



Data as of September 30, 2010

**BlueVault**  
PARTNERS, LLC

## Cole Credit Property Trust II, Inc.

### Portfolio Details:

Total Assets	\$3,448.0 Million
Real Estate Assets	\$3,249.5 Million
Cash	\$48.7 Million
Securities	\$70.8 Million
Other	\$79.0 Million



Initial Offering Date:	June 27, 2005
Offering Close Date:	January 2, 2009
Current Price per Share:	\$8.05
Reinvestment Price per Share:	\$8.05

Cash to Total Assets Ratio:	1.4%
Asset Type:	Retail
Number of Properties:	705
Square Feet / Units / Rooms / Acres:	20.3 million sq. ft.
Percent Leased:	95%



### Redemptions

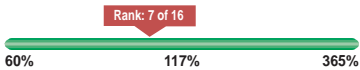
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 0.56%



Redemptions Year to Date: 1,143,807  
Wtd. Avg. Shares Outstanding as of 12/31/09: 202,686,670

### Year to Date FFO Payout Ratio

FFO Payout Ratio: YTD Distributions/YTD FFO .....111%



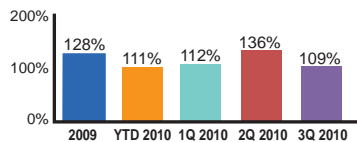
YTD Distributions Paid: \$96,745,000  
YTD Funds from Operations: \$87,454,000

### Current Distribution

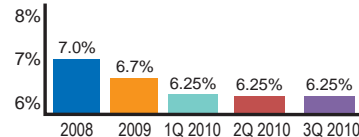
Current Distribution Yield: 6.25%



### Historical FFO Payout Ratio



### Historical Distribution



### Contact Information

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

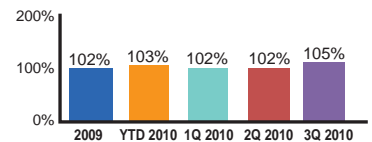
### Year to Date MFFO Payout Ratio

MFFO Payout Ratio: YTD Distributions/YTD MFFO .....103%

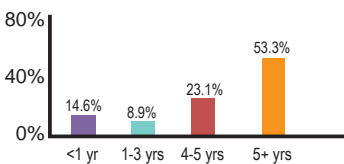


YTD Distributions Paid: \$96,745,000  
YTD Modified Funds from Operations: \$93,805,000

### Historical MFFO Payout Ratio

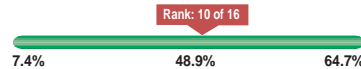


### Debt Maturity



### Current Debt Ratio

Debt to Total Assets Ratio: 49.2%



### Debt Breakdown

Total: \$1,695.1 Million  
Fixed: \$1,564.8 Million  
Variable: \$130.3 Million  
Rate: 1.69 - 7.23%  
Term: 1 - 10+ yrs

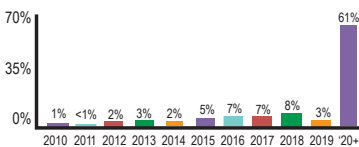
### Interest Coverage Ratio

Interest Coverage Ratio: 2.2



EBITDA: \$167,797,000  
Interest Expense: \$76,633,000

### Lease Expiration\*



\*Data as of 12/31/09.

### NOTES:

Distribution yields are based on a \$10 price per share. As of June 22, 2010, the estimated value of the Company's shares of common stock were \$8.05. The real estate assets noted above include 69 mortgage notes receivable, secured by 43 restaurant properties and 26 single-tenant retail properties. As of September 30, 2010, \$122.5 million of variable rate debt swapped to fixed rates has been included in the fixed rate debt total above. On June 22, 2010 the board of directors reinstated the share redemption program effective August 1, 2010.