49.27 Million /
 15,597 Rooms/9,563 Units
 Percent Leased: See notes
 LifeStage: Maturing
 Investment Style Core

Historical Price



Redemptions

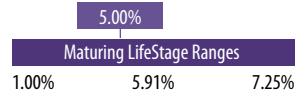
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 0.24%

Redemptions For Death Only

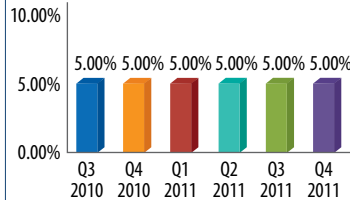
Redemptions Year to Date: 2,074,689
 Wtd. Avg. Shares Outstanding as of 12/31/11: 858,637,707

Current Distribution

Current Distribution Yield: ... 5.00%



Historical Distribution

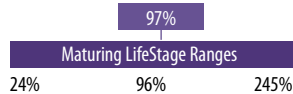


Contact Information

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

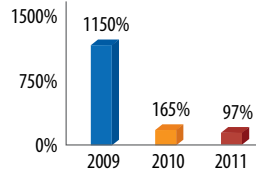
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 97%



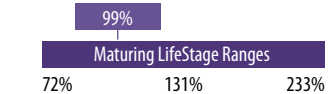
YTD Distributions Paid: \$428,650,000
 YTD FFO: \$443,460,000

Historical FFO Payout Ratio



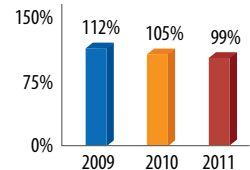
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 99%

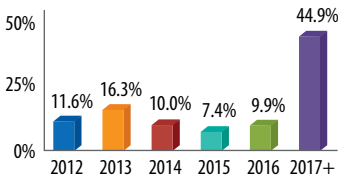


YTD Distributions Paid: \$428,650,000
 YTD MFFO: \$431,882,000
 *BVP estimated MFFO – see notes

Historical MFFO Payout Ratio

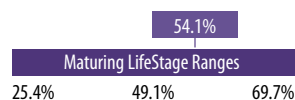


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 54.1%

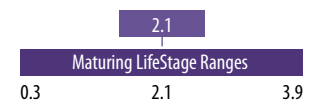


Debt Breakdown

Total: \$5,902.7 Million
 Fixed: \$4,402.1 Million
 Variable: \$1,500.7 Million
 Avg. Wtd. Rate: 5.2%
 Term: 1 – 35 years

Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.1



Adjusted EBITDA: \$655,709,000
 Interest Expense: \$310,174,000

Lease Expirations

Not Reported

Trends and Items of Note

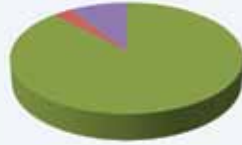
- Distributions yields are based on a \$10.00 share price.
- The company announced an estimated value per share of common stock equal to \$7.22 as of December 29, 2011.
- Beginning with reinvestments made after September 21, 2010 until December 29, 2011, the DRP purchase price was equal to \$8.03 per share. After December 29, 2011, and until a new estimated value per share has been established, the DRP purchase price is equal to \$7.22 per share.
- The company completed approximately \$449.3 million of real estate acquisitions in 2011.
- As of December, 2011, the retail properties, the industrial properties, the multi-family properties, lodging properties and the office properties were 94%, 92%, 92%, 71% and 92% occupied based on a weighted average basis, respectively.
- For the year ended December 31, 2011, requests for the repurchase of 3,613,538 shares of common stock were received. Of these requests, the Company repurchased 2,074,689 shares of common stock for \$15 million. There are requests for an additional 1,538,849 shares remaining outstanding, which will be included with all other share requests in the next calendar quarter in which funds are available
- The Company did not report MFFO for 2011. As a result, Blue Vault Partners estimated these figures.
- See additional notes on page 74 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



KBS Real Estate Investment Trust, Inc.

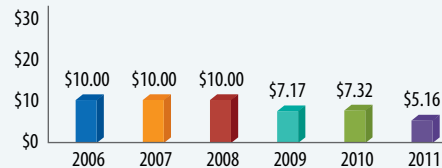
Total Assets.....	\$3,504.8 Million
Real Estate Assets ...	\$3,099.3 Million
Cash.....	\$54.0 Million
Securities	\$137.8 Million
Other.....	\$213.7 Million



Initial Offering Date: January 13, 2006
 Offering Close Date: May 30, 2008
 Current Price per Share: \$5.16
 Reinvestment Price per Share: \$5.16

Cash to Total Assets Ratio: 1.5%
 Asset Type: Diversified
 Number of Properties: 892 properties, 7 real estate loans
 Square Feet / Units / Rooms / Acres: 24.4 Million Sq. Ft.
 Percent Leased: 85%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

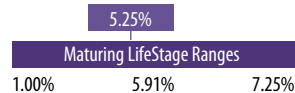
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 0.50%

Limited to Death and Disability

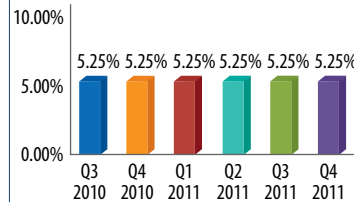
Redemptions Year to Date: ...940,000
 Wtd. Avg. Shares Outstanding as of 12/31/11: 188,134,294

Current Distribution

Current Distribution Yield: ... 5.25%



Historical Distribution

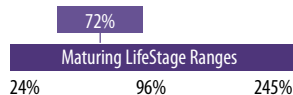


Contact Information

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

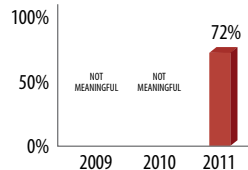
Year to Date FFO Payout Ratio

FFO Payout Ratio: YTD Distributions/YTD FFO: 72%



YTD Distributions Paid: ..\$98,532,000
 YTD FFO:\$135,949,000

Historical FFO Payout Ratio



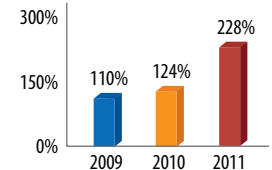
Year to Date MFFO Payout Ratio

MFFO Payout Ratio: YTD Distributions/YTD MFFO: ...228%



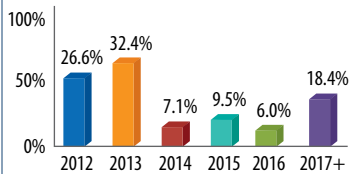
YTD Distributions Paid: \$98,532,000
 YTD MFFO:\$43,219,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio



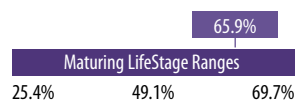
Based on Reported MFFO.

Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio:.... 65.9%



Debt Breakdown

Total:\$2,308.2 Million
 Fixed:\$1,391.6 Million
 Variable:\$916.6 Million
 Avg. Wtd. Rate:4.89%
 Term:<1 – 25 yrs

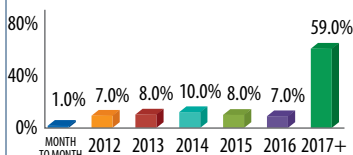
Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.4



Adjusted EBITDA:\$97,485,000
 Interest Expense:\$70,970,000

Lease Expirations



Trends and Items of Note

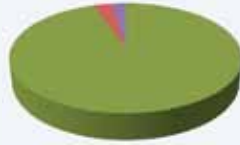
- Distribution yields based on \$10 share purchase price.
- In March 2012, The Company revised the per share valuation as of December 31, 2012, to \$5.16.
- Effective April 10, 2012, the Company terminated the dividend reinvestment plan. In addition, it has also suspended monthly distribution payments and amended and restated the share redemption program to provide only for redemptions sought upon a stockholder's death, "qualifying disability" or "determination of incompetence"
- Included in the Company's real estate portfolio were 18.0 million rentable square feet related to 615 GKK Properties, excluding 247 GKK Properties held for sale. The GKK properties were acquired on September 1, 2011 through a Settlement Agreement.
- Historical FFO and MFFO Payout Ratios have been restated due to changes in reporting methods.
- The Company computes MFFO in accordance with the definition issued by the Investment Program Association ("IPA") in November 2010.
- See additional notes on page 74 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



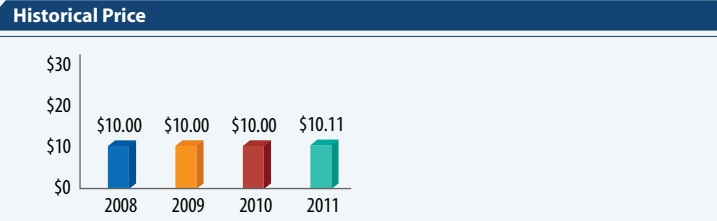
KBS Real Estate Investment Trust II, Inc.

Total Assets.....	\$2,986.2 Million
Real Estate Assets ...	\$2,825.0 Million
Cash.....	\$95.6 Million
Securities	\$0.0 Million
Other.....	\$65.6 Million



Initial Offering Date:April 22, 2008
 Offering Close Date: December 31, 2010
 Current Price per Share:\$10.11
 Reinvestment Price per Share:\$10.11

Cash to Total Assets Ratio: 3.2%
 Asset Type: Diversified
 Number of Properties: 27 properties, 7 real-estate related assets
 Square Feet / Units / Rooms / Acres: 11.3 Million Sq. Ft.
 Percent Leased: 95%
 LifeStage.....Maturing
 Investment Style Core

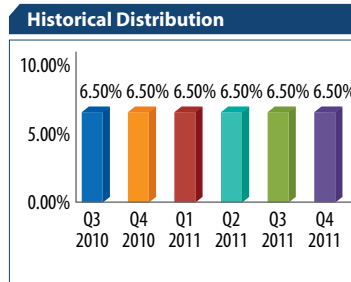
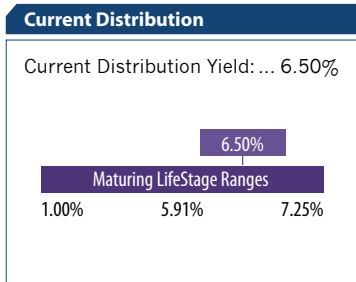


Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 1.40%

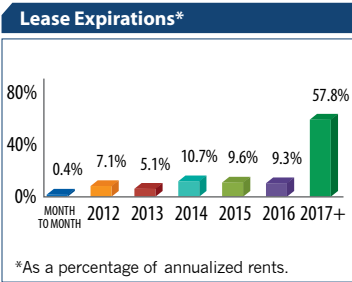
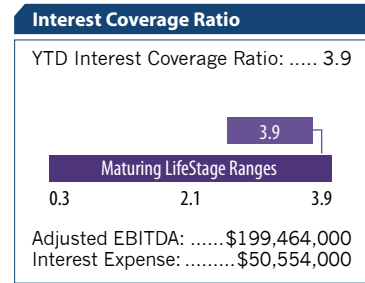
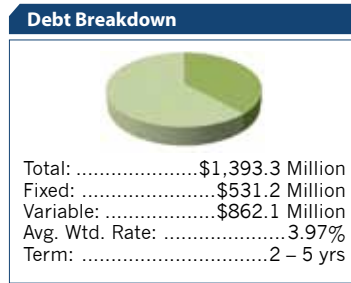
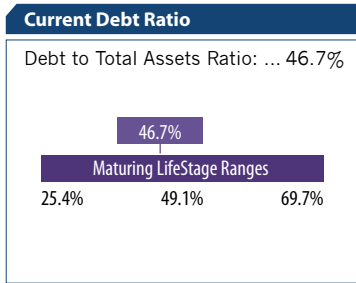
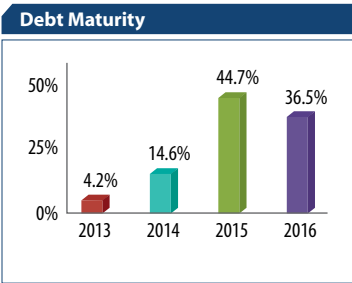
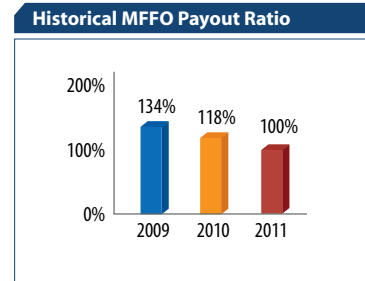
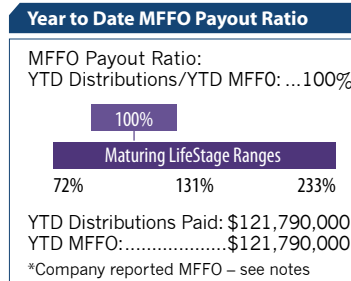
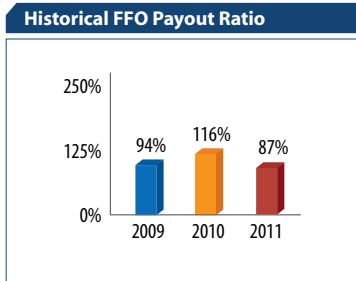
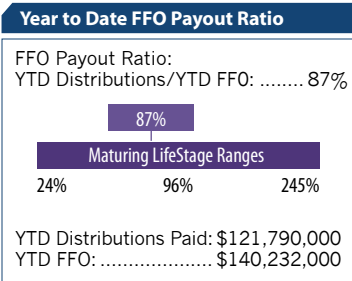
Program Open

