



**BlueVault**  
PARTNERS, LLC

# Nontraded REIT Industry Review

Data as of June 30, 2010

## Corporate Property Associates 16-Global, Inc.

### Portfolio Details:

Total Assets	\$2,663.5 Million
Real Estate Assets	\$2,078.6 Million
Cash	\$68.6 Million
Securities	\$0.0 Million
Other	\$516.3 Million



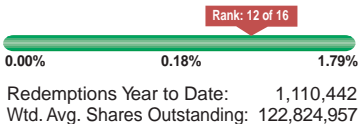
Initial Offering Date:	December 2003
Offering Close Date:	December 2006
Current Price per Share:	\$9.20
Reinvestment Price per Share:	\$9.20

Cash to Total Assets Ratio:	.....2.6%
Asset Type:	.....Diversified
Number of Properties:	.....385
Square Feet / Units / Rooms / Acres:	.....27 million sq. ft.
Percent Leased:	.....99%



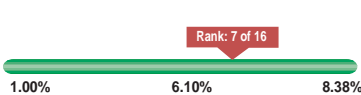
### Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: .....0.90%

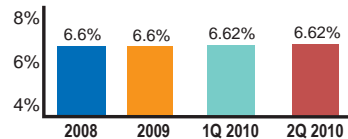


### Current Distribution

Current Distribution Yield: .....6.62%



### Historical Distribution



### Contact Information

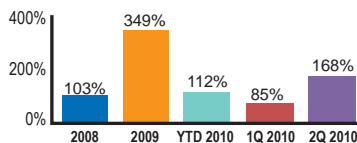
[www.WPCarey.com](http://www.WPCarey.com)  
W.P. Carey & Co. LLC  
50 Rockefeller Plaza  
New York, NY 10020  
800-WPCAREY

### Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:  
YTD Distributions/YTD FFO .....112%



### Distribution Coverage/ Historical FFO

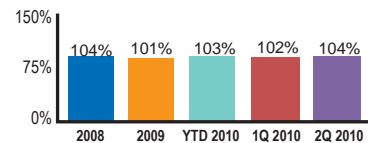


### Distribution Coverage/ Current MFFO - YTD

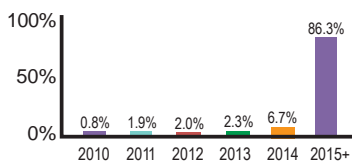
Distribution Coverage Ratio:  
YTD Distributions/YTD MFFO .....103%

YTD Distributions Paid: \$40,782,000  
YTD Modified Funds from Operations: \$39,465,000

### Distribution Coverage/ Historical MFFO

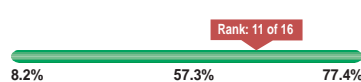


### Debt Maturity



### Current Debt Ratio

Debt to Real Estate Assets Ratio: .....64.2%

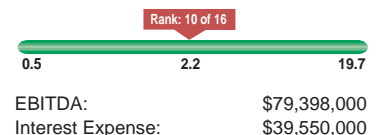


### Debt Breakdown

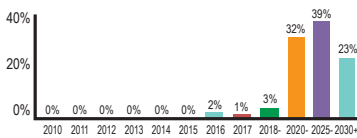
Total: \$1,334.8 Million  
Fixed: \$1,299.6 Million  
Variable: \$35.2 Million  
Rate: 4.4 - 7.7%  
Term: 4 - 21 yrs

### Interest Coverage Ratio

Interest Coverage Ratio: .....2.0



### 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. Distribution yields are based on a \$10.00 share price. Variable rate debt at June 30, 2010 included (i) \$3.8 million that has been effectively converted to a fixed rate through an interest rate swap derivative instrument and (ii) \$31.4 million in non-recourse mortgage loan 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. At June 30, 2010, the Company has one non-recourse mortgage loan obligation with an interest reset feature that is scheduled to reset to 5.32% in the first quarter of 2011. No other interest rate resets or expirations of interest rate swaps or caps are scheduled to occur during the next twelve months. The MFFO figures reported above are the same as the AFFO, or Adjusted Funds from Operations, reported by the Company.