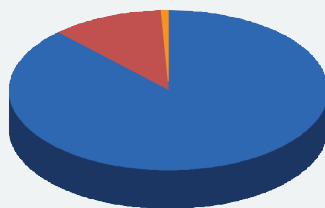




Cornerstone Core Properties REIT, Inc.

Portfolio Details:

Total Assets	\$167.1 Million
Real Estate Assets	\$146.7 Million
Cash	\$19.1 Million
Securities	\$0 Million
Other	\$1.3 Million



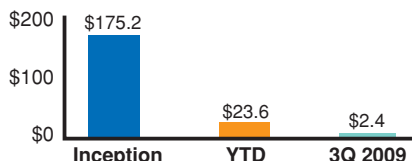
Inception Date:	January 6, 2006
Number of Months Fundraising:	44
Anticipated Offering Close Date:	June 10, 2011
Current Price per Share:	\$8.00
Reinvestment Price per Share:	\$7.60

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

MultiSector
12
1.2 million sq. ft.
79.6%



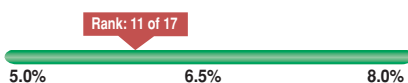
Gross Dollars Raised*



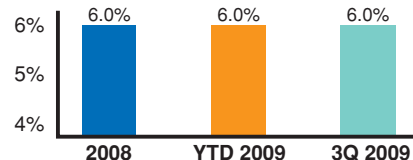
*Includes reinvested distributions (in millions).

Distributions

Current Distribution Yield:6.0%

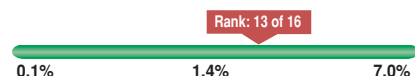


Historical Distribution Yield



Redemptions

Ratio of Shares Redeemed to
Wtd. Avg. Shares Outstanding:2.4%



Redemptions Year to Date: 562,416
Wtd. Avg. Shares Outstanding: 22,584,321

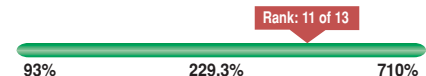
Distribution Coverage

Distribution Coverage Ratio:
3Q Distributions/3Q FFONot Meaningful*



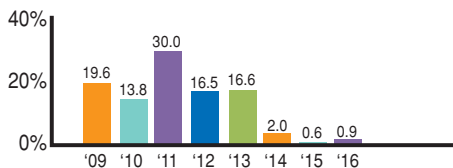
Distributions Declared: \$2,725,000
Funds from Operations: (\$4,074,000)
*See additional notes on page 45.

Distribution Coverage Ratio:
3Q Distributions/3Q MFFO.....470%



Distributions Declared: \$2,725,000
Modified Funds from Operations: \$580,000

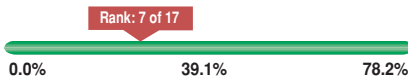
Lease Expiration*



*As percent of base rent as of 12/31/08.

Debt (in \$ Millions)

Debt to Real Estate
Assets Ratio:30.9%

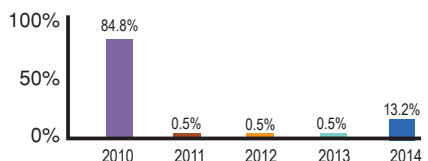


Rate: (LIBOR + 115 bp) - 5.89%
Term: 1-5 years

Contact Information

www.CREFFunds.com
Pacific Cornerstone Capital
1920 Main Street, Suite 400
Irvine, CA 92614
877-805-3333

Debt Maturity



Interest Coverage

Interest Coverage Ratio:2.7

