



BlueVault
PARTNERS, LLC

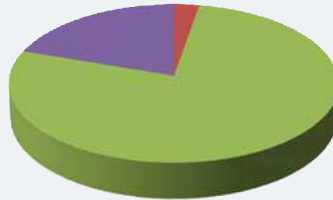
Nontraded REIT Industry Review

Data as of March 31, 2010

Corporate Property Associates 16-Global, Inc.

Portfolio Details:

Total Assets	\$2,778.6 Million
Real Estate Assets	\$2,151.4 Million
Cash	\$75.9 Million
Securities	\$0.0 Million
Other	\$551.3 Million



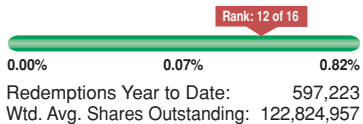
Initial Offering Date:	December 2003
Offering Close Date:	December 2006
Current Price per Share:	\$9.20
Reinvestment Price per Share:	\$9.20

Cash to Total Assets Ratio:	2.7%
Asset Type:	Diversified
Number of Properties:	384
Square Feet / Units / Rooms / Acres:	27 million sq. ft.
Percent Leased:	99%



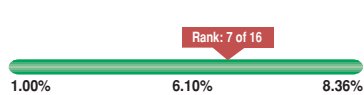
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:0.49%

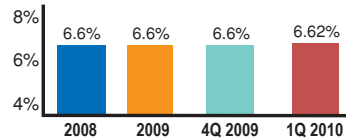


Current Distribution

Current Distribution Yield:6.62%



Historical Distribution



Contact Information

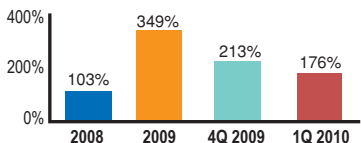
www.WPCarey.com
W.P. Carey & Co. LLC
50 Rockefeller Plaza
New York, NY 10020
800-WPCAREY

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD FFO176%



Distribution Coverage/ Historical FFO

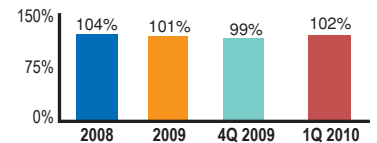


Distribution Coverage/ Current MFFO - YTD

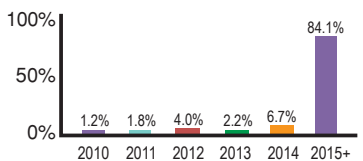
Distribution Coverage Ratio:
YTD Distributions/YTD MFFO102%



Distribution Coverage/ Historical MFFO

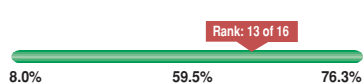


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:65.4%

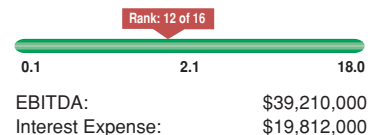


Debt Breakdown

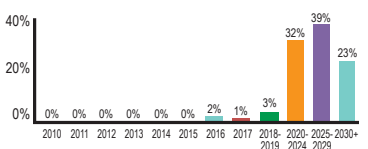
Total:	\$1,387.7 Million
Fixed:	\$1,329.1 Million
Variable:	\$58.6 Million
Rate:	4.4 - 7.7%
Term:	1 - 21 yrs

Interest Coverage Ratio

Interest Coverage Ratio:2.0



Lease Expiration*



*Data as of 12/31/09.

NOTES:

Distribution yields are based on a \$10.00 share price. The variable rate debt note above includes (i) \$3.9 million that has been effectively converted to a fixed rate through an interest rate swap derivative instrument, (ii) \$29.0 million that is subject to an interest rate cap, but for which the effective interest rate of the cap was not in effect at March 31, 2010 and (iii) \$25.7 million in mortgage obligations that bore interest at fixed rates but that have interest rate reset features that may change the interest rates to then-prevailing market fixed rates (subject to specific caps) at certain points during their term. The MFFO figures reported above are the same as the AFFO, or Adjusted Funds from Operations, reported by the Company.