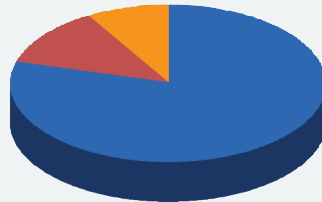


CB Richard Ellis Realty Trust

Portfolio Details:

Total Assets	\$954.8 Million
Real Estate Assets	\$755.1 Million
Cash	\$116.7 Million
Securities	\$0 Million
Other	\$83.0 Million



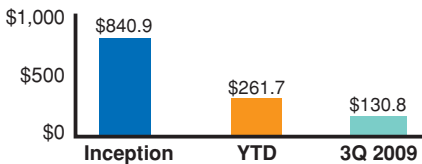
Inception Date:	October 24, 2006
Number of Months Fundraising:	35
Anticipated Offering Close Date:	December 31, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Asset Type:
Number of Properties:
Square Feet / Units / Rooms / Acres:
Percent Leased:

MultiSector
57
7.8 million sq. ft.
90.3%



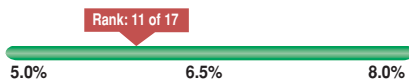
Gross Dollars Raised*



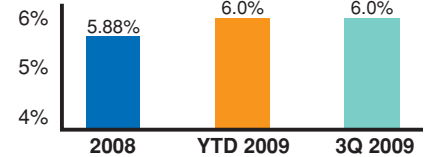
*Includes reinvested distributions (in millions).

Distributions

Current Distribution Yield:6.0%

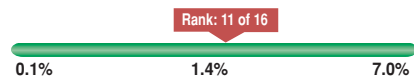


Historical Distribution Yield



Redemptions

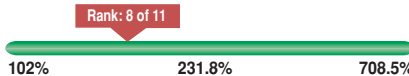
Ratio of Shares Redeemed to
Wtd. Avg. Shares Outstanding:1.6%



Redemptions Year to Date: 1,379,552 shares
Wtd. Avg. Shares Outstanding: 85,102,829

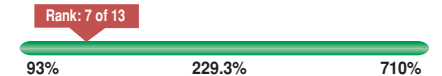
Distribution Coverage

Distribution Coverage Ratio:
3Q Distributions/3Q FFO.....183%



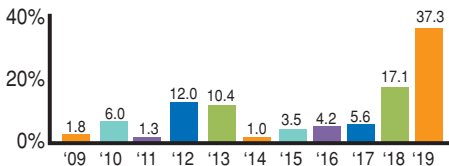
Distributions Declared: \$12,767,000
Funds from Operations: \$6,982,000

Distribution Coverage Ratio:
3Q Distributions/3Q MFFO.....131%



Distributions Declared: \$12,767,000
Modified Funds from Operations: \$9,732,000

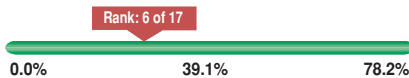
Lease Expiration*



*As percent of base rent as of 9/30/09.

Debt (in \$ Millions)

Debt to Real Estate
Assets Ratio:28.2%



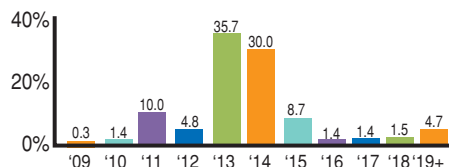
Total: \$212.7 Million
Fixed: \$204.0 Million
Variable: \$8.8 Million

Rate: 2.17% - 6.42%
Term: 2 - 11 yrs

Contact Information

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

Debt Maturity



Interest Coverage

Interest Coverage Ratio:3.2

