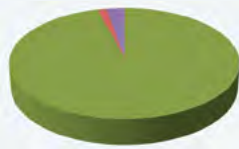


# Nontraded REIT Industry Review: Third Quarter 2012



## Cole Credit Property Trust II, Inc.

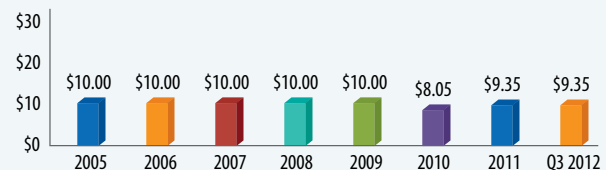
Total Assets.....	\$3,337.8 Million
Real Estate Assets ..	\$3,195.4 Million
Cash.....	\$47.9 Million
Securities .....	\$0.0 Million
Other.....	\$94.5 Million



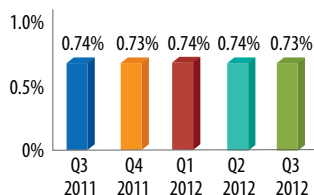
Initial Offering Date: ..... June 27, 2005  
 Offering Close Date: ..... January 2, 2009  
 Current Price per Share: ..... \$9.35  
 Reinvestment Price per Share: ..... \$9.35  
 Cumulative Capital Raised during Offering (including DRP).....\$2,088.12 Million

Cash to Total Assets Ratio: ..... 1.4%  
 Asset Type: ..... Retail  
 Number of Properties: ..... 753  
 Square Feet / Units / Rooms / Acres: ..... 21.2 Million Sq. Ft.  
 Percent Leased: ..... 96%  
 LifeStage: ..... Liquidating  
 Investment Style ..... Core

### Historical Price

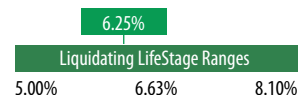


### Redemptions

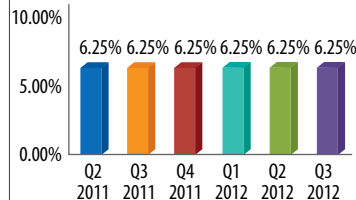


### Current Distribution

Current Distribution Yield: ... 6.25%



### Historical Distribution

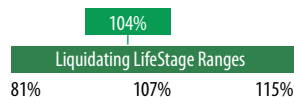


### Contact Information

[www.ColeCapital.com](http://www.ColeCapital.com)  
**Cole Credit Property Trust II, Inc.**  
 2325 East Camelback Road,  
 Suite 1100  
 Phoenix, AZ 85016  
 866-341-2653

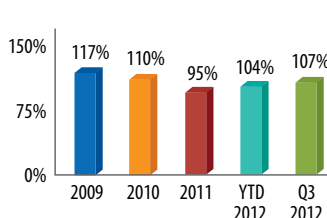
### Year to Date FFO Payout Ratio

FFO Payout Ratio:  
 YTD Distributions/YTD FFO: ..... 104%



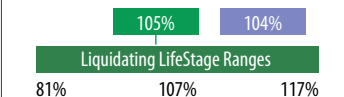
YTD Distributions Paid: \$98,727,000  
 YTD FFO: \$94,749,000

### Historical FFO Payout Ratio



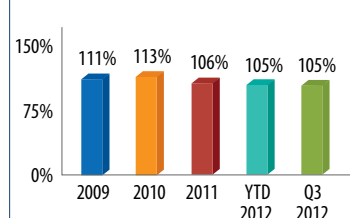
### Year to Date MFFO Payout Ratio

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

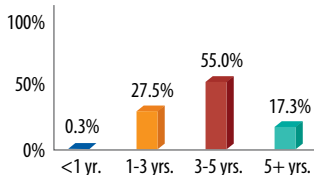


YTD Distributions Paid: \$98,727,000  
 YTD MFFO: \$94,242,000  
 \*BVP Adjusted-See Notes Company reported

### Historical MFFO Payout Ratio

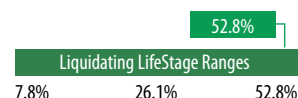


### Debt Repayment Schedule



### Current Debt Ratio

Debt to Total Assets Ratio: ... 52.8%



### Debt Breakdown

Total: \$1,762.7 Million  
 Fixed: \$1,563.4 Million  
 Variable: \$199.3 Million  
 Avg. Wtd. Rate: 5.42%  
 Term: <1 - 20 yrs

### Interest Coverage Ratio

YTD Interest Coverage Ratio: .... 2.2



Adjusted EBITDA: \$174,939,000  
 Interest Expense: \$81,113,000

### Lease Expirations

Weighted average remaining lease term is 10.0 years.

### Trends and Items of Note

- The REIT did not make any major property transactions in the 3Q 2012.
- On December 6, 2012, the Board of Directors voted to suspend the DRIP and the SRP. Beginning with the distributions previously authorized by the Board for the month of December 2012, which are payable in January 2013, and continuing until such time as the Board may approve the resumption of the DRIP, all distributions authorized by the Board will be paid to the Company's stockholders in cash.
- The Company hedged \$188,764,000 of its variable rate debt as of September 30, 2012.
- The REIT's YTD Interest Coverage Ratio has remained steady at 2.2 since 2010, below the current median for Liquidating LifeStage REITs of 5.5. The size and diversification of this REIT's portfolio results in relatively constant quarterly MFFO averaging \$29.7 million for the last 8 quarters.
- Debt financing has been steady between 49.9% to 52.8% of total assets since 1Q 2011.
- Cash as a percentage of total assets has remained below 1.6% for the last several years.
- The REIT's MFFO quarterly payout ratio has declined rather steadily from 111% in Q1 2011 to 105% for Q3 2012.
- The Company reported MFFO of \$94.8 million for the year to date period ending September 30, 2012. Blue Vault Partners has included adjustments for items such as straight-line rents to estimate 3Q 2012 MFFO of approximately \$94.2 million.
- See additional notes on page 97 for information regarding the source of distributions.