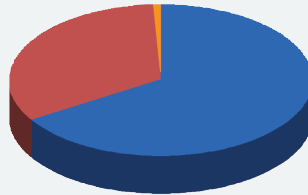


## Cole Credit Property Trust III, Inc.

### Portfolio Details:

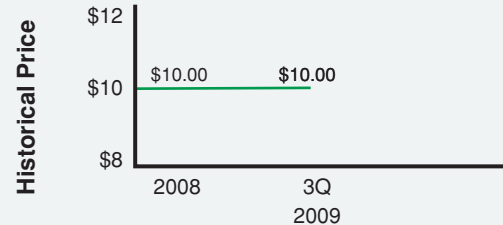
Total Assets	\$658.9 Million
Real Estate Assets	\$435.9 Million
Cash	\$217.5 Million
Securities	\$0 Million
Other	\$5.4 Million



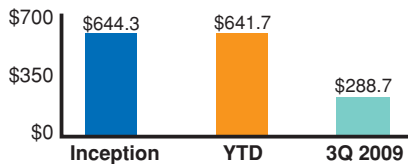
Inception Date:	October 1, 2008
Number of Months Fundraising:	13
Anticipated Offering Close Date:	October 1, 2010
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.55

Asset Type:  
Number of Properties:  
Square Feet / Units / Rooms / Acres:  
Percent Leased:

Retail  
91  
2.5 Million sq. ft.  
100%



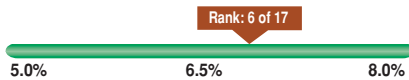
### Gross Dollars Raised\*



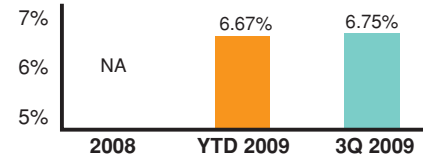
\*Includes reinvested distributions (in millions).

### Distributions

Current Distribution Yield: .....6.75%

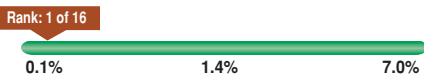


### Historical Distribution Yield



### Redemptions

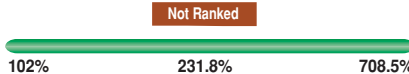
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: .....0.1%



Redemptions Year to Date: 20,088 shares  
Wtd. Avg. Shares Outstanding: 26,146,998

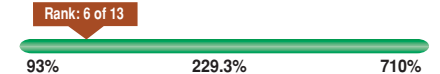
### Distribution Coverage

Distribution Coverage Ratio:  
3Q Distributions/3Q FFO ..Not Meaningful\*



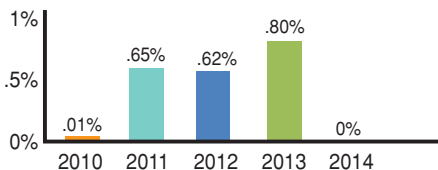
Distributions Declared: \$6,895,872  
Funds from Operations: (\$187,686)  
\*See notes on page 45.

Distribution Coverage Ratio:  
3Q Distributions/3Q MFFO .....127%



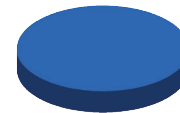
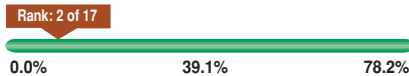
Distributions Declared: \$6,895,872  
Modified Funds from Operations: \$5,410,907

### Lease Expiration\*



### Debt (in \$ Millions)

Debt to Real Estate Assets Ratio: .....1.8%



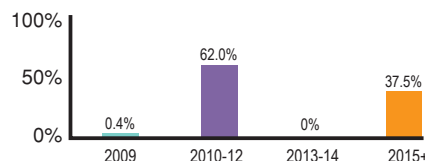
Total: \$8.0 Million  
Fixed: \$8.0 Million  
Variable: \$0 Million

Rate: 5.96% - 6.45%  
Term: <1-9+ Years

### Contact Information

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

### Debt Maturity



### Interest Coverage

Interest Coverage Ratio: .....7.3