Redemptions Year to Date: 2,644,769
 Wtd. Avg. Shares Outstanding as of 12/31/11: 189,555,551



Contact Information

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



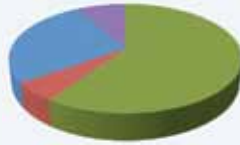
- Trends and Items of Note**
- The distribution yield is based on a \$10 share price.
 - On December 19, 2011, the board of directors of the Company approved an estimated value per share of the common stock of \$10.11 per share derived from the estimated value of the assets less the estimated value of the liabilities, divided by the number of shares outstanding, all as of September 30, 2011.
 - The Company had invested in \$358.8 million in real estate loans receivable through wholly owned subsidiaries as of December 31, 2011.
 - During 2011, the Company acquired 7 properties for a combined purchase price of \$636.2 million.
 - Historical FFO and MFFO Payout Ratios have been restated due to changes in reporting methods.
 - The Company computes MFFO in accordance with the definition issued by the Investment Program Association ("IPA").
 - See additional notes on page 74 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Lightstone Value Plus Real Estate Investment Trust, Inc.

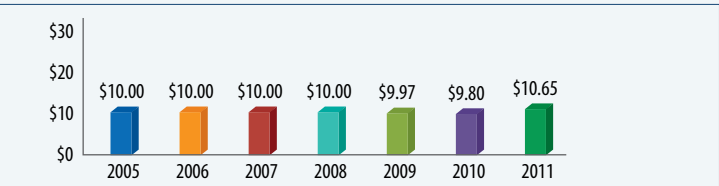
Total Assets.....	\$564.4 Million
Real Estate Assets	\$335.8 Million
Cash.....	\$31.5 Million
Securities	\$150.4 Million
Other.....	\$46.6 Million



Initial Offering Date: May 23, 2005
 Offering Close Date: October 10, 2008
 Current Price per Share: \$10.65
 Reinvestment Price per Share: \$10.12

Cash to Total Assets Ratio: 5.6%
 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

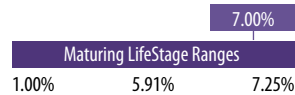
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 2.15%

Program Open

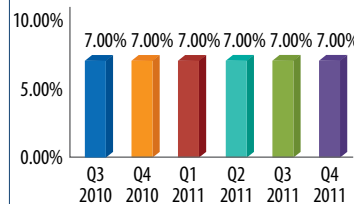
Redemptions Year to Date: 2,647,203
 Wtd. Avg. Shares Outstanding as of 12/31/11: 31,648,000

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution

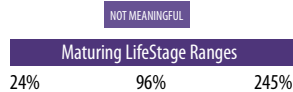


Contact Information

www.LightstoneGroup.com
The Lightstone Group
 1985 Cedar Bridge Avenue
 Lakewood, NJ 08701
 212-616-9969

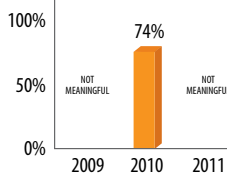
Year to Date FFO Payout Ratio

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



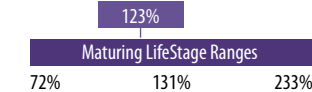
YTD Distributions Paid: \$22,160,000
 YTD FFO: (\$2,338,000)

Historical FFO Payout Ratio



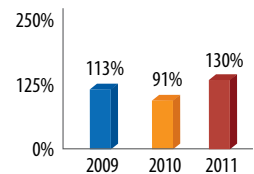
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 130%

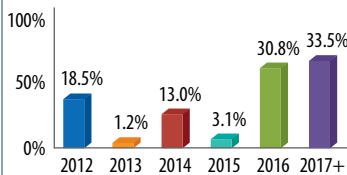


YTD Distributions Paid: \$22,160,000
 YTD MFFO: \$17,031,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

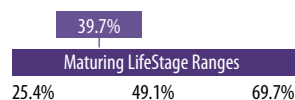


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 39.7%



Debt Breakdown

Total: \$224.3 Million
 Fixed: \$192.1 Million
 Variable: \$32.2 Million
 Avg. Wtd. Rate: 5.69%
 Term: <1 – 6 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 0.3



Lease Expirations

Not Reported

Trends and Items of Note

- The distribution yield is based on a \$10 share price.
- Share redemptions for the year ending 2011 include 2,040,803 shares redeemed as part of the tender offer.
- On March 9, 2012, the board of directors approved an estimated value per share of the common stock of \$10.65 derived from the estimated value of assets less the estimated value of the liabilities, divided by the number of shares outstanding, all as of December 31, 2011.
- The 2011 Interest Coverage Ratio of 0.3X is far below the median for Maturing LifeStage REITs of 2.1X.
- As of December 31, 2011, the retail properties, the industrial properties, the multi-family residential properties and the office property were 86%, 81%, 93% and 81% occupied based on a weighted-average basis, respectively. Its hotel hospitality property average revenue per available room was \$39 and occupancy was 61% for the year ended December 31, 2011.
- MFFO has been determined in accordance with the Investment Program Association ("IPA") definition of MFFO.
- See additional notes on page 74 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Sentio Healthcare Properties, Inc.

