

## Nontraded REIT Industry Review: Third Quarter 2011



## Corporate Property Associates 16 – Global, Inc.

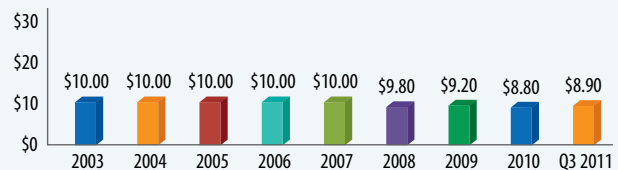
Total Assets .....	\$3,744.3 Million
Real Estate Assets.....	\$3,574.3 Million
Cash .....	\$74.6 Million
Securities.....	\$0.0 Million
Other .....	\$95.4 Million



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

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

## Historical Price



## Redemptions

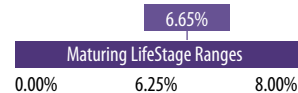
Ratio of Shares Redeemed to Wtd.  
Avg. Shares Outstanding:.....0.73%

Program Open

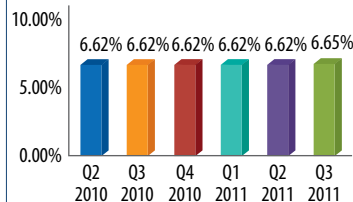
Redemptions Year to Date: ...911,650  
Wtd. Avg. Shares Outstanding  
as of 12/31/10: ..... 124,631,975

## Current Distribution

Current Distribution Yield: ... 6.65%



## Historical Distribution

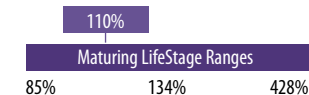


## Contact Information

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

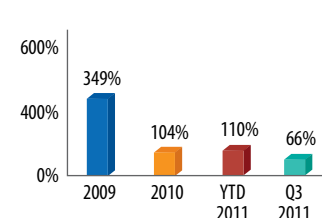
## Year to Date FFO Payout Ratio

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



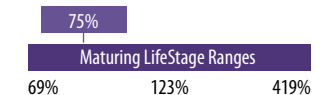
YTD Distributions Paid: \$70,619,000  
YTD FFO: ..... \$64,080,000

## Historical FFO Payout Ratio



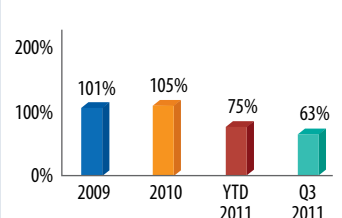
## Year to Date MFFO Payout Ratio

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

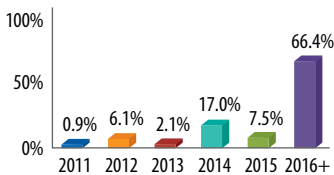


YTD Distributions Paid: \$70,619,000  
YTD MFFO: ..... \$93,926,000  
\*Company reported MFFO – see notes

## Historical MFFO Payout Ratio

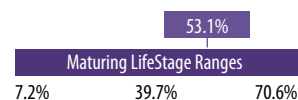


## Debt Maturity

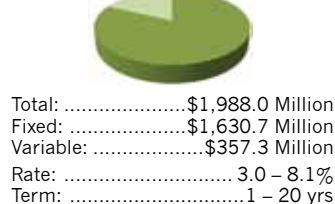


## Current Debt Ratio

Debt to Total Assets Ratio: ... 53.1%

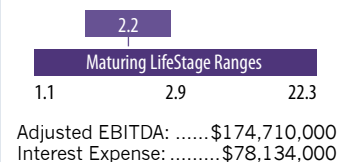


## Debt Breakdown

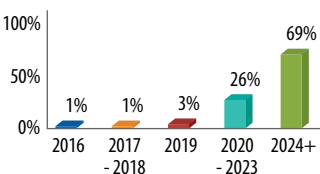


## Interest Coverage Ratio

YTD Interest Coverage Ratio: ..... 2.2



## Lease Expirations\*



\*As of 12/31/2010

## Trends and Items of Note

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