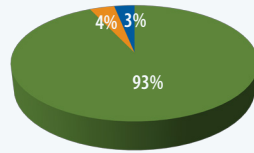


CNL Healthcare Properties, Inc.

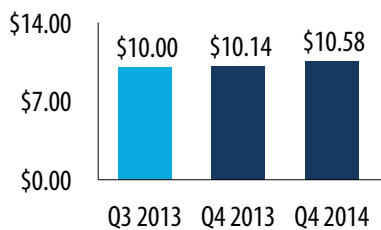
Total Assets	\$1,383.6 Million
Real Estate Assets	\$1,286.2 Million
Cash	\$53.5 Million
Securities	\$0.0 Million
Other	\$43.9 Million



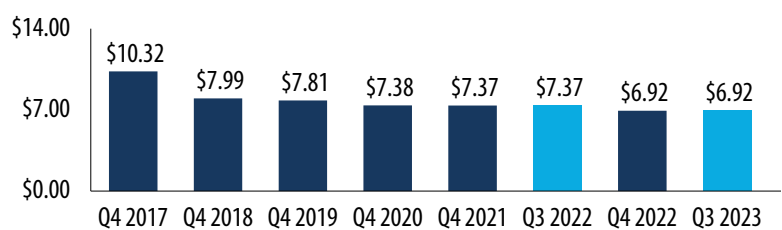
Cash to Total Assets Ratio	3.9%
Asset Type	Healthcare
Number of Properties	70 Properties
Square Feet/Units/Rooms/Acres	7.949 Million Square Feet
Percent Leased	100.0%
Weighted-Average Lease Term Remaining	4.0 Years
LifeStage	Liquidating
Investment Style	Core
Weighted-Average Shares Outstanding	173,960,000

Initial Offering Date	June 27, 2011
Offering Close Date	September 30, 2015
Most Recent NAV per Share (As of December 31, 2022)	\$6.92
Reinvestment Price per Share (Effective July 11, 2018)	Suspended
Cumulative Capital Raised during Offering (Including DRIP)	\$1,729.9 Million

Historical Price

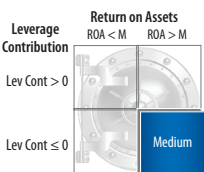


Historical NAVs



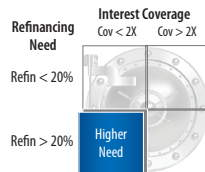
Performance Profiles

Operating Performance



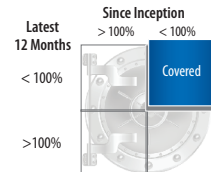
The REIT's recent 12-month average return on assets is above the median ROA for all NTRs for the previous four quarters. At its current cost of debt and level of borrowing, its use of debt is not contributing to increased returns for shareholders.

Financing Outlook



More than 20% of REIT's debt must be repaid within two years or is at unhedged variable rates, and interest coverage is below the 2.0X benchmark. The REIT may face difficulties in refinancing its borrowings, interest rate risks from increasing rates, and needs to increase earnings to reassure lenders.

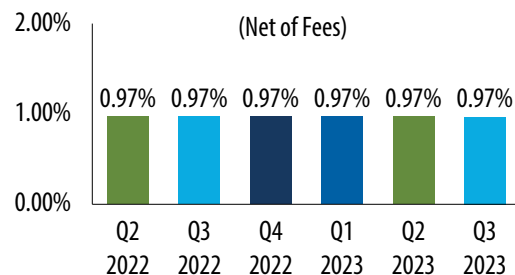
Cumulative MFFO Payout



Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can be maintained.

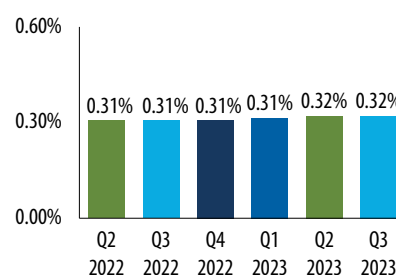
Summary: The REIT's return on assets was 6.23% over the last 12 months, above the median ROA for all nontraded REITs for the previous four quarters of 5.02%. It has a negative leverage contribution given the 42.3% debt ratio and 6.80% estimated average cost of debt. The REIT's YTD 2023 interest coverage ratio was 1.7X, below the 2.0X benchmark. About 97.3% of the REIT's debt principal must be repaid before 2025 and 95.1% is at unhedged variable rates, indicating a refinancing need and some interest rate risk. Since inception the REIT has paid out 57% of estimated MFFO in cash distributions excluding DRIP, and this was 57% for the last four quarters, excluding the \$2.00 per share special partial liquidating distribution paid in Q2 2019.

Historical Distribution



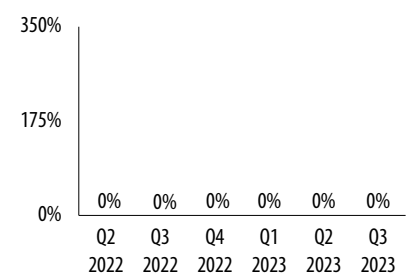
Based upon \$10.58 share price. The Company paid a special distribution of \$2.00 per share to shareholders of record as of May 22, 2019.