Total Assets.....	\$192.2 Million
Real Estate Assets	\$149.2 Million
Cash	\$28.3 Million
Securities	\$0.0 Million
Other	\$14.7 Million



Initial Offering Date: June 20, 2008
 Anticipated Offering Close Date: February 4, 2013
 Current Price per Share: \$9.02
 Reinvestment Price per Share: See Notes

Cash to Total Assets Ratio: 14.7%
 Asset Type: Diversified
 Number of Properties: 15
 Square Feet / Units / Rooms / Acres: 772,153
 Percent Leased: 92.5%
 LifeStage: Maturing
 Investment Style Core

Historical Price



Redemptions

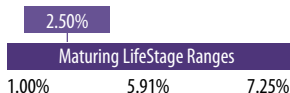
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 1.98%

Redemptions for Death Only

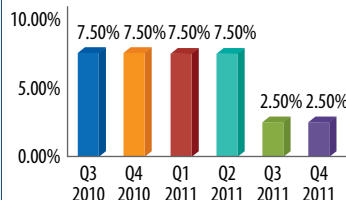
Redemptions Year to Date: ... 251,482
 Wtd. Avg. Shares Outstanding as of 12/31/11: 12,704,733

Current Distribution

Current Distribution Yield: ... 2.50%



Historical Distribution

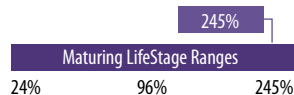


Contact Information

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

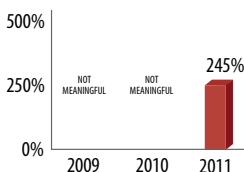
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 245%



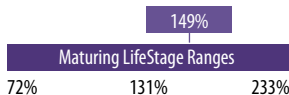
YTD Distributions Paid: ... \$5,859,000
 YTD FFO: \$2,389,000

Historical FFO Payout Ratio



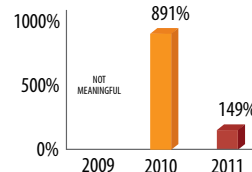
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 149%

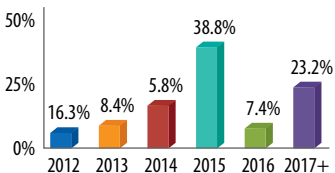


YTD Distributions Paid: .. \$5,859,000
 YTD MFFO: \$3,934,000
 *Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio

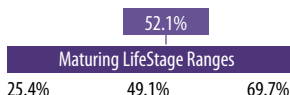


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 52.1%



Debt Breakdown



Total: \$100.1 Million
 Fixed: \$33.5 Million
 Variable: \$66.5 Million
 Rate: 6.47%
 Term: 1 – 5 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.6



Adjusted EBITDA: \$11,076,000
 Interest Expense: \$6,732,000

Lease Expirations

Not Reported

Trends and Items of Note

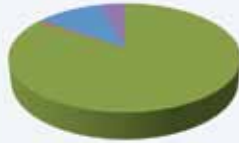
- The Company changed its name from Cornerstone Healthcare Plus REIT, Inc.
- The Cash to Total Assets Ratio of 14.7% is significantly above the median of 3.1% for Maturing LifeStage REITs.
- The Company's Interest Coverage Ratio for the year ending 2011 was 1.6X and is below the median of 2.1 for Maturing LifeStage REITs.
- 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 4Q 2011. MFFO is a Blue Vault estimate.
- See additional notes on page 67 for information regarding the source of distributions.

Nontraded REIT Industry Review: Fourth Quarter 2011



Wells Real Estate Investment Trust II, Inc.

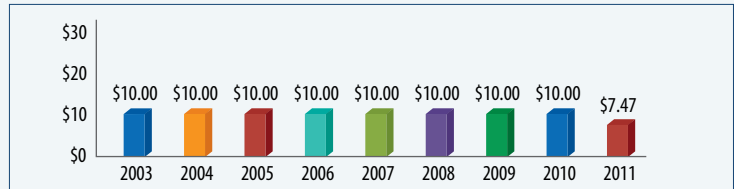
Total Assets.....	\$5,776.6 Million
Real Estate Assets ...	\$4,846.6 Million
Cash.....	\$39.5 Million
Securities	\$646.0 Million
Other.....	\$244.5 Million



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: 0.7%
 Asset Type: Office
 Number of Properties: 72
 Square Feet / Units / Rooms / Acres: 22.6 Million
 Percent Leased: 93.9%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 1.72%

Program Open

Redemptions Year to Date: 9,355,000
 Wtd. Avg. Shares Outstanding as of 12/31/11: 542,721,000

Current Distribution

Current Distribution Yield: ... 5.00%

Historical Distribution

Quarter	Yield
Q3 2010	6.00%
Q4 2010	6.00%
Q1 2011	5.00%
Q2 2011	5.00%
Q3 2011	5.00%
Q4 2011	5.00%

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: 89%

YTD Distributions Paid: \$270,720,000
 YTD FFO: \$302,615,000

Historical FFO Payout Ratio

Year	Payout Ratio
2009	108%
2010	129%
2011	89%

Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 97%

YTD Distributions Paid: \$270,720,000
 YTD MFFO: \$280,185,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

Year	Payout Ratio
2009	101%
2010	111%
2011	97%

Debt Maturity

Year	Maturity %
2012	2.5%
2013	1.9%
2014	6.9%
2015	33.1%
2016	2.9%
2017+	52.7%

Current Debt Ratio

Debt to Total Assets Ratio: ... 25.4%

Debt Breakdown

Total: \$1,469.5 Million
 Fixed: \$985.5 Million
 Variable: \$484.0 Million
 Avg. Wtd. Rate: 4.64%
 Term: < 1 – 11 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 3.3

Adjusted EBITDA: \$353,926,000
 Interest Expense: \$108,653,000

Lease Expirations

Year	Expiration %
2012	7%
2013	5%
2014	5%
2015	9%
2016	15%
2017	19%
2018+	40%

Trends and Items of Note

- The distribution yield is based on a \$10 share price.
- 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. The Company is currently offering shares of common stock to existing shareholders pursuant to its dividend reinvestment program at a purchase price of \$7.13.
- During 2011, Wells REIT II acquired 100% ownership of an office building in Washington D.C. and a 50% interest in a vacant office building in Vernon, IL. The total purchase price of these investments was \$609.5 million.
- Effective December 12, 2011, the price for Ordinary Redemptions through the Share Redemption Program was \$6.25, which is significantly below the most recently stated estimated per-share value.
- The FY 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 75 for information regarding the source of distributions.



Full Cycle Events Post December 31, 2011

American Realty Capital Trust, Inc.

