

# Nontraded REIT Industry Review: Second Quarter 2011



## CB Richard Ellis Realty Trust

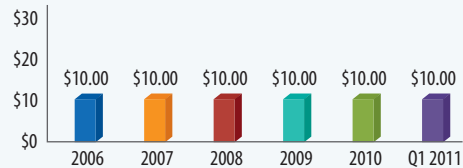
Total Assets.....\$2,168.9 Million  
 Real Estate Assets ...\$2,018.1 Million  
 Cash.....\$112.4 Million  
 Securities .....\$0.0 Million  
 Other.....\$38.4 Million



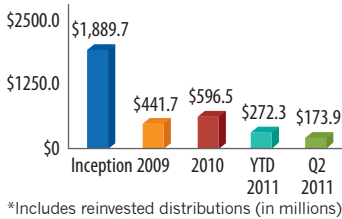
Initial Offering Date: .....October 24, 2006  
 Number of Months Fundraising: ..... 56  
 Anticipated Offering Close Date: ..... January 30, 2012  
 Current Price per Share: .....\$10.00  
 Reinvestment Price per Share: .....\$9.50

Cash to Total Assets Ratio: ..... 5.2%  
 Asset Type: ..... Diversified  
 Number of Properties: ..... 118  
 Square Feet / Units / Rooms / Acres: ..... 26,970,000  
 Percent Leased: ..... 94.13%  
 LifeStage: ..... Stabilizing

### Historical Price

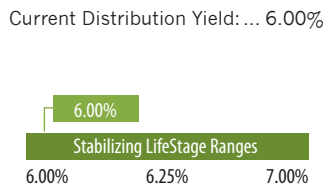


### Gross Dollars Raised\*

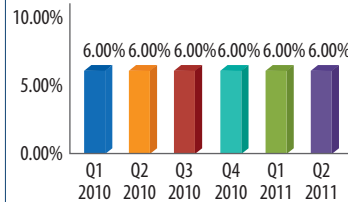


\*Includes reinvested distributions (in millions)

### Current Distribution



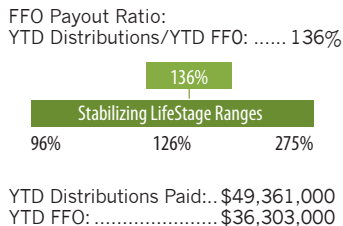
### Historical Distribution



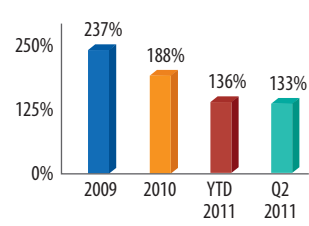
### Contact Information

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

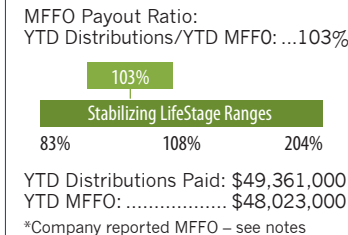
### Year to Date FFO Payout Ratio



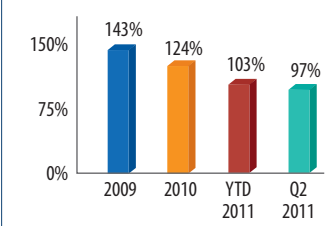
### Historical FFO Payout Ratio



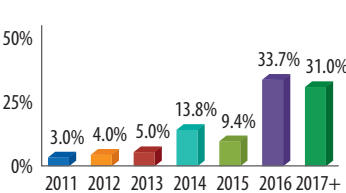
### Year to Date MFFO Payout Ratio



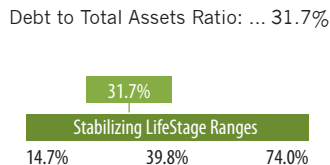
### Historical MFFO Payout Ratio



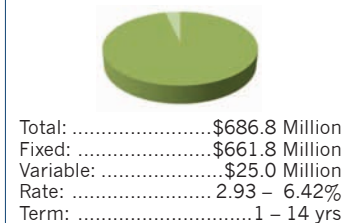
### Debt Maturity



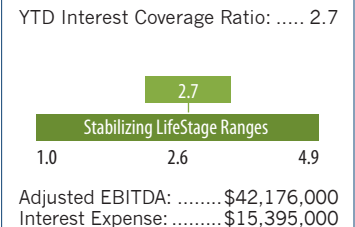
### Current Debt Ratio



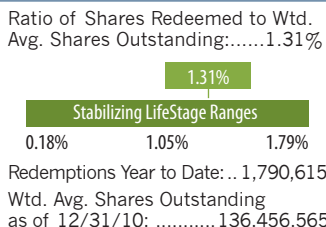
### Debt Breakdown



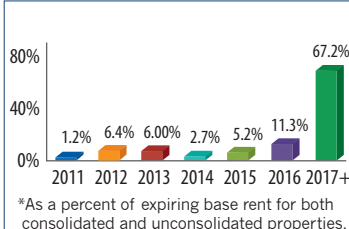
### Interest Coverage Ratio



### Redemptions



### Lease Expirations\*



### Notes

- The REIT has begun to sell properties to align its portfolio with investment objectives.
- Interest coverage has declined to 2.7x from an average above 3.0x in the past year.
- The Company currently operates in two geographic areas, the United States and the United Kingdom.
- MFFO is company reported and Blue Vault Partners did not identify meaningful additional adjustments.
- 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 pro rata share of liabilities for these entities. Taking this into consideration, including the pro rata 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 \$2,631.9 million, real estate assets would total \$2,275.2 million and total debt would equal \$1,123.0 million. 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.
- See additional notes on page 82 for information regarding the source of distributions.