Total Distributions per \$ of Total Assets*



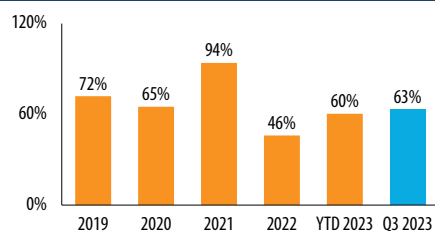
* New Metric

DRIP to Total Distributions Ratio*



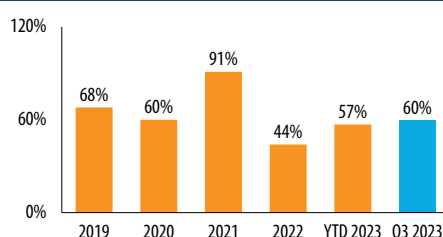
* New Metric

Historical FFO Payout Ratio



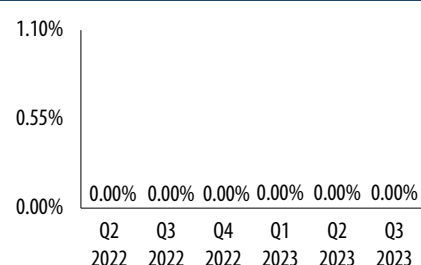
YTD Distributions Paid Including DRIP\$13,360,000
YTD FFO.....\$22,124,000

Historical MFFO Payout Ratio



YTD Distributions Paid Including DRIP\$13,360,000
YTD MFFO.....\$23,448,000

Redemptions

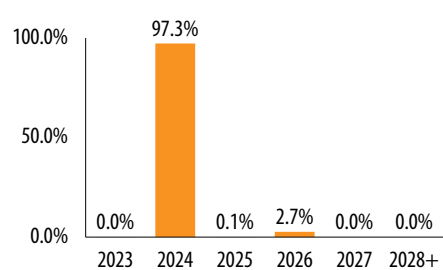


Debt Breakdown

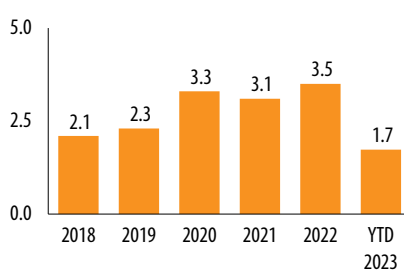


Debt to Total Assets Ratio	42.3%
Total	\$585.0 Million
Fixed	\$28.8 Million
Variable	\$556.2 Million
Avg. Wtd. Rate	6.80%
Loan Term	< 1 - 3 Years

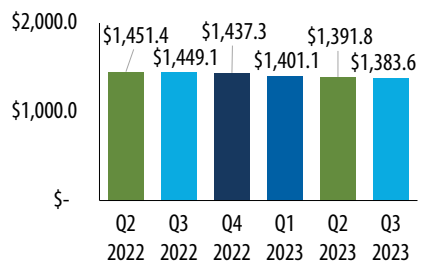
Debt Repayment Schedule



Interest Coverage Ratio

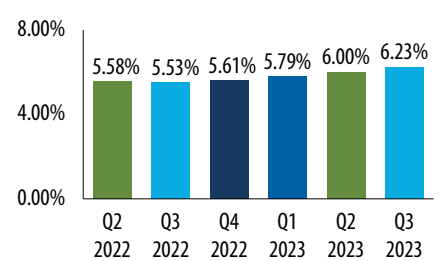


Total Assets (\$ Million)*



* New Metric

Return on Assets*



* New Metric

Contact Information

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450 South Orange Avenue
Orlando, FL 32801

407-650-1000

Source of Distributions, Trends and Items of Note

- As of September 30, 2023, the Company's seniors housing portfolio was geographically diversified with properties in 26 states and consisted of interests in 70 properties, including 69 seniors housing communities and one vacant land parcel.
- In 2017, the Company began evaluating possible strategic alternatives to provide liquidity to the Company's stockholders. As part of executing under possible strategic alternatives, the Company's board of directors committed to a plan to sell 70 properties, which included medical office buildings, post-acute care facilities and acute care hospitals across the U.S., collectively (the "MOB/Healthcare Portfolio"), plus several skilled nursing facilities. The Company completed the sale of the last of the 70 properties in 2022.
- On March 8, 2023, the board of directors accepted the recommendation of the Valuation Committee and approved an estimated NAV as of December 31, 2022 of \$6.92 per share. The Company previously announced an estimated NAV of \$7.37 per share as of December 31, 2021.
- The Company paid a special distribution of \$2.00 per share to shareholders of record as of May 22, 2019. The special distribution was funded by the sale of 55 assets to Welltower Inc. on May 15, 2019, for \$1.25 billion.
- In March 2022, the board of directors reduced regular quarterly cash distributions to an amount equal to \$0.02560 per share. Based upon the original \$10.00 share price, the annualized distribution yield is 1.02%. Based on the \$10.14 share price, the distribution yield is 1.01%. Based upon a \$10.58 share price, the distribution yield is 0.97%. With the reduction in basis due to the \$2.00 partial liquidating distribution in 2019, the distribution yield based upon an \$8.00 adjusted basis would be approximately 1.28%.
- During the nine months ended September 30, 2023, the Company purchased a short-term interest rate cap for approximately \$3.1 million, which had a notional value of \$420.0 million and a strike price of 3.5%, to hedge the majority of its Credit Facilities. The interest rate cap matured in August 2023. In addition, the Company purchased a short-term interest rate cap for approximately \$0.1 million, with a notional value of \$8.0 million, a strike price of 3.5%, and a maturity date of January 2024 to hedge a portion of its interest rate exposure relating to the \$16.3 million variable rate secured indebtedness that was refinanced in June 2023.
- The Company uses modified funds from operations ("MFFO") as defined by the Institute for Portfolio Alternatives ("IPA").
- For the nine months ended September 30, 2023, cash distributions declared were approximately \$13.360 million. None of the cash distributions were reinvested due to the suspension of the DRIP in July 2018. 100% of regular cash distributions declared to stockholders were considered to be funded with cash provided by operating activities.