American Realty Capital Trust was declared effective in 2008 and invests in a diversified portfolio of single tenant net leased properties located throughout the United States and Puerto Rico. On March 1, 2012, the REIT was listed on NASDAQ under the symbol ARCT, taking it full cycle. At listing, the REIT published that its net leased portfolio had \$2.7 billion in enterprise value in 485 properties totaling almost 16 million square feet with a weighted average lease term remaining of 13.4 years. Tenants FedEx and Walgreens combine for approximately 27% of annualized rents. No other tenants represent more than 10% of rental income.

This is AR Capital's first nontraded REIT full cycle event. Previously, AR Capital has listed a REIT directly on NASDAQ. ARC internalized management without receiving an internalization or disposition fee. However, an incentive listing fee may still be earned depending upon the REIT maintaining an average market value in excess of providing a 6% annual noncumulative return to original shareholders.

Key Highlights

- Number of months fundraising as a nontraded REIT: 42 months
- Number of months closed to new investments prior to listing: 8 months
- Total time as a nontraded REIT (inception to listing): 4.2 years
- Prior to listing, Moody's rated the REIT Ba3 with a stable outlook. Subsequent to listing, Moody's upgraded the REIT to Ba2.
- Internalization occurred concurrently with the listing on March 1, 2012.
- Pricing achieved – closing price on the initial trading day was \$10.50 per share, a \$0.50 per share premium to the per share offering price during capital raising. The shares have traded as high as \$11.25 since the listing.

Listing Strategy

- Tender Offer – a tender offer to purchase from stockholders between \$200 - \$250 million of common stock at \$10.50 per share was commenced upon listing.
- The tender offer utilized a modified "Dutch Auction" whereby a price range is offered for shares and the REIT can accept those shares tendered at the lowest price within the range received. If a greater number are

tendered than sought in the offer, shares are bought on a pro-rata basis which is what occurred with ARCT.

- On April 4, 2012, ARCT accepted for purchase 21 million shares of its common stock at \$10.50, representing 11.7% of its outstanding common stock. Due to oversubscription to the tender offer, 73.3% of tendered shares were purchased by ARCT.
- Offering of additional shares – 6.6 million shares were filed to be offered. The S-11 was subsequently pulled with ARCT citing a lack of need for the capital.

Comparative NAREIT Operating Metrics as of December 31, 2011

- Retail Sector:
 - Comprises 24% of the total FTSE NAREIT All REIT index –
 - 30 REITS with a combined market value of \$115.3 billion.
 - Subsector – Free Standing Retail
 - Comprising 4 REITS with a market value of \$2.1 billion.
- Dividend:
 - ARCT is paying a 6.6% dividend yield (based on \$10.50) compared to the NAREIT industry average of 3.54% and Retail sector REITs of 3.28%.
- Interest Coverage Ratio:
 - ARCT 4.1x compared to the NAREIT ratio of 2.9x
- Debt Ratio:
 - ARCT had debt to total asset ratio of 34.3% compared to the NAREIT Retail sector average debt to total assets ratio of 41.6%
- Premium/Discount to Book Value: ARCT Book Value per Share at 12/31/11 was \$7.75; at \$10.50 price per share, this represents a 35.5% premium to book value

Full Cycle Events Post December 31, 2011

Retail Properties of America, Inc. (Formerly Inland Western Retail Real Estate Trust)

Inland Western Retail Real Estate Trust was declared effective in 2003 and invests primarily in multi-tenant shopping centers and single user net lease properties located throughout the United States. In March, the REIT announced that it had changed its name from Inland Western Retail Real Estate Trust to Retail Properties of America, Inc. At that time, the REIT had 259 properties in its portfolio with a total of 34.6 million square feet. On April 5, 2012, the REIT was listed on the New York Stock Exchange under the symbol RPAI, taking it full cycle.

This is Inland's third nontraded REIT full cycle event following the listing of Inland Real Estate in 2004 and the merger of Inland Retail Real Estate Trust with Developers Diversified Realty in 2007.

Key Highlights

- Fundraising time: 24 months
- Closed period: 79 months
- Total: 103 months
- Internalization occurred in November, 2007. An internalization fee of \$285 million was paid.
- Pricing achieved – initial trading was at a pre-split adjusted value of \$3.20 per share as compared to the previous estimated share value of \$6.95 on March 31, 2011.

Listing Strategy

- Reverse Stock Split – a 10:1 reverse stock split effectively reduced the number of outstanding shares to 48.2 million.
- Tranches – to effect a phased in liquidity program for shareholders, the split shares were redeemed at on a 4 to 1 basis termed a stock dividend by the Sponsor. One quarter of the shares were immediately converted into Class A shares which became liquid at listing. Three other sets of Class B shares will convert to Class A at 6, 12 and 18 months allowing for a staged liquidity event.
- The combined effect of the 10:1 reverse stock split and the 1:4 stock dividend is a 2.5 to 1 reverse stock split for original common stock investors.
- Terminated DRP and SRP – both the distribution reinvestment and share redemption programs were terminated.
- Offering of additional shares – 36.57 million Class A shares were offered to potential investors on March 23, 2012, at \$8.00 per share, and closed on April 11, 2012 at a price of \$9.05, representing a 13% increase from

the public offering price. Approximately 15% of RPAI's common stock was sold in the public offering and existing shareholders retained 85% of RPAI common stock. Proceeds will be used to deleverage the balance sheet and reduce high cost debt ranging from 7.5% to 12.0%.

Comparative NAREIT Operating Metrics as of December 31, 2011

- Retail Sector:
 - Comprises 24% of the total FTSE NAREIT All REIT index
 - 30 REITS with a combined market value of \$115.3 billion
 - Subsector – Shopping Centers
 - Comprising a market value of 18 REITs with \$35.7 billion
- Dividend:
 - RPAI is paying a reverse split adjusted 7.8% dividend yield compared to the NAREIT industry average of 3.54% and Retail sector REITs of 3.28%.
- Interest Coverage Ratio:
 - RPAI 1.53x compared to the NAREIT of 2.9x.
- Debt Ratio:
 - RPAI had a debt to total asset ratio of 66% compared to the NAREIT Retail sector average debt to total assets of 41.6%
- Premium/Discount to Book Value: RPAI's book value per share at 12/31/11 was \$4.41. At the listing date, the stock traded at \$3.20 (pre-split adjusted value), a 27% discount to book value



Source of Distributions

American Realty Capital Trust New York Recovery REIT, Inc.

