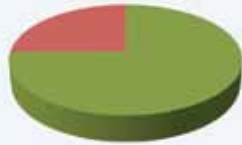


Nontraded REIT Industry Review: Fourth Quarter 2011



Cornerstone Core Properties REIT, Inc.

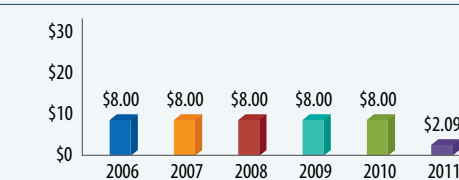
Total Assets.....	\$70.1 Million
Real Estate Assets	\$51.4 Million
Cash.....	\$17.4 Million
Securities	\$0.0 Million
Other.....	\$1.3 Million



Initial Offering Date: January 6, 2006
 Offering Close Date: June 10, 2011
 Current Price per Share: \$2.09
 Reinvestment Price per Share: See notes

Cash to Total Assets Ratio: 24.8%
 Asset Type: Diversified
 Number of Properties: 9
 Square Feet / Units / Rooms / Acres: 775,393 Million
 Percent Leased: 68.7%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

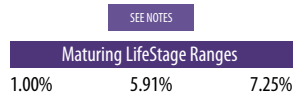
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:.....0.20%

Suspended

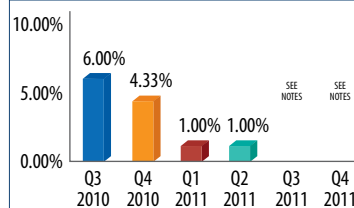
Redemptions Year to Date:46,096
 Wtd. Avg. Shares Outstanding as of 12/31/11: 23,031,830

Current Distribution

Current Distribution Yield: ... SEE NOTES



Historical Distribution

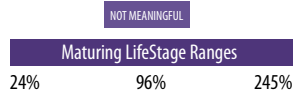


Contact Information

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

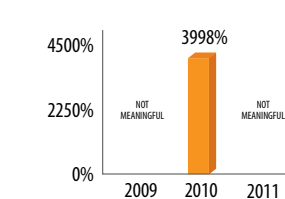
Year to Date FFO Payout Ratio

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



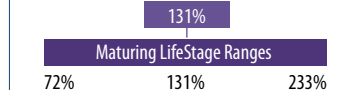
YTD Distributions Paid:... \$1,070,000
 YTD FFO:(\$1,217,000)

Historical FFO Payout Ratio



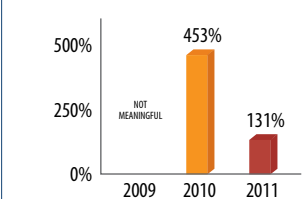
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:131%

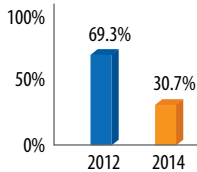


YTD Distributions Paid:.....\$1,070,000
 YTD MFFO:\$814,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

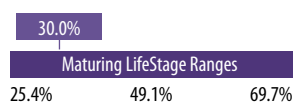


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 30.0%

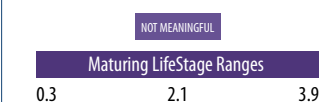


Debt Breakdown



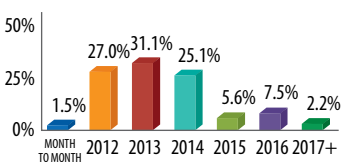
Interest Coverage Ratio

YTD Interest Coverage Ratio: NOT MEANINGFUL



Adjusted EBITDA:(\$1,238,000)
 Interest Expense:\$1,727,000

Lease Expirations



Trends and Items of Note

- The estimated per-share value of common stock was revised to \$2.09 per share, calculated as of December 31, 2011 which is an adjustment from the estimated valuation of \$2.25 per share previously determined as of December 31, 2011 and announced on February 17, 2012.
- In June 2011, the board decided, based on the financial position of the Company, to suspend the declaration of further distributions and to defer the payment of the second quarter 2011 distribution, which was paid in December 2011. No distributions have been declared for periods after June 30, 2011.
- The board of directors suspended the stock redemption program effective December 31, 2010, and have not resumed it during 2011. During the twelve months ended December 31, 2011, the Company received requests to redeem 78,124 shares. However, due to the current suspension of the stock repurchase program, it was not able to fulfill any of these requests.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 73 for information regarding the source of distributions.