



Nontraded REIT Industry Review: Second Quarter 2011

Cornerstone Core Properties REIT, Inc.

Total Assets.....	\$85.8 Million
Real Estate Assets	\$82.6 Million
Cash	\$1.5 Million
Securities	\$0.0 Million
Other	\$1.7 Million



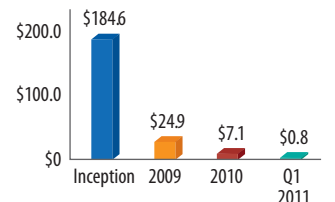
Initial Offering Date:	January 6, 2006
Number of Months Fundraising:	Suspended
Anticipated Offering Close Date:	June 10, 2011
Current Price per Share:	\$8.00
Reinvestment Price per Share:	\$7.60

Cash to Total Assets Ratio:	1.8%
Asset Type:	Diversified
Number of Properties:	12
Square Feet / Units / Rooms / Acres:	1.1 Million
Percent Leased:	79.3%
LifeStage:	Growth

Historical Price



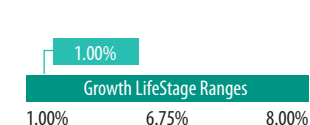
Gross Dollars Raised*



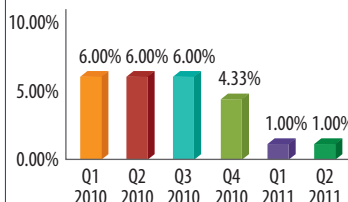
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 1.00%



Historical Distribution

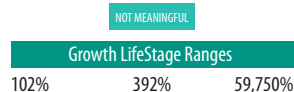


Contact Information

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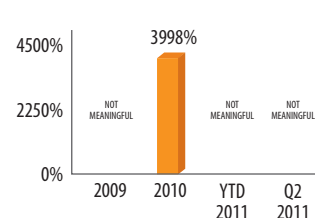
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: NOT MEANINGFUL



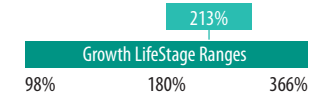
YTD Distributions Paid:..... \$611,000
 YTD FFO:, (\$44,058,000)

Historical FFO Payout Ratio



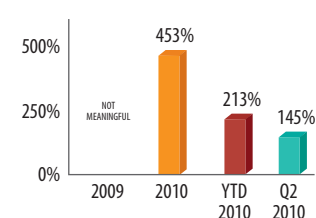
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...213%

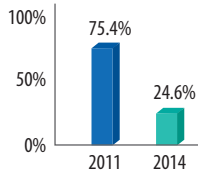


YTD Distributions Paid:..... \$611,000
 YTD MFFO:, \$287,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

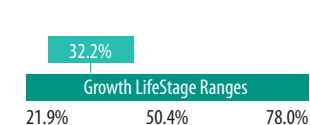


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 32.2%



Debt Breakdown

Total:	\$27.6 Million
Fixed:	\$6.8 Million
Variable:	\$20.8 Million
Rate:	1.63 – 5.89%
Term:	<1 – 3 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: NOT MEANINGFUL



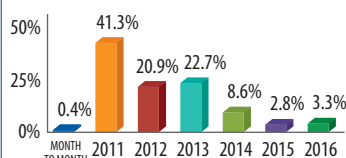
Adjusted EBITDA:, (\$495,000)
 Interest Expense:, \$611,000

Redemptions

Suspended

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

- Effective November 23, 2010, the REIT discontinued making or accepting offers to purchase shares of stock in its public offering while the board of directors evaluates strategic alternatives to maximize value.
- As of June 30, 2011, the board of directors continues to evaluate strategic alternatives to reposition the company and preserve and increase shareholders' value. Specifically, it is pursuing options for restructuring and repaying debt, including asset sales, sourcing additional equity capital and obtaining new financing that will reposition the assets.
- Effective December 1, 2010, the board of directors resolved to reduce distributions on its 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), in order to preserve capital that may be needed for capital improvements, debt repayment or other corporate purposes.
- The board of directors approved an amendment to the stock repurchase program to suspend redemptions under the program effective December 31, 2010.
- The Company reported MFFO in accordance with IPA guidelines.
- See additional notes on page 82 for information regarding the source of distributions.