During the year ended December 31, 2011, the REIT paid distributions of \$2,444,000 (\$2,025,000 in cash and \$419,000 in shares of common stock pursuant to the DRIP). Cash used to pay distributions was primarily generated from property operating results, the refinancing of the IDB property and the sale of shares of common stock.

American Realty Capital Trust III, Inc.

During the year ended December 31, 2011, the REIT paid distributions of \$565,000 inclusive of distributions issued under the DRIP. Cash used to pay distributions was generated from property operating results and proceeds from a financing.

American Realty Capital Healthcare Trust, Inc.

During the year ended December 31, 2011, distributions paid to common stockholders totaled \$675,000 million inclusive distributions issued under the DRIP. Cash used to pay distributions was primarily generated from property operating results and the sale of shares of common stock during the year ended December 31, 2011.

Apartment Trust of America, Inc

For the year ended December 31, 2011, the REIT paid aggregate distributions of \$7,395,000 (\$4,703,000 in cash and \$2,692,000 in shares of common stock pursuant to the DRIP and the Amended and Restated DRIP), as compared to cash flows from operations of \$6,431,000. The distributions paid in excess of cash flows from operations were paid using net proceeds from the offerings.

Apple REIT Six, Inc.

Distributions in 2011 totaled \$71.2 million. For the same period the Company's cash generated from operations was \$78.1 million.

Apple REIT Seven, Inc.

Distributions in 2011 totaled \$70.4 million. For the same period the Company's cash generated from operations was approximately \$60.0 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. Since a portion of distributions has been funded with borrowed funds, the Company's ability to maintain its current intended rate of distribution will be primarily based on the ability of the Company's properties to generate cash from operations at this level, the Company's ability to utilize currently available financing, or the Company's ability to obtain additional financing.

Apple REIT Eight, Inc.

Distributions in 2011 totaled \$62.1 million. For the same period the Company's cash generated from operations was approximately \$45.4 million. This shortfall includes a return of capital and was funded primarily by additional borrowings by the Company, utilizing both its line of credit facilities and the origination of four mortgage loans secured by hotel properties.

Apple REIT Nine, Inc.

Distributions during 2011 totaled approximately \$160.4 million. For the same period the Company's net cash generated from operations was approximately \$116 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.

Apple REIT Ten, Inc

Distributions during 2011 totaled approximately \$23.6 million. For the same period, the Company's cash generated from operations was approximately \$0.8 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, a portion of distributions paid through December 31, 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.

Behringer Harvard Multifamily REIT I, Inc.

During 2011, the REIT paid \$79.7 million in distributions, inclusive of distributions issued under the DRIP. Cash distributions in excess of cash flow from operations were funded from available cash. The primary sources of available cash were the remaining proceeds from the Initial Public Offering and dispositions. In May 2011, the REIT sold an investment in the Waterford BHMP CO-JV, realizing cash proceeds of \$27.6 million and a GAAP gain of \$18.1 million. In December 2011, the REIT sold partial interests in multifamily communities to the MW CO-JV, realizing cash proceeds of \$100.6 million, a GAAP gain of \$5.7 million and an increase in additional paid-in capital of \$39.6 million.

Behringer Harvard Opportunity REIT II, Inc.

During 2011, the REIT paid \$11.9 million in distributions, inclusive of distributions issued under the DRIP. Cash flow provided by operations for the year ended December 31, 2011, which includes a portion of the distribution of proceeds related to the sale of Inland Empire Distribution Center, covered a portion of the payment of cash distributions to stockholders for the period. The REIT also used cash available at the beginning of the reporting period primarily attributable to excess funds raised from the issuance of common stock and borrowings, after the impact of historical operating activities, other investing and financing activities.

Behringer Harvard REIT I, Inc.

The total distributions paid to common stockholders for the year ended December 31, 2011 was approximately \$29.6 million. Of the distributions paid to common stockholders for the years ended December 31, 2011, approximately \$13.3 million was reinvested in shares of common stock pursuant to the DRP. Cash of approximately \$16.3 million was used to fund the distributions for this period. For the year ended December 31, 2011, cash provided by operating activities was approximately \$2.4 million. For the year ended December 31, 2011, net cash distributions paid to common stockholders exceeded cash flows from operating activities by approximately \$13.9 million.

Bluerock Enhanced Multifamily Trust, Inc.

The total distributions paid to common stockholders for the year ended December 31, 2011, were \$554,202 and were paid from proceeds from the public offering. Until the REIT generates sufficient cash flow from operations or funds from operations ("FFO") to fully fund the payment of distributions, some or all of the distributions will be paid from other sources.

Carey Watermark Investors Incorporated

For the year ended December 31, 2011, the company paid aggregate distributions of \$605,778. The REIT has funded cash distributions paid to date using net proceeds from the initial public offering.



Source of Distributions

Carter Validus Mission Critical REIT, Inc.

For the year ended December 31, 2011, the REIT paid aggregate distributions of \$472,000 (\$222,000 in cash and \$250,000 in shares of common stock pursuant to the DRIP), none of which were paid from cash flows from operations of (\$90,000). The distributions were paid using net proceeds from the Offering.

CB Richard Ellis Realty Trust

The 2011 distributions were funded 51.17% by cash flows provided by operating activities and 48.83% from uninvested proceeds from financings of properties. In addition, 2011 distributions totaling \$50,674,000 were reinvested in common shares pursuant to the dividend reinvestment plan during 2011.

CNL Lifestyle Properties, Inc.

During the year ended December 31, 2011, the REIT paid distributions of \$188.4 million. Cash flows from operating activities were \$83.1 million for the same period. The shortfall in cash flows from operating activities versus cash distributions paid was funded with borrowings.

Cole Corporate Income

During the year ended December 31, 2011, the REIT paid distributions of \$214,000, including \$132,000 through the issuance of shares pursuant to their DRIP. The 2011 distributions were funded 100% by net cash provided by operating activities of \$433,000.

Cole Credit Property Trust II, Inc.

During the year ended December 31, 2011, the REIT paid distributions of \$131.0 million including \$59.7 million through the issuance of shares pursuant to the DRIP Offering. 2011 distributions were funded by net cash provided by operating activities of \$114.4 million, return of capital from unconsolidated joint ventures of \$2.3 million, proceeds from the DRIP Offering of \$3.0 and a portion of the net proceeds from the sale of marketable securities of \$11.3 million.

