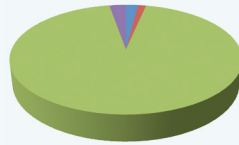


Nontraded REIT Industry Review: Fourth Quarter 2010



Cole Credit Property Trust II, Inc.

Total Assets.....	\$3,485.3 Million
Real Estate Assets ...	\$3,272.8 Million
Cash.....	\$45.8 Million
Securities	\$70.8 Million
Other.....	\$96.0 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: 1.3%
 Asset Type: Retail
 Number of Properties: 725
 Square Feet / Units / Rooms / Acres: 20.6 million
 Percent Leased: 94.0%

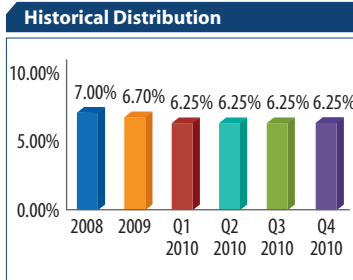
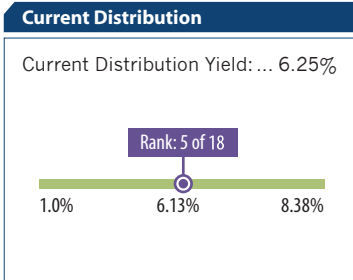


Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 1.18%

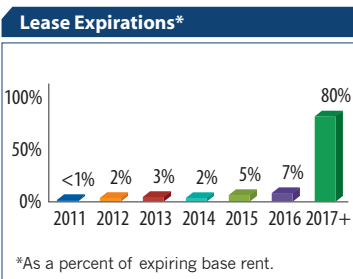
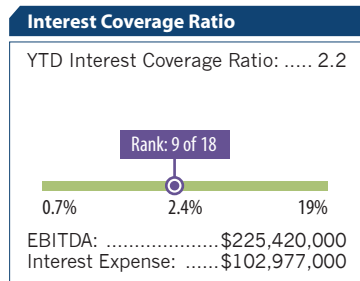
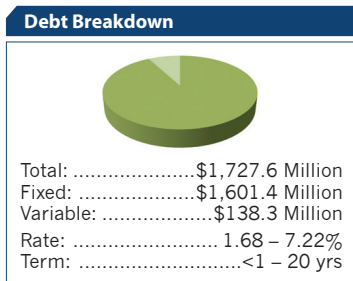
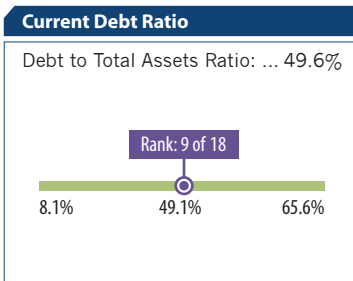
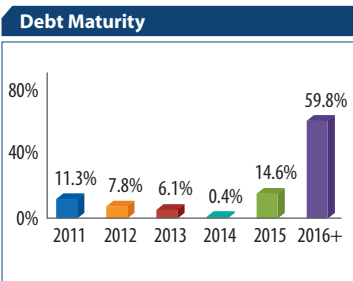
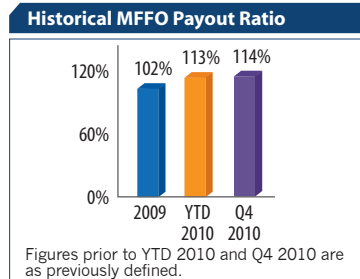
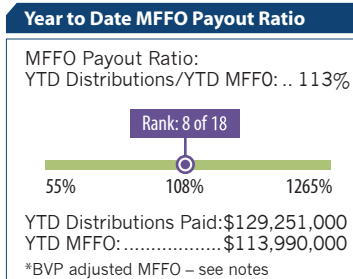
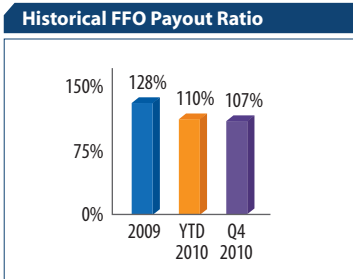
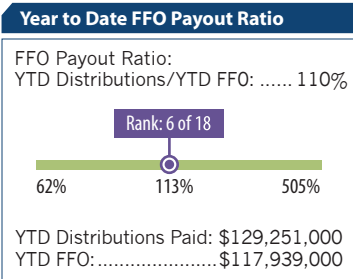
Program open with certain funding limitations

Redemptions Year to Date: 2,382,328
 Wtd. Avg. Shares Outstanding as of 12/31/09: 202,686,670



Contact Information

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 Phoenix, AZ 85016
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Notes

Distribution yields are based on a \$10 price per share. The Company reported 2010 MFFO of \$125,880,000. Blue Vault Partners has included straight-line rent and market-to-market adjustments to estimate 2010 MFFO of approximately \$113,990,000. As of December 31, 2010, the Company also owned 69 mortgage notes receivable; six commercial mortgage-backed securities ("CMBS") bonds; a majority indirect interest in a 386,000 square foot multi-tenant retail building; and a majority indirect interest in a ten-property storage facility portfolio. As of December 31, 2010, \$1.5 billion Fixed Rate Debt included \$122.5 million of variable rate mortgage loans has been swapped to fixed rates.