



BlueVault
PARTNERS, LLC

Nontraded REIT Industry Review

Data as of June 30, 2010

Corporate Property Associates 14 Inc.

Portfolio Details:

Total Assets	\$1,423.9 Million
Real Estate Assets	\$1,224.2 Million
Cash	\$66.2 Million
Securities	\$0.0 Million
Other	\$133.5 Million



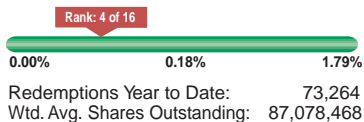
Initial Offering Date:	November 1, 1997
Offering Close Date:	November 2, 2001
Current Price per Share:	\$11.80
Reinvestment Price per Share:	\$11.80

Cash to Total Assets Ratio:	4.7%
Asset Type:	Diversified
Number of Properties:	310
Square Feet / Units / Rooms / Acres:	29 million sq. ft.
Percent Leased:	95%



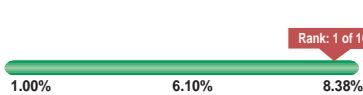
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:0.08%

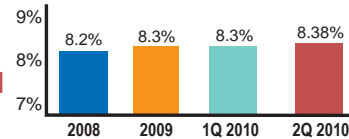


Current Distribution

Current Distribution Yield:8.38%



Historical Distribution



Contact Information

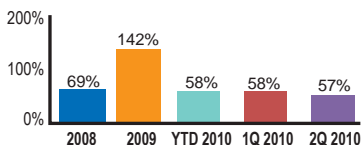
www.WPCarey.com
W.P. Carey & Co. LLC
50 Rockefeller Plaza
New York, NY 10020
800-WPCAREY

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD FFO58%



Distribution Coverage/ Historical FFO

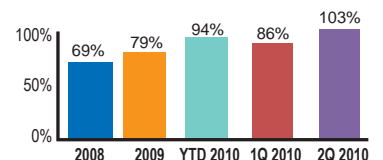


Distribution Coverage/ Current MFFO - YTD

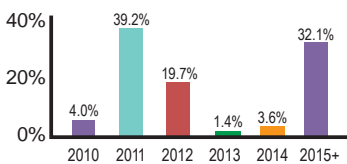
Distribution Coverage Ratio:
YTD Distributions/YTD MFFO94%

YTD Distributions Paid: \$34,393,000
YTD Modified Funds from Operations: \$36,609,000

Distribution Coverage/ Historical MFFO

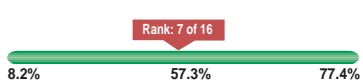


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:56.1%

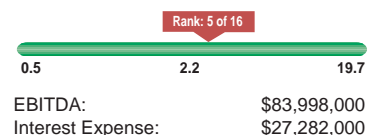


Debt Breakdown

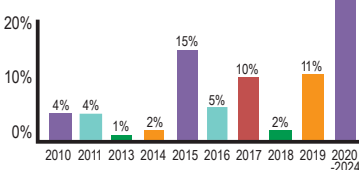
Total: \$686.3 Million
Fixed: \$579.7 Million
Variable: \$106.6 Million
Rate: 5.2 - 8.3%
Term: 1 - 27 yrs

Interest Coverage Ratio

Interest Coverage Ratio:3.0



Lease Expiration*



*Data as of 12/31/09.

NOTES: The Distribution Coverage/FFO Ratio for Q1 2010 has been revised from the previous report to reflect an adjustment in FFO reported by the Sponsor. As of June 30, 2006, yields are based on a \$9.55 per share investment value after adjusting for the \$.45 per share special distribution paid on July 14, 2006. Variable rate debt at June 30, 2010 included (i) \$18.2 million that has been effectively converted to fixed rate debt through interest rate swap derivative instruments and (ii) \$6.5 million in non-recourse mortgage loan obligations that bore interest at fixed rates but that convert to variable rates during their terms. In September 2009, the board of directors approved the suspension of the redemption plan, effective for all redemption requests received subsequent to September 1, 2009, subject to limited exceptions in cases of death or qualifying disability. During the first quarter of 2010, the board of directors re-evaluated the status of the redemption plan and determined to keep the suspension in place. The suspension will remain in effect until the board of directors, in its discretion, determines to reinstate the redemption plan. The MFFO figures reported above are the same as the AFFO, or Adjusted Funds From Operations, reported by the Company.