Cole Credit Property Trust III, Inc.

During the year ended December 31, 2011, the REIT paid distributions of \$194.9 million including \$110.1 million through the issuance of shares pursuant to the DRIP. 2011 distributions were funded by net cash provided by operating activities of \$145.7 million, return of capital from the Unconsolidated Joint Ventures of \$1.1 million and proceeds from the issuance of common stock of \$48.1 million.

Cole Real Estate Income Strategy (Daily NAV), Inc.

No distributions were paid during 2011.

Cornerstone Core Properties REIT, Inc

During the year ended December 31, 2011, the REIT paid distributions of \$1.1 million. Cash flows from operating activities were (\$1,669,000) for the same period.

Corporate Property Associates 15, Inc.

During the year ended December 31, 2011, the REIT paid distributions of \$94.3 million. Cash flows from operating activities were \$163.6 million for the same period.

Corporate Property Associates 16-Global, Inc.

During 2011, the REIT used cash flows from operating activities of \$156.9 million primarily to fund net cash distributions to shareholders of \$72.6 million, which excluded \$31.3 million

in dividends that were reinvested by shareholders through the distribution reinvestment and share purchase plan, and to pay distributions of \$44.8 million to affiliates that hold noncontrolling interests in various entities. For 2011, the advisor elected to continue to receive its performance fees in shares of common stock, and as a result, the REIT paid performance fees, and subsequent to the Merger, asset management fees, of \$16.8 million through the issuance of stock rather than in cash.

Corporate Property Associates 17-Global, Inc.

During year ended December 31, 2011, the REIT used cash flows provided by operating activities of \$101.5 million to fund cash distributions to shareholders of \$52.3 million, excluding \$50.2 million in distributions that were reinvested by shareholders through the distribution reinvestment and share purchase plan, and to pay distributions of \$23.2 million to affiliates that hold noncontrolling interests in various entities with us. For 2011, the advisor elected to continue to receive its asset management fees in shares of common stock, and as a result, the REIT paid asset management fees of \$11.2 million through the issuance of stock rather than in cash.

Dividend Capital Total Realty Trust, Inc.

During the year ended December 31, 2011, the REIT paid distributions of \$110.2 million. The REIT paid distributions from cash flow from operations (42.4%) and borrowings (57.6%).

Global Income Trust, Inc.

For the year ended December 31, 2011, the REIT had no distributable earnings, cash from operations, FFO or MFFO, and as such the distributions paid to stockholders were made from Offering proceeds.

Griffin-American Healthcare REIT II, Inc.

During 2011, the REIT paid \$18.2 million in distributions, inclusive of distributions issued under the DRIP. For the same period, the REIT has funded 50.9% of the distributions with cash flow from operations and 49.1% with offering proceeds.

Griffin Capital Net Lease REIT, Inc.

During 2011, the REIT paid \$4.7 million in distributions, inclusive of distributions issued under the DRIP. Since June 15, 2009, the REIT has funded distributions with operating cash flow from properties and offering proceeds raised in the private offering and Public Offering.

Hartman Short Term Income Properties XX, Inc.

During 2011, the REIT paid \$540,252 in distributions, inclusive of distributions issued under the DRIP. 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 REIT has sufficient cash flow from operations to fund fully the payment of distributions.

Healthcare Trust of America, Inc.

For the year ended December 31, 2011, the REIT paid distributions of \$160,664,000 (\$84,800,000 in cash and \$75,864,000 in shares of common stock pursuant to the DRIP), as compared to cash flows from operations of \$111,807,000 and FFO of \$113,135,000. The distributions paid in excess of cash flows from operations in 2011 were paid using proceeds from the offerings, including the DRIP, and proceeds of debt financing.



Source of Distributions

Hines Global REIT, Inc.

During 2011, the REIT paid \$47.2 million in distributions, inclusive of distributions issued under the DRIP. For the same period, the REIT has funded 92% of the distributions with cash flows from operating activities and 8% with cash flows from financing activities.

Hines Real Estate Investment Trust, Inc.

During 2011, the REIT paid \$113.1 million in distributions, inclusive of distributions issued under the DRIP. For the year ended December 31, 2011, the REIT funded cash distributions with cash flows from operating activities, distributions received from unconsolidated investments and proceeds from the sales of real estate investments.

Independence Realty Trust, Inc.

For the year ended December 31, 2011, including amounts paid to or allocable to non-controlling interests, the REIT paid cash distributions of \$1.0 million, as compared to cash flows from operations of \$2.2 million and FFO of \$1.4 million.

Industrial Income Trust, Inc.

During 2011, the REIT paid \$16.7 million in distributions, inclusive of distributions issued under the DRIP. For the same period, 100% of cash distributions provided by financing activities, as determined on a GAAP basis, were funded through proceeds from debt financings.

Inland American Real Estate Trust, Inc.

During 2011, the REIT paid \$428.7 million in distributions, inclusive of distributions issued under the DRIP. The distributions paid for the year ended December 31, 2011 were funded from cash flow from operations and distributions from unconsolidated joint ventures.

Inland Diversified Real Estate Trust, Inc.

During 2011, the REIT paid \$23.6 million in distributions, inclusive of distributions issued under the DRIP. The REIT generated sufficient cash flow from operations, determined in accordance with U.S. GAAP, to fully fund distributions paid during the year ended December 31, 2011.

KBS Legacy Partners Apartment REIT, Inc.

For the year ended December 31, 2011, the REIT paid aggregate distributions of \$0.9 million, including \$0.5 million of distributions paid in cash and \$0.4 million of distributions reinvested through the dividend reinvestment plan. The REIT 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 year ended December 31, 2011, the REIT paid aggregate distributions of \$98.5 million, including \$52.0 million of distributions paid in cash and \$46.5 million of distributions reinvested through the dividend reinvestment plan (which will terminate effective April 10, 2012). The REIT funded total distributions paid, which includes net cash distributions and dividends reinvested by stockholders, with \$39.1 million of current period cash flows from operations and \$59.4 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. For purposes of determining the sources of distributions paid, the REIT assumes first that it uses cash flow from operations, assets sales and financings from the relevant periods to fund distribution payments.

KBS Real Estate Investment Trust II, Inc.

