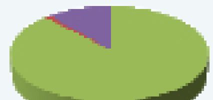
CLOSED REIT

Nontraded REIT Industry Review: Third Quarter 2014

BlueVault PARTNERS, LLC

Griffin-American Healthcare REIT II, Inc.

Total Assets........................ $2,997.5 Million
- Real Estate Assets .... $2,625.2 Million
- Cash .... $32.2 Million
- Securities .... $0.0 Million
- Other .... $340.1 Million



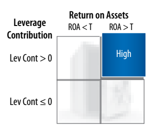
Initial Offering Date: .... August 24, 2009
Offering Close Date: ....October 30, 2013
Current Price per Share: $10.22
Reinvestment Price per Share: $9.71
Cumulative Capital Raised during Offering (including DRP)...$2,921.2 Million

Cash to Total Assets Ratio: 1.1%
Asset Type: ....Medical Office & Heathcare Related
Number of Properties:.. 289
Square Feet / Units / Rooms / Acres: .... 11,277,000 Sq. Ft.
Percent Leased: 95.0%
Weighted Average Lease Term Remaining:....................... 9.2 Years
LifeStage:... Liquidating
Investment Style: .... Core
Weighted Average Shares Outstanding: 293,307,237

Historical Price

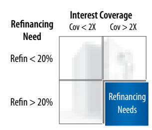
Performance Profiles

Operating Performance



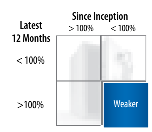
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

Financing Outlook



Interest coverage ratio is above the 2.0X benchmark but more than 20% of the REIT's debt matures within two years or is at unhedged variable rates. The REIT may face difficulties in refinancing its borrowings or interest rate risk from increasing rates, but earnings currently provide coverage of interest expense.

Cumulative MFFO Payout



The REIT has achieved full coverage of cash distributions with MFFO exceeding distributions since inception, but the most recent 12-month results show cash distributions in excess of MFFO, a negative trend. If the most recent 12-month trend does not improve, distribution levels cannot be maintained.

Summary

The REIT's return on assets for the last four quarters was 7.95%, well above the yield on 10-Year Treasuries of 2.64%, and it had a positive leverage contribution due to its 3.72% average cost of debt and 19% debt ratio. About 53% of the REIT's debt matures within two years and 44% is at unhedged variable rates, indicating both refinancing need and interest rate risk. Its interest coverage ratio for the last four quarters at 9.2X is well above the 2.0X benchmark. Since inception the REIT has paid out 77% of MFFO in cash distributions, excluding DRP, and this rate was 106% for the last four quarters, an increase due to the suspension of the DRP in anticipation of the sale of the REIT.

Contact Information

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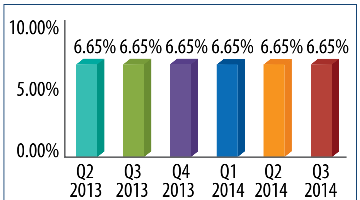
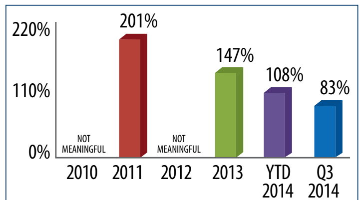
Historical Distribution

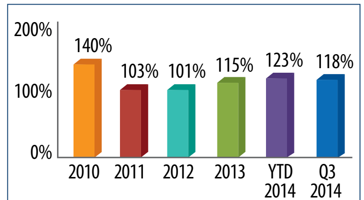


Historical FFO Payout Ratio



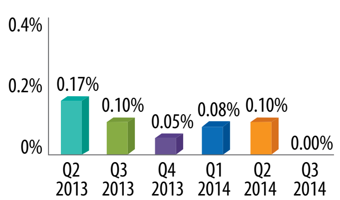
2014 YTD Dist. Paid: . $149,289,000
2014 YTD FFO: $138,147,000

Historical MFFO Payout Ratio

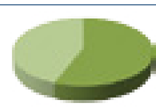


2014 YTD Dist. Paid: .. $149,289,000
2014 YTD MFFO: $121,562,000
Company Reported MFFO – see notes

Redemptions

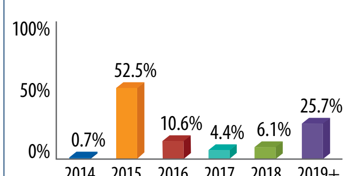


Debt Breakdown

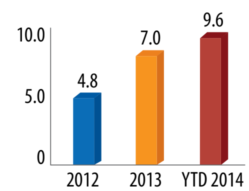


Debt to Total Assets Ratio:...............19.0%
Total: .... $568.6 Million
Fixed: .... $318.6 Million
Variable: .... $250.0 Million
Avg. Wtd. Rate: 3.72%
Loan Term: .... 1 – 33 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- On December 3, 2014, American Healthcare Investors and Griffin Capital Corporation, the co-sponsors of Griffin-American Healthcare REIT II, announced the completion of the merger between Griffin-American and NorthStar Realty Finance Corp. Pursuant to the terms of the merger agreement, NorthStar Realty acquired all of the outstanding shares of the Company in a stock and cash transaction valued at $4 billion.
- Each share of common stock, issued and outstanding immediately prior to the company merger will be converted into the right to receive (i) that number of validly issued, fully paid and nonassessable shares of common stock of NorthStar Realty Finance equal to the quotient determined by dividing $3.75 by the average NorthStar closing price (as defined in the merger agreement) and rounding the result to the nearest 1/10,000 of a share, or the exchange ratio; provided, that if the average NorthStar closing price is less than $16.00, the exchange ratio will be 0.2344, and if the average NorthStar closing price is greater than $20.17, the exchange ratio will be 0.1859, or the stock consideration, and (ii) $7.75 in cash, or the cash consideration, subject to adjustment in the event either party pays cash dividends in excess of permitted dividends and subject to any applicable withholding tax.
- During 3Q 2014, the Company did not acquire any properties.
- The REIT's Cash to Total Assets ratio decreased to 1.1% as of 3Q 2014 compared to 19.1% as of 3Q 2013.
- The REIT's Debt to Total Assets ratio decreased to 19.0% as of 3Q 2014 compared to 11.9% as of 3Q 2013.
- As of September 30, 2014, the Company had hedged $8.77 million of its variable rate debt.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- During the nine months ended September 30, 2014, distributions paid to common stockholders were $149.289 million, inclusive of $36.909 million of distributions in shares issued under the DRIP. During the nine months ended September 30, 2014, cash used to pay distributions was generated by operations (81.6%) and the remainder (18.4%) constitute proceeds from borrowings.