



BlueVault
PARTNERS, LLC

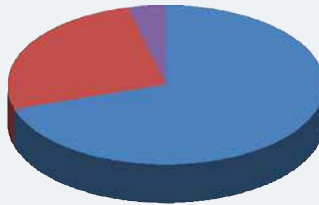
Nontraded REIT Industry Review

Data as of December 31, 2009

Cornerstone Healthcare Plus REIT, Inc.

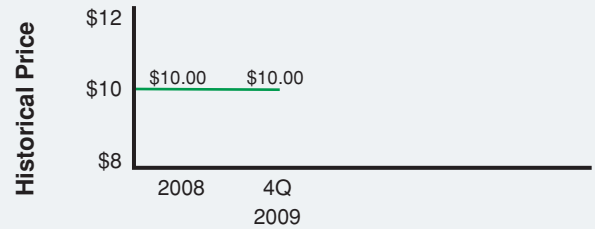
Portfolio Details:

Total Assets	\$58.3 Million
Real Estate Assets	\$40.9 Million
Cash	\$15.2 Million
Securities	\$0.0 Million
Other	\$2.2 Million

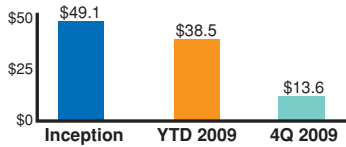


Initial Offering Date:	June 20, 2008
Number of Months Fundraising:	18
Anticipated Offering Close Date:	August 10, 2010
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Asset Type: Diversified
 Number of Properties: 4
 Square Feet / Units / Rooms / Acres: 198,593 sq. ft.
 Percent Leased: 94%



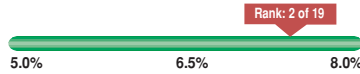
Gross Dollars Raised*



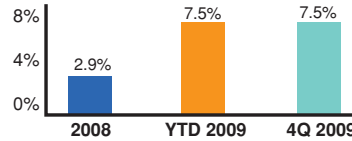
*Includes reinvested distributions (in millions).

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

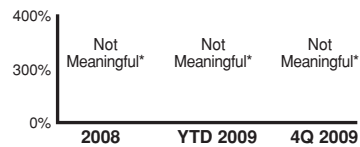
Distribution Coverage Ratio:
 YTD Distributions/YTD FFO Not Meaningful*



YTD Distributions Paid: \$1,734,000
 YTD Funds from Operations: (\$2,797,000)

*See notes.

Distribution Coverage/ Historical FFO



*See notes.

Distribution Coverage/ Current MFFO - YTD

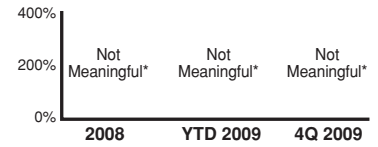
Distribution Coverage Ratio:
 YTD Distributions/YTD MFFO Not Meaningful*



YTD Distributions Paid: \$1,734,000
 YTD Modified Funds from Operations: (\$983,000)

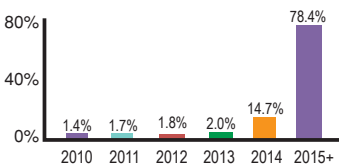
*See notes.

Distribution Coverage/ Historical MFFO



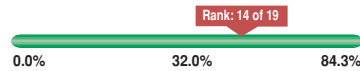
*See notes.

Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio: 49.5%

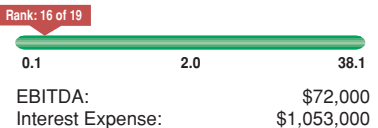


Debt Breakdown

Total:	\$20.3 Million
Fixed:	\$20.3 Million
Variable:	\$0.0 Million
Rate:	6.25 - 6.5%
Term:	5 - 30 yrs

Interest Coverage Ratio

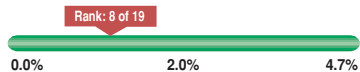
YTD Interest Coverage Ratio: 0.1



EBITDA: \$72,000
 Interest Expense: \$1,053,000

Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 1.7%



Redemptions Year to Date: 18,245
 Wtd. Avg. Shares Outstanding: 1,058,252

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.

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.