For the year ended December 31, 2011, the REIT paid aggregate distributions of \$121.8 million, including \$54.0 million of distributions paid in cash and \$67.8 million of distributions reinvested through the dividend reinvestment plan. The REIT funded total distributions paid, which includes net cash distributions and dividends reinvested by stockholders, with \$113.2 million of current period operating cash flows and \$8.6 million of debt financing. For purposes of determining the source of distributions paid, the REIT assumes first that it uses cash flow from operations from the relevant periods to fund distribution payments.

KBS Real Estate Investment Trust III, Inc.

For the year ended December 31, 2011, the REIT paid aggregate distributions of \$1.7 million, including \$0.9 million of distributions paid in cash and \$0.7 million of distributions reinvested through the dividend reinvestment plan. These amounts represent our cumulative distributions since inception. The REIT funded total distributions paid, which includes net cash distributions and dividends reinvested by stockholders, with debt financing. The advisor advanced \$0.8 million to fund distributions for distribution record dates from June 24, 2011 through September 30, 2011. On November 10, 2011, the REIT repaid the advisor in full, for all funds advanced for distributions paid, using proceeds received from a third party debt financing. No interest accrued on the advance from the advisor. The advisor is not obligated to advance funds, and has not agreed to advance funds for distributions for any other future periods.

KBS Strategic Opportunity REIT, Inc.

During 2011, the REIT paid \$6.4 million in distributions, inclusive of distributions issued under the DRIP. This distribution was funded with the proceeds from real estate financings.

Lightstone Value Plus Real Estate Investment Trust, Inc.

For the year ended December 31, 2011, the REIT paid distributions of \$22.2 million, including \$14.8 million of distributions paid in cash and \$7.4 million of distributions reinvested through the dividend reinvestment plan. FFO for the year ended December 31, 2011 was (\$2.3) million and cash flow from operations was \$12.7 million.

Lightstone Value Plus Real Estate Investment Trust II, Inc.

For the year ended December 31, 2011, the REIT paid distributions of \$2.6 million, including \$1.3 million of distributions paid in cash and \$1.3 million of distributions reinvested through the dividend reinvestment plan. FFO for the year ended December 31, 2011 was \$1.3 million and cash flow from operations was \$1.4 million.

Moody National REIT I, Inc.

For the year ended December 31, 2011, the REIT paid distributions of \$326,985, inclusive of distributions issued under the DRIP. As of December 31, 2011, a portion of the distributions have been paid from offering proceeds and for the same period, net cash provided by operating activities was \$54,942.

Northstar Real Estate Income Trust, Inc.

For the year ended December 31, 2011, the REIT paid distributions of \$4.9 million, inclusive of distributions issued under the DRIP. 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 if cash distributions exceed modified funds from operations (as defined in accordance with the current practice guidelines issued



Source of Distributions

by the Investment Program Association) to provide additional funds to support distributions to stockholders. For the year ended December 31, 2011, the Sponsor purchased 253,202 shares of the Company's common stock at a price of \$9.00 per share related to this arrangement for a price of \$2.3 million.

Paladin Realty Income Properties, Inc.

For the year ended December 31, 2011, the REIT paid distributions of \$3.5 million, inclusive of distributions issued under the DRIP. During the same period, cash flow from operations was \$236,501 and funds from operations were \$205,885.

Phillips Edison - ARC Shopping Center REIT Inc.

For the year ended December 31, 2011, gross distributions of approximately \$873,000 were paid, including \$158,000 of distributions reinvested through the DRP, for net cash distributions of \$715,000. These distributions were funded from advances from the Sub-advisor and cash generated from operations.

Sentio Healthcare Properties, Inc.

During the year ended December 31, 2011, the REIT paid distributions, including any distributions reinvested, aggregating approximately \$5.3 million. During the same period, cash flow from operations was \$5.2 million.

Steadfast Income REIT, Inc.

For the year ended December 31, 2011, the REIT paid aggregate distributions of \$1,449,819, including \$887,472 of distributions paid in cash and 59,194 shares of common stock issued pursuant to our distribution reinvestment plan for \$562,347. For the year ended December 31, 2011, we had a net loss of \$4,049,010. The REIT had negative FFO for the year ended December 31, 2011 of \$1,471,548 and net cash used in operating activities was \$1,095,144. The REIT funded total distributions paid, which includes net cash distributions and dividends reinvested by stockholders, with proceeds from the private and public offerings.

Strategic Storage Trust, Inc.

For the year ended December 31, 2011, the REIT paid distributions of \$21.4 million, inclusive of distributions issued under the DRIP. For the year ended December 31, 2011, the REIT funded 23.1% of cash distributions (exclusive of reinvested distributions) using cash flow from operations and 76.9% using proceeds from the Initial Offering and Offering.

TNP Strategic Retail Trust, Inc.

For the year ended December 31, 2011, the REIT paid distributions of \$2.4 million, inclusive of distributions issued under the DRIP. To date all of the cash distributions have been paid from proceeds from the public offering of common stock.

United Development Funding IV

For the year ended December 31, 2011, the REIT paid distributions of approximately \$8.1 million (\$5.1 million in cash and \$3.0 million in common shares of beneficial interest pursuant to the DRIP), as compared to cash flows provided by operations of approximately \$6.3 million.

Wells Core Office Income REIT, Inc.

For the year ended December 31, 2011, the REIT paid total distributions to stockholders, including amounts reinvested in the common stock pursuant to the distribution reinvestment plan, of \$6.1 million. During the same period, net cash provided by operating activities was approximately \$2.3 million.

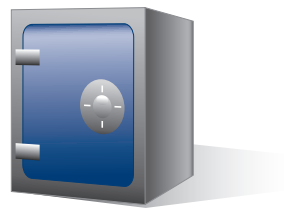
Wells Real Estate Investment Trust II, Inc.

Total distributions paid to stockholders in 2011 and 2010 have been funded with current-period or prior-period accumulated net cash flow from operating activities, adjusted to exclude acquisition-related costs.



2012 Publication Schedule

	SEC 10Q/10K Release Date	Report Publication Date
First Quarter 2012 (10Q)	May 15, 2012	June 15, 2012
Second Quarter 2012 (10Q)	August 14, 2012	September 14, 2012
Third Quarter 2012 (10Q)	November 14, 2012	December 14, 2012
2012 Year-in-Review	Year End 2012 Estimates	March 1, 2013
Fourth Quarter 2012 (10K)	March 29, 2013	April 30, 2013



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