



BlueVault
PARTNERS, LLC

Nontraded REIT Industry Review

Data as of December 31, 2009

CB Richard Ellis Realty Trust

Portfolio Details:

Total Assets	\$1,059.0 Million
Real Estate Assets	\$853.7 Million
Cash	\$114.5 Million
Securities	\$0.0 Million
Other	\$90.8 Million

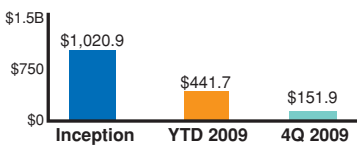


Initial Offering Date:	October 24, 2006
Number of Months Fundraising:	38
Anticipated Offering Close Date:	December 31, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Asset Type: Diversified
 Number of Properties: 73
 Square Feet / Units / Rooms / Acres: 15.5 million sq. ft.
 Percent Leased: 90%



Gross Dollars Raised*



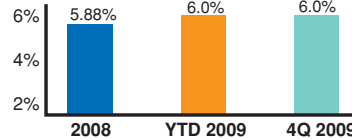
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield: 6.0%



Historical Distribution



Contact Information

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

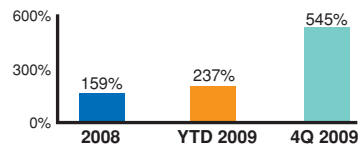
Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
 YTD Distributions/YTD FFO 237%



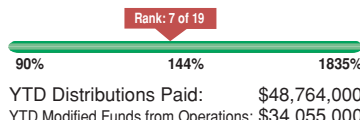
YTD Distributions Paid: \$48,764,000
 YTD Funds from Operations: \$20,546,000

Distribution Coverage/ Historical FFO



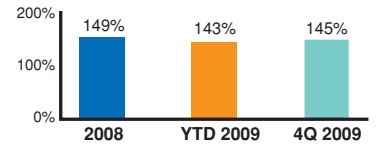
Distribution Coverage/ Current MFFO - YTD

Distribution Coverage Ratio:
 YTD Distributions/YTD MFFO ... 143%

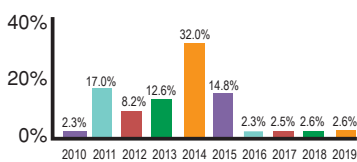


YTD Distributions Paid: \$48,764,000
 YTD Modified Funds from Operations: \$34,055,000

Distribution Coverage/ Historical MFFO

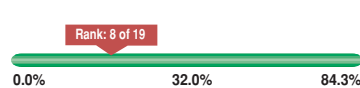


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio: 24.9%

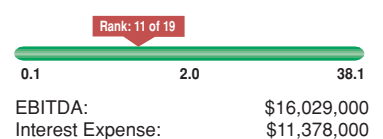


Debt Breakdown

Total: \$212.4 Million
 Fixed: \$203.5 Million
 Variable: \$8.9 Million
 Rate: 1.25 - 6.42%
 Term: 2 - 16 yrs

Interest Coverage Ratio

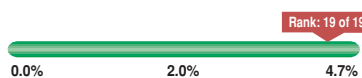
YTD Interest Coverage Ratio: 1.4



EBITDA: \$16,029,000
 Interest Expense: \$11,378,000

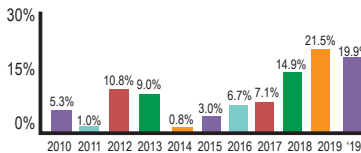
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 4.7%



Redemptions Year to Date: 2,163,581
 Wtd. Avg. Shares Outstanding: 46,089,680

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.