

# Nontraded REIT Industry Review: First Quarter 2014



## CNL Lifestyle Properties, Inc.

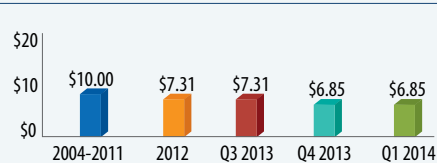
Total Assets.....	\$2,718.8 Million
Real Estate Assets .....	\$2,427.4 Million
Cash .....	\$86.5 Million
Securities .....	\$0.0 Million
Other .....	\$204.9 Million



Cash to Total Assets Ratio: ..... 3.2%  
 Asset Type: ..... Diversified  
 Number of Properties: ..... 145  
 Square Feet / Units / Rooms / Acres: ..... Not Available  
 Percent Leased: ..... Not Available  
 Weighted Average Lease Term Remaining: ..... 13 years  
 LifeStage: ..... Maturing  
 Investment Style: ..... Core  
 Weighted Average Shares Outstanding: ..... 322,639,000

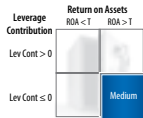
Initial Offering Date: ..... April 16, 2004  
 Offering Close Date: ..... April 9, 2011  
 Current Price per Share: ..... \$6.85  
 Reinvestment Price per Share: ..... \$6.85  
 Cumulative Capital Raised during Offering (including DRP): ..... \$3,203.2 Million

### Historical Price



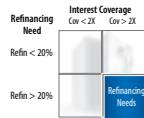
### Performance Profiles

#### Operating Performance



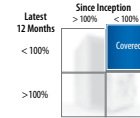
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is not increasing returns to shareholders.

#### Financing Outlook



Interest coverage ratio is above the 2.0X benchmark but more than 20% of the REIT's debt matures within two years or is at unhedged variable rates. The REIT may face difficulties in refinancing its borrowings or interest rate risk from increasing rates, but earnings currently provide coverage of interest expense.

#### Cumulative MFFO Payout



Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can be maintained.

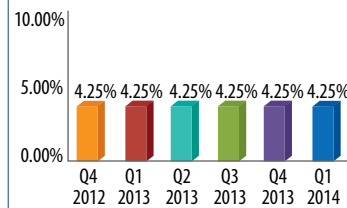
#### Summary

The REIT's return on assets for the last four quarters was 4.37%, well above the yield on 10-Year Treasuries, but it did not have a positive leverage contribution due to its 6.49% average cost of debt and 46% debt ratio. Over 22% of the REIT's debt matures within two years and 24% is at unhedged variable rates, indicating some refinancing concerns and interest rate risk. Its interest coverage ratio of 3.3X is relatively safe. Since inception the REIT has paid out 74% of estimated MFFO in cash distributions excluding DRP, and this was 66% for the last four quarters, implying a relatively safe cash distribution payout rate.

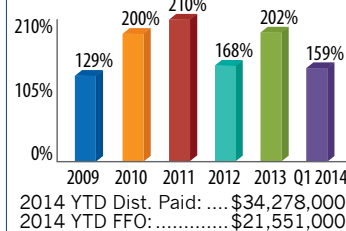
### Contact Information

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 P.O. Box 4920  
 Orlando, FL 32802  
 866-650-0650

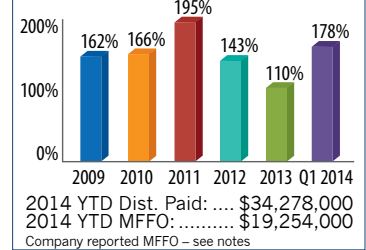
### Historical Distribution



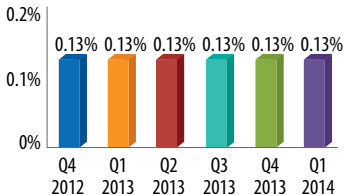
### Historical FFO Payout Ratio



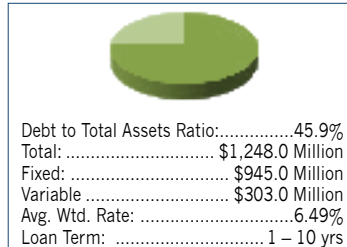
### Historical MFFO Payout Ratio



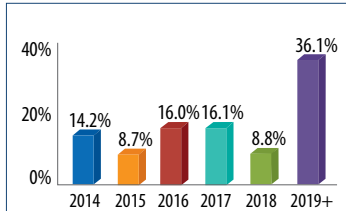
### Redemptions



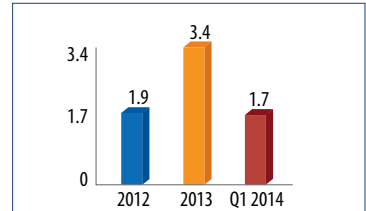
### Debt Breakdown



### Debt Repayment Schedule



### Interest Coverage Ratio



### Source of Distributions, Trends and Items of Note

- Current Distribution is based on \$10 share price.
- During 1Q 2014 the Company acquired one property for \$15.3 million.
- First quarter 2014 total revenues increased \$8 million or 8.9 percent as compared to the first quarter of 2013.
- In March 2014, the Company engaged Jefferies LLC, a leading global investment banking and advisory firm, to assist in actively evaluating various strategic opportunities including the sale of the REIT or its assets, potential merger opportunities, or the listing of its common stock.
- On May 2, 2014, the Company filed a registration statement with the SEC for the purpose of registering an additional 20,000,000 shares of the Company's common stock to be offered for sale pursuant to the Company's Distribution Reinvestment Plan ("DRP"). The

- current purchase price under the Company's DRP is \$6.85 per share, which is equal to the Company's estimated net asset value ("NAV") per share as of December 31, 2013.
- The weighted average lease term remaining shown above is for triple-net properties only.
- The REIT's Cash to Total Assets ratio decreased to 3.2% as of 1Q 2014 compared to 3.6% as of 1Q 2013.
- The REIT's Debt to Total Assets ratio increased to 45.9% as of 1Q 2014 compared to 39.5% as of 1Q 2013.
- The Company does not use Modified Funds from Operations ("MFFO") as defined by the Investment Program Association ("IPA"). The MFFO figures above are Blue Vault Partners estimates.