



BlueVault
PARTNERS, LLC

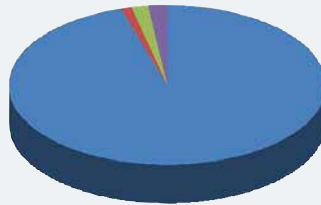
Nontraded REIT Industry Review

Data as of December 31, 2009

Cole Credit Property Trust II, Inc.

Portfolio Details:

| | |
|--------------------|-------------------|
| Total Assets | \$3,413.1 Million |
| Real Estate Assets | \$3,254.4 Million |
| Cash | \$37.9 Million |
| Securities | \$56.4 Million |
| Other | \$64.4 Million |



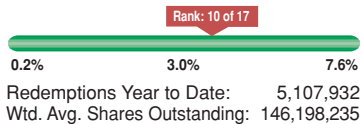
| | |
|-------------------------------|-----------------|
| Initial Offering Date: | June 27, 2005 |
| Offering Close Date: | January 2, 2009 |
| Current Price per Share: | \$10.00 |
| Reinvestment Price per Share: | \$9.50 |

Asset Type:Retail
 Number of Properties:693
 Square Feet / Units / Rooms / Acres:19.5 million sq. ft.
 Percent Leased:94%



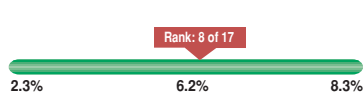
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:3.5%

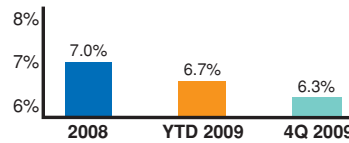


Current Distribution

Current Distribution Yield:6.3%



Historical Distribution

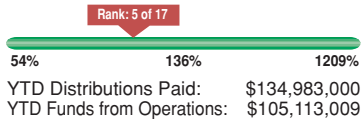


Contact Information

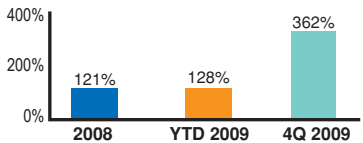
www.CCPTiii.com
Cole Capital Corporation
 2555 E. Camelback Road
 Suite 400
 Phoenix, AZ 85016
 866-341-2653

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio: YTD Distributions/YTD FFO128%



Distribution Coverage/ Historical FFO

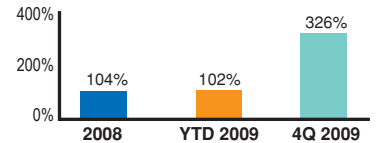


Distribution Coverage/ Current MFFO - YTD

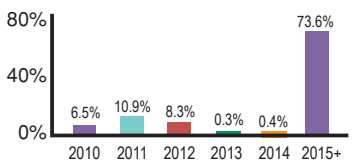
Distribution Coverage Ratio: YTD Distributions/YTD MFFO ...102%



Distribution Coverage/ Historical MFFO

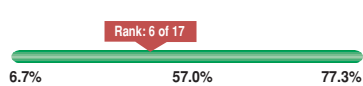


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:49.8%



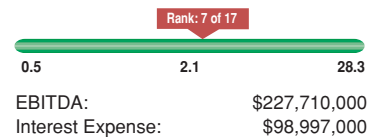
Debt Breakdown

Total: \$1,621.4 Million
 Fixed: \$1,465.5 Million
 Variable: \$155.9 Million

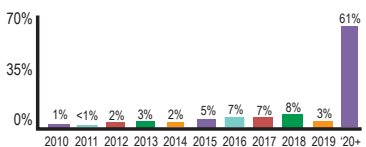
Rate: 2.23 - 7.23%
 Term: 1 - 30 yrs

Interest Coverage Ratio

Interest Coverage Ratio:2.3



Lease Expiration



NOTES:

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 Company also reported a ratio of debt to total gross real estate assets of 48%.