



BlueVault
PARTNERS, LLC

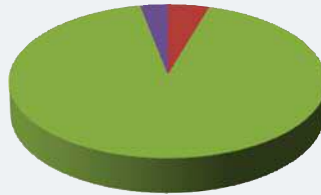
Nontraded REIT Industry Review

Data as of March 31, 2010

CB Richard Ellis Realty Trust

Portfolio Details:

Total Assets	\$1,152.0 Million
Real Estate Assets	\$866.5 Million
Cash	\$208.1 Million
Securities	\$0.0 Million
Other	\$77.4 Million



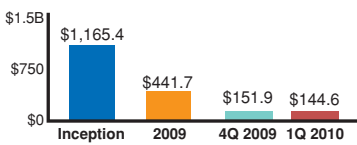
Initial Offering Date:	October 24, 2006
Number of Months Fundraising:	41
Anticipated Offering Close Date:	December 31, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	18.1%
Asset Type:	Diversified
Number of Properties:	76*
Square Feet / Units / Rooms / Acres:	15.8 million sq. ft.
Percent Leased:	89.9%

*See notes.



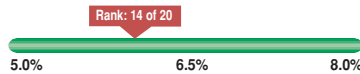
Gross Dollars Raised*



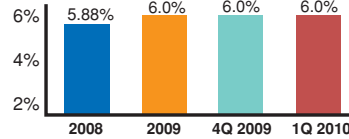
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:6.0%



Historical Distribution



Contact Information

www.CBRERealtyTrust.com
CNL Client Services
P.O. Box 4920
Orlando, FL 32802
866-650-0650

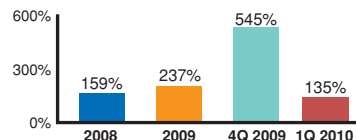
Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD FFO135%



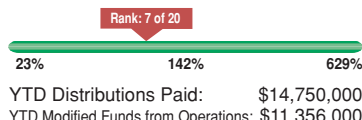
YTD Distributions Paid: \$14,750,000
YTD Funds from Operations: \$10,950,000

Distribution Coverage/ Historical FFO



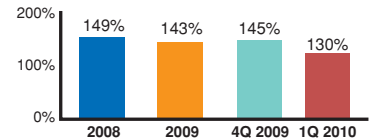
Distribution Coverage/ Current MFFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD MFFO ...130%

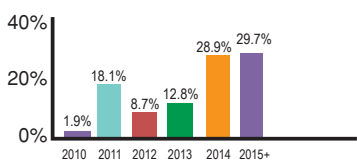


YTD Distributions Paid: \$14,750,000
YTD Modified Funds from Operations: \$11,356,000

Distribution Coverage/ Historical MFFO

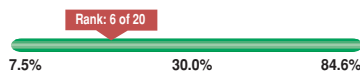


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:23.1%

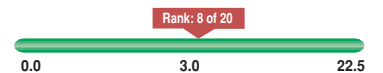


Debt Breakdown

Total:	\$200.0 Million
Fixed:	\$200.0 Million
Variable:	\$0.0 Million
Rate:	4.79 - 6.42%
Term:	1 - 15 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio:3.3



EBITDA: \$10,290,000
Interest Expense: \$3,095,000

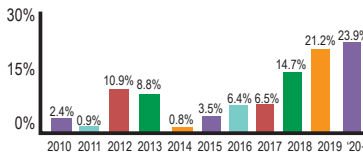
Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:0.58%



Redemptions Year to Date: 470,187
Wtd. Avg. Shares Outstanding: 81,367,593

Lease Expiration



NOTES:

Total number of properties, square footage and percent leased is based on both consolidated and unconsolidated properties but does not include nonconsolidated ownership of property via CBRE Strategic Asia Partners.