



BlueVault
PARTNERS, L.L.C.

Nontraded REIT Industry Review

Data as of June 30, 2010

Cornerstone Healthcare Plus REIT, Inc.

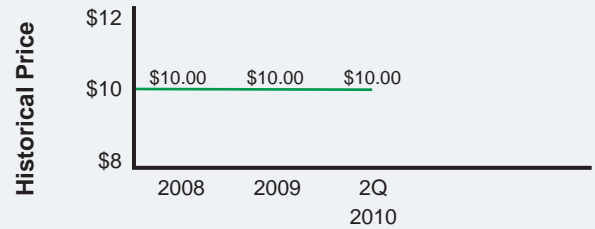
Portfolio Details:

Total Assets	\$103.2 Million
Real Estate Assets	\$69.2 Million
Cash	\$28.7 Million
Securities	\$0.0 Million
Other	\$5.3 Million

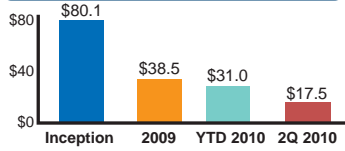


Initial Offering Date:	June 20, 2008
Number of Months Fundraising:	24
Anticipated Offering Close Date:	August 10, 2010
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	27.8%
Asset Type:	Diversified
Number of Properties:	7
Square Feet / Units / Rooms / Acres:	330,593 sq. ft.
Percent Leased:	90.1%



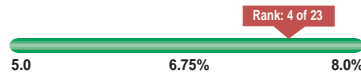
Gross Dollars Raised*



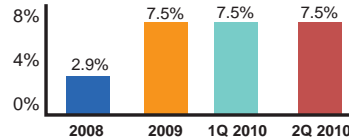
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:7.5%



Historical Distribution



Contact Information

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

Distribution Coverage/ Current FFO - YTD

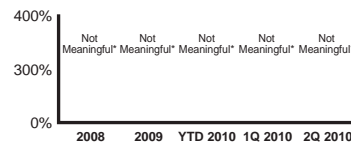
Distribution Coverage Ratio:
YTD Distributions/YTD FFO Not Meaningful*



YTD Distributions Paid: \$2,212,000
YTD Funds from Operations: (\$921,000)

*See notes.

Distribution Coverage/ Historical FFO



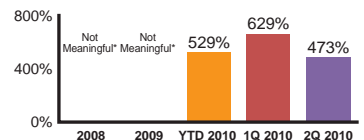
*See notes.

Distribution Coverage/ Current MFFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD MFFO529%

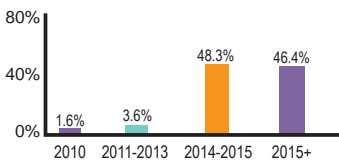
YTD Distributions Paid: \$2,212,000
YTD Modified Funds from Operations: \$418,000

Distribution Coverage/ Historical MFFO



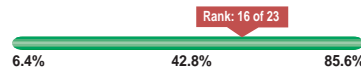
*See notes.

Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:55.9%

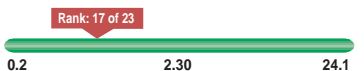


Debt Breakdown

Total:	\$38.6 Million
Fixed:	\$24.9 Million
Variable:	\$13.7 Million
Rate:	2.9 - 6.62%
Term:	1 - 9 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio:1.4



EBITDA: \$1,211,000
Interest Expense: \$883,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:1.19%



Redemptions Year to Date: 23,709
Wtd. Avg. Shares Outstanding: 1,999,747

Lease Expiration*

Leases on 3 of the 4 properties are month to month, only one single tenant has a long-term lease that expires in 2015.

*Data as of 12/31/09.

NOTES: The Distribution Coverage Ratio is listed as "Not Meaningful" when Funds from Operations (FFO) or Modified Funds from Operations (MFFO) during that period are negative. A negative FFO or MFFO indicates a loss – no accounting earnings to cover the distribution. Keep in mind, however that FFO or MFFO does not indicate when cash actually changed hands. FFO or MFFO is an accrual or accounting measure of profitability that records revenues and expenses when they are incurred – regardless of when cash is exchanged. On July 7, 2010, the Company filed a registration statement on Form S-11 with the SEC to register a follow-on public offering which is expected to commence the first quarter of 2011. The Company intends to cease offering shares of common stock in the current offering upon the earlier February 6, 2011 or the date the registration statement relating to the proposed follow-on offering, is declared effective by the Securities and Exchange Commission.