## **EFFECTIVE REIT**

## Nontraded REIT Industry Review: Third Quarter 2012



## Wells Core Office Income REIT, Inc.

Total Assets	Million Million Million	Number of Months Fundraising: Anticipated Offering Close Date: Current Price per Share:	June 10, 2010 27 June 10, 2013 \$25.00 \$23.75
Asset Type: Number of Properties: Square Feet / Units / Rooms / Percent Leased: LifeStage	1.8% Office 11 Acres:	Historical Price	
Gross Dollars Raised*	Current Distribution	Historical Distribution	Contact Information
\$400.0 \$200.0 \$0 \$0 \$2010 2010 2011 YTD Q3 2012 2012 *Includes reinvested distributions (in millions)	Current Distribution Yield: 6.00% 6.00% Stabilizing LifeStage Ranges 3.52% 6.50% 8.00%	10.00% 5.00% 0.00% Q2 Q3 Q4 Q1 Q2 Q3 2011 2011 2012 2012 2012	www.Wellscorereit.com Wells Real Estate Funds P.O. Box 926040 Norcross, GA 30010 800-557-4830
Year to Date FFO Payout Ratio	Historical FFO Payout Ratio	Year to Date MFFO Payout Ratio	Historical MFFO Payout Ratio
FFO Payout Ratio: YTD Distributions/YTD FFO: 193% I Stabilizing LifeStage Ranges 109% 177% 754% YTD Distributions Paid: \$13,701,510 YTD FFO: \$7,104,361	400% 200% 0% 2010 2011 YTD Q3 2010 2011 YTD Q3 2012 2012	MFFO Payout Ratio: YTD Distributions/YTD MFFO:124% 99% 124% Stabilizing LifeStage Ranges 99% 119% 427% YTD Distributions Paid:\$13,701,510 YTD MFFO:\$11,084,343 *BVP Adjusted-See Notes Company reported	200% 100% 0% 2010 2011 YTD Q3 2012 2012
Debt Repayment Schedule	Current Debt Ratio	Debt Breakdown	Interest Coverage Ratio
100% 50% 0% 0% 5.6% 75.6% 18.8% 0% 0% 0% 0% 2012 2013 2014 2015 2016 2017+	Debt to Total Assets Ratio: 29.0% 29.0% Stabilizing LifeStage Ranges 8.4% 35.1% 53.2%	Total:         \$132.3 Million           Fixed:         \$0.0 Million           Variable:         \$132.3 Million           Avg. Wtd. Rate:         2.06%           Term:         2 - 5 yrs	YTD Interest Coverage Ratio: 4.7 4.7 Stabilizing LifeStage Ranges 1.4 2.9 6.8 Adjusted EBITDA:\$17,403,582 Interest Expense:\$3,670,679
Redemptions	Lease Expirations	Trends and Items of Note	
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	100% 50% 0% 1% 0% 2% 1% 0% 2012 2013 2014 2015 2016 2017+ *Data as of 12/31/11	<ul> <li>On September 19, 2012, Wells Core Office Income REIT's board of directors determined that it is in the REIT's best interest not to conduct a follow-on public offering of shares is expected to terminate the current offering on June 10, 2013.</li> <li>The Company acquired two properties during the quarter for a total of \$59.0 million.</li> <li>The Company's debt to total asset ratio remained relatively flat at 29.0% compared to 29.1% during the previous quarter.</li> <li>The year-to-date interest coverage increased for the third quarter in a row to 4.7 as of Q3 2012.</li> <li>The Company ported MFFO according to the IPA Guidelines as well as AFFO. The year-to-date ratios presented above reflect both the Blue Vault's estimate based on the IPA Guidelines as well as well as the ratio based on the REIT's AFFO which includes an adjustment for noncash interest expense and master lease proceeds.</li> <li>See additional notes on page 100 for information regarding the source of distributions.</li> </ul>	

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