



**BlueVault**  
PARTNERS, L.L.C.

# Nontraded REIT Industry Review

Data as of June 30, 2010

## CB Richard Ellis Realty Trust

### Portfolio Details:

Total Assets*	\$1,324.8 Million
Real Estate Assets*	\$1,049.5 Million
Cash	\$166.0 Million
Securities	\$0.0 Million
Other	\$109.3 Million

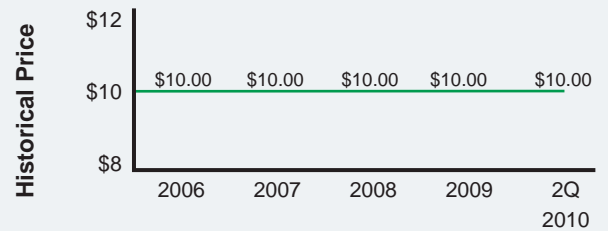


Initial Offering Date:	October 24, 2006
Number of Months Fundraising:	44
Anticipated Offering Close Date:	December 31, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

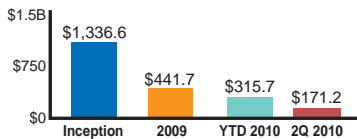
\*See notes.

Cash to Total Assets Ratio:	12.5%
Asset Type:	Diversified
Number of Properties:	84*
Square Feet / Units / Rooms / Acres:	17.7 million sq. ft.
Percent Leased:	90.2%

\*See notes.



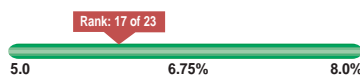
### Gross Dollars Raised\*



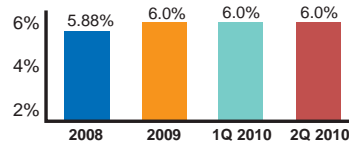
\*Includes reinvested distributions (in millions).

### Current Distribution

Current Distribution Yield: .....6.0%



### Historical Distribution



### Contact Information

[www.CBRERealtyTrust.com](http://www.CBRERealtyTrust.com)  
CNL Client Services  
P.O. Box 4920  
Orlando, FL 32802  
866-650-0650

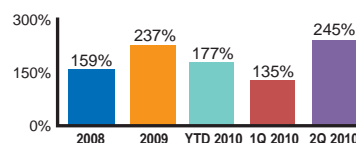
### Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:  
YTD Distributions/YTD FFO .....177%



YTD Distributions Paid: \$31,591,000  
YTD Funds from Operations: \$17,820,000

### Distribution Coverage/ Historical FFO

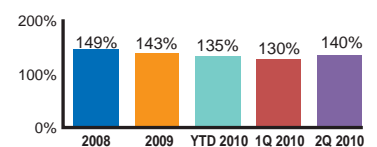


### Distribution Coverage/ Current MFFO - YTD

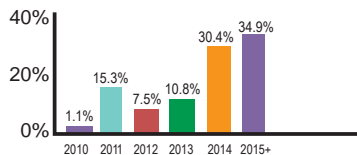
Distribution Coverage Ratio:  
YTD Distributions/YTD MFFO .....135%

YTD Distributions Paid: \$31,591,000  
YTD Modified Funds from Operations: \$23,383,000

### Distribution Coverage/ Historical MFFO

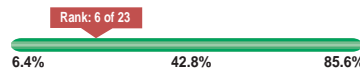


### Debt Maturity



### Current Debt Ratio

Debt to Real Estate Assets Ratio: .....22.9%



### Debt Breakdown

Total: \$240.7 Million  
Fixed: \$240.7 Million  
Variable: \$0.0 Million  
Rate: 4.79 - 6.42%  
Term: 1 - 15 yrs

### Interest Coverage Ratio

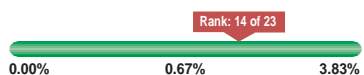
YTD Interest Coverage Ratio: .....3.0



EBITDA: \$19,077,000  
Interest Expense: \$6,333,000

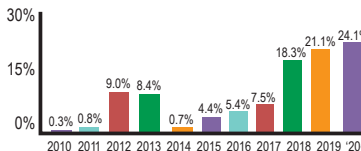
### Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: .....1.04%



Redemptions Year to Date: 845,178  
Wtd. Avg. Shares Outstanding: 81,367,593

### Lease Expiration\*



\*As a percent of expiring base rent.

**NOTES:** The assets noted above are based on the figures reported on the balance sheet. Total assets for the Company are reported for unconsolidated entities using the equity method of accounting and as such do not take into consideration the prorata share of liabilities for these entities. Taking this into consideration, including the prorata share of liabilities for the Duke joint venture, the Afton Ridge joint venture, the UK joint venture and the European joint venture, total assets would equal \$1,476.7 million, real estate assets would total \$1,262.9 million and total debt would equal \$387.4 million. The percentage leased reported for the portfolio is a weighted average based on property acquisition cost. Approximate total acquisition costs for both consolidated and unconsolidated properties as of June 30, 2010 was \$1,387.8 million, excluding the CBRE Strategic Partners Asia investment. 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.