



Nontraded REIT Industry Review: First Quarter 2011

Cornerstone Core Properties REIT, Inc.

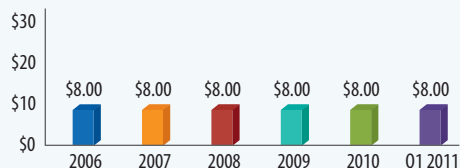
Total Assets.....	\$137.4 Million
Real Estate Assets	\$134.9 Million
Cash	\$1.0 Million
Securities	\$0.0 Million
Other	\$1.5 Million



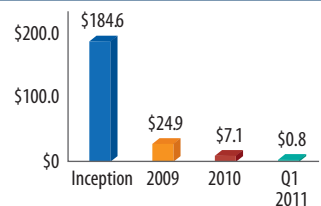
Initial Offering Date: January 6, 2006
 Number of Months Fundraising: Suspended
 Anticipated Offering Close Date: June 10, 2011
 Current Price per Share: \$8.00
 Reinvestment Price per Share: \$7.60

Cash to Total Assets Ratio: 0.7%
 Asset Type: Diversified
 Number of Properties: 13
 Square Feet / Units / Rooms / Acres: 1.2 Million
 Percent Leased: 71.76%

Historical Price



Gross Dollars Raised*

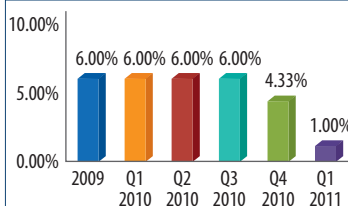


*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 1.00%

Historical Distribution



Contact Information

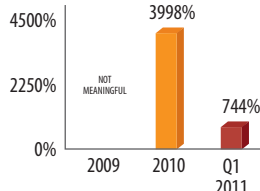
www.CREFund.com
Pacific Cornerstone Capital
1920 Main Street, Suite 400
Irvine, CA 92614
877-805-3333

Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 744%

YTD Distributions Paid:..... \$454,000
 YTD FFO: \$61,000

Historical FFO Payout Ratio

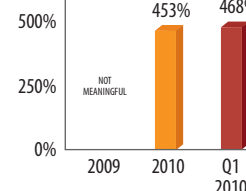


Year to Date MFFO Payout Ratio

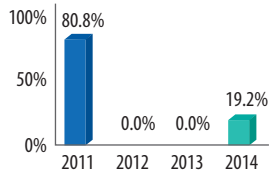
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...468%

YTD Distributions Paid:..... \$454,000
 YTD MFFO: \$97,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio



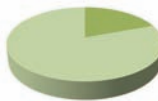
Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 25.8%

Debt Breakdown



Total: \$35.4 Million
 Fixed: \$6.8 Million
 Variable: \$28.6 Million
 Rate: 1.4 – 5.89%
 Term: <1 – 3 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.2

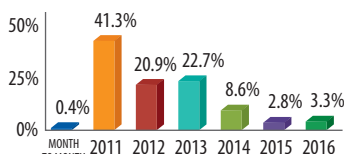
EBITDA: \$435,000
 Interest Expense: \$374,000

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:.....0.21%

Redemptions Year to Date:47,146
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 22,921,142

Lease Expirations



*As a percent of expiring base rent.
 As of 12/31/10

Notes

The Company computes MFFO in accordance with the definition suggested by the Investment Program Association (the "IPA"), the trade association for direct investment programs (including non-listed REITs). The board of directors resolved to reduce distributions on the common stock to a current annualized rate of \$0.08 per share (1% based on a share price of \$8.00) from the prior annualized rate of \$0.48 per share (6% based on a share price of \$8.00), effective December 1, 2010. The Company expects to pay these distributions from cash flow from operations. The rate and frequency of distributions is subject to the discretion of the board of directors and may change from time to time based on the Company's operating results and cash flow. For the three months ended March 31, 2011, cash distributions to stockholders of approximately \$0.5 million were paid from cash flow from operations. Effective December 14, 2010, the Company suspended the distribution reinvestment plan. As a result, all distributions paid after that date will be in cash until further notice. On November 23, 2010, the board of directors concluded that the Company would not have sufficient funds available to fund any redemptions during 2011. Accordingly, the board of directors approved an amendment to the stock repurchase program to suspend redemptions under the program effective December 31, 2010. During the three months ended March 31, 2011, the Company received requests to have an aggregate of 19,694 shares redeemed pursuant to the stock repurchase program, however, due to the current suspension of the stock repurchase program, the Company was not able to fulfill any of these requests. The board of directors is currently evaluating strategic alternatives for the follow-on offering, but the Company does not expect its follow-on offering to be a material source of capital until such evaluation is completed.