



BlueVault
PARTNERS, LLC

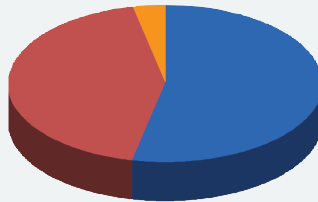
Nontraded REIT Report

Data as of September 30, 2009

Cornerstone Growth & Income REIT, Inc.

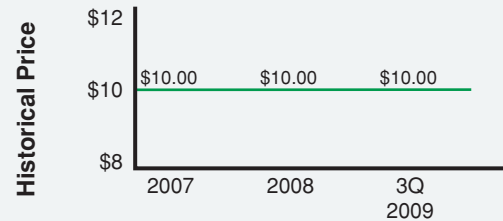
Portfolio Details:

Total Assets	\$43.2 Million
Real Estate Assets	\$23.1 Million
Cash	\$18.7 Million
Securities	\$0 Million
Other	\$1.4 Million

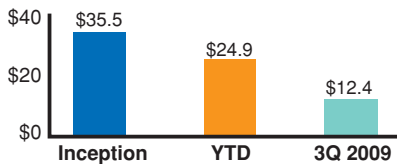


Inception Date:	August 10, 2007
Number of Months Fundraising:	26
Anticipated Offering Close Date:	August 9, 2010
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Asset Type: Multisector
 Number of Properties: 2
 Square Feet / Units / Rooms / Acres: 56,663
 Percent Leased: 92.8%



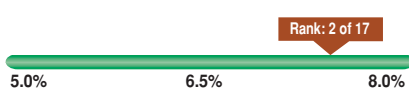
Gross Dollars Raised*



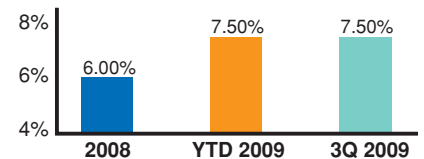
*Includes reinvested distributions (in millions).

Distributions

Current Distribution Yield:7.50%

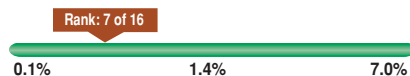


Historical Distribution Yield



Redemptions

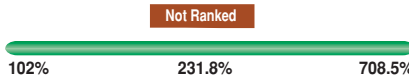
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:0.6%



Redemptions Year to Date: 17,245
 Wtd. Avg. Shares Outstanding: 2,775,594

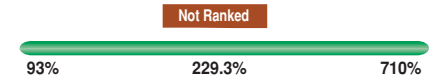
Distribution Coverage

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



Distributions Declared: \$476,000
 Funds from Operations: (\$415,000)
 *See additional notes on page 45.

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



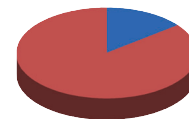
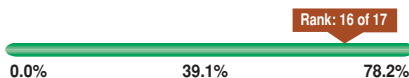
Distributions Declared: \$476,000
 Modified Funds from Operations: (\$163,000)
 *See additional notes on page 45.

Lease Expiration

Not Reported

Debt (in \$ Millions)

Debt to Real Estate Assets Ratio:72.5%



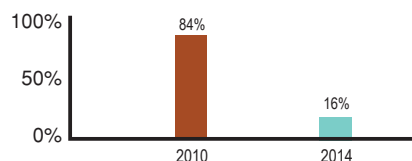
Total: \$16.8 Million
 Fixed: \$2.4 Million
 Variable: \$14.4 Million

Rate: 2.95% - 6.25%
 Term: 1-5 yrs

Contact Information

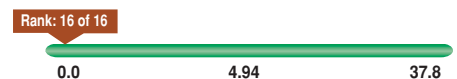
www.CREFunds.com
 Pacific Cornerstone Capital
 1920 Main Street, Suite 400
 Irvine, CA 92614
 877-805-3333

Debt Maturity



Interest Coverage

Interest Coverage Ratio:0.0



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