



Data as of September 30, 2010

BlueVault
PARTNERS, LLC

CB Richard Ellis Realty Trust

Portfolio Details:

Total Assets*	\$1,535.4 Million
Real Estate Assets*	\$1,116.8 Million
Cash	\$294.4 Million
Securities	\$0.0 Million
Other*	\$124.2 Million



Initial Offering Date:	October 24, 2006
Number of Months Fundraising:	47
Anticipated Offering Close Date:	December 31, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

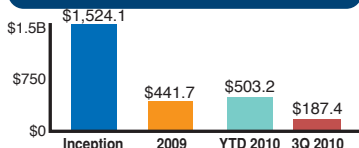
*See notes.

Cash to Total Assets Ratio:	19.2%
Asset Type:	Diversified
Number of Properties:	85*
Square Feet / Units / Rooms / Acres:	17.9 million sq. ft.
Percent Leased:	92.6%

*See notes.



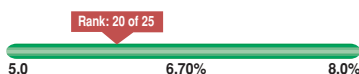
Gross Dollars Raised*



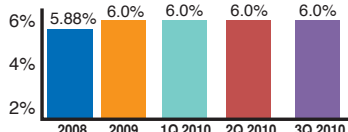
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:6.0%



Historical Distribution

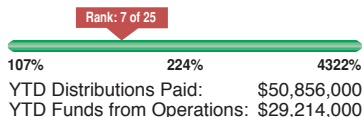


Contact Information

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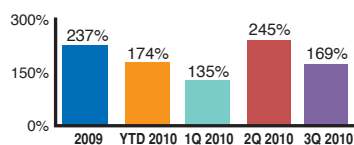
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO174%



YTD Distributions Paid: \$50,856,000
YTD Funds from Operations: \$29,214,000

Historical FFO Payout Ratio



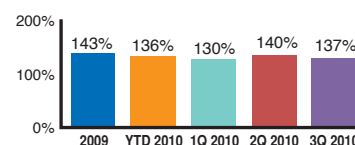
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO136%

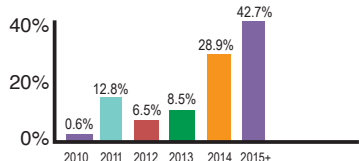


YTD Distributions Paid: \$50,856,000
YTD Modified Funds from Operations: \$37,484,000

Historical MFFO Payout Ratio

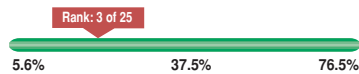


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio:19.2%

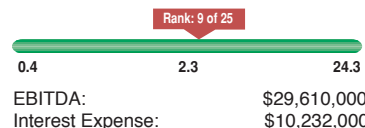


Debt Breakdown

Total: \$294.9 Million
Fixed: \$269.9 Million
Variable: \$25.0 Million
Rate: 4.79 - 6.42%
Term: 1 - 15 yrs

Interest Coverage Ratio

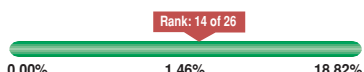
YTD Interest Coverage Ratio:2.9



EBITDA: \$29,610,000
Interest Expense: \$10,232,000

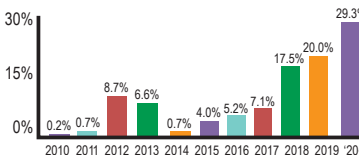
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:1.50%



Redemptions Year to Date: 1,221,867
Wtd. Avg. Shares Outstanding as of 12/31/09: 81,367,593

Lease Expiration*



*As a percent of expiring base rent for both consolidated and unconsolidated properties.

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. A substantial portion of assets categorized as "other" include real estate related intangible assets. 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 \$1,694.8 million, real estate assets (at acquisition cost) would total \$1,455.4 million and total debt would equal \$437.7 million. The percentage leased reported for the portfolio is a weighted average based on property acquisition cost. 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.