



BlueVault
PARTNERS, LLC

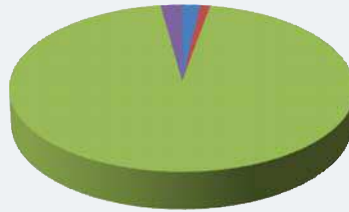
Nontraded REIT Industry Review

Data as of March 31, 2010

Cole Credit Property Trust II, Inc.

Portfolio Details:

Total Assets	\$3,401.0 Million
Real Estate Assets	\$3,231.1 Million
Cash	\$33.2 Million
Securities	\$63.2 Million
Other	\$73.5 Million



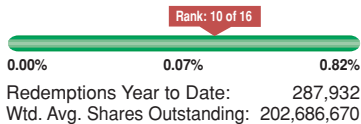
Initial Offering Date:	June 27, 2005
Offering Close Date:	January 2, 2009
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	1.0%
Asset Type:	Retail
Number of Properties:	693
Square Feet / Units / Rooms / Acres:	19.5 million sq. ft.
Percent Leased:	94%



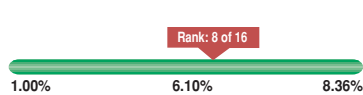
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:0.14%

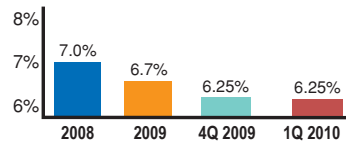


Current Distribution

Current Distribution Yield:6.25%



Historical Distribution



Contact Information

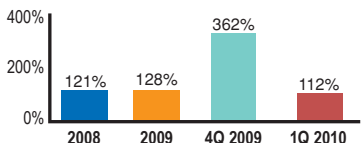
www.CCPTiii.com
Cole Capital Corporation
2555 E. Camelback Road
Suite 400
Phoenix, AZ 85016
866-341-2653

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD FFO112%



Distribution Coverage/ Historical FFO

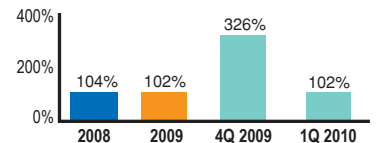


Distribution Coverage/ Current MFFO - YTD

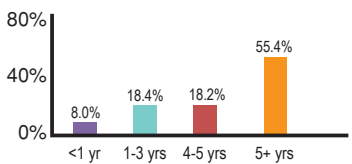
Distribution Coverage Ratio:
YTD Distributions/YTD MFFO102%



Distribution Coverage/ Historical MFFO

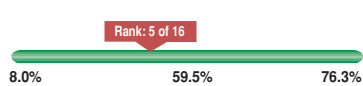


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:49.7%

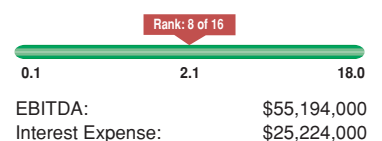


Debt Breakdown

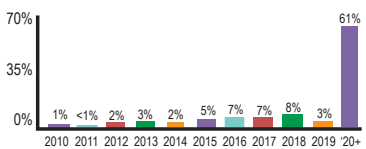
Total:	\$1,607.0 Million
Fixed:	\$1,451.1 Million
Variable:	\$155.9 Million
Rate:	2.25 - 7.23%
Term:	1 - 21 yrs

Interest Coverage Ratio

Interest Coverage Ratio:2.2



Lease Expiration*



*Data as of 12/31/09.

NOTES:

The real estate assets noted above include 69 mortgage notes receivable, with an aggregate carrying value of \$81.8 million, secured by 43 restaurant properties and 26 single-tenant retail properties. As of March 31, 2010, \$122.5 million of variable rate debt swapped to fixed rates has been included in the fixed rate debt total above. The Company also reported a ratio of debt to total gross real estate and related assets net of gross intangible lease liabilities of 48%. In November 2009, the board of directors voted to temporarily suspend the share redemption program other than for requests made upon the death of a stockholder. The board expects to make regular redemptions available in the second half of 2010 after the Company conducts a valuation of the share price in June 2010. The FFO calculation above does not include \$2.6 million in straight-line rental revenue as noted in the MFFO calculation provided by the Company.