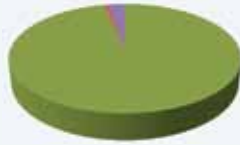


Nontraded REIT Industry Review: Second Quarter 2012



Cole Credit Property Trust II, Inc.

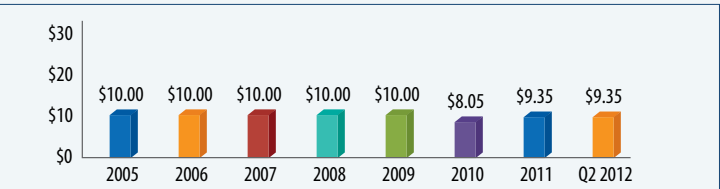
Total Assets.....	\$3,354.7 Million
Real Estate Assets ..	\$3,235.2 Million
Cash.....	\$27.4 Million
Securities	\$0.0 Million
Other.....	\$92.1 Million



Initial Offering Date: June 27, 2005
 Offering Close Date: January 2, 2009
 Current Price per Share: \$9.35
 Reinvestment Price per Share: \$9.35

Cash to Total Assets Ratio: 0.8%
 Asset Type: Retail
 Number of Properties: 753
 Square Feet / Units / Rooms / Acres: 21.2 Million Sq. Ft.
 Percent Leased: 96%
 LifeStage..... Liquidating
 Investment Style Core

Historical Price



Redemptions

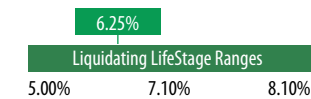
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 1.48%

Program Open

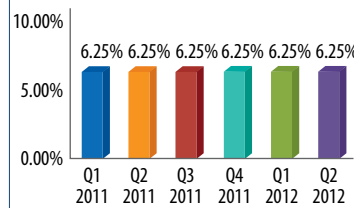
Redemptions Year to Date: 3,112,785
 Wtd. Avg. Shares Outstanding: 210,143,788

Current Distribution

Current Distribution Yield: ... 6.25%



Historical Distribution

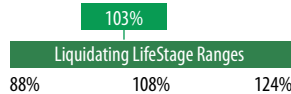


Contact Information

www.ColeCapital.com
Cole Credit Property Trust II, Inc.
 2325 East Camelback Road,
 Suite 1100
 Phoenix, AZ 85016
 866-341-2653

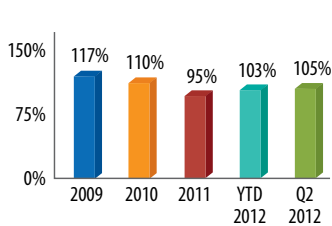
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 103%



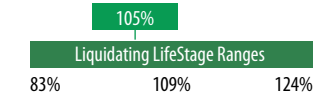
YTD Distributions Paid: . \$65,713,000
 YTD FFO: \$63,890,000

Historical FFO Payout Ratio



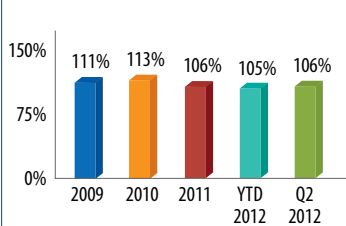
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 105%

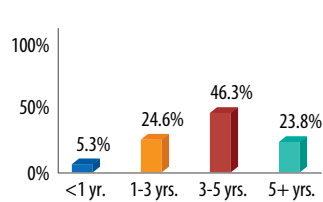


YTD Distributions Paid: \$65,713,000
 YTD MFFO: \$62,716,000
 *BVP adjusted MFFO – see notes

Historical MFFO Payout Ratio

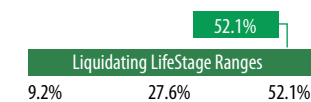


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 52.1%

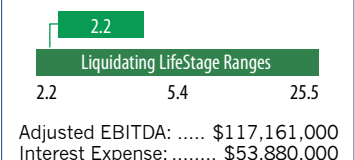


Debt Breakdown

Total: \$1,747.5 Million
 Fixed: \$1,538.2 Million
 Variable: \$209.3 Million
 Avg. Wtd. Rate: 5.56%
 Term: <1 – 20 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.2



Lease Expirations

Weighted average remaining lease term is 10.3 yrs.

Trends and Items of Note

- The Company made no property acquisitions during the six months ended June 30, 2012.
- The REIT moved from the Maturing LifeStage to the Liquidating LifeStage during the second quarter. The Company announced on August 29, 2012, that it has engaged two major investment banks as it pursues a "successful exit event" for the REIT. The REIT is the sixth largest nontraded REIT in the industry.
- The Company hedged \$233,026,000 of its variable rate debt as of June 30, 2012.
- The Company reported MFFO of \$31.59 million for the three-month period ending June 30, 2012. Blue Vault Partners has included adjustments for items such as straight-line rents to estimate 2Q 2012 MFFO of approximately \$31.10 million.
- See additional notes on page 75 for information regarding the source of distributions.