



BlueVault
PARTNERS, LLC

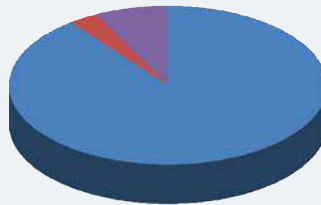
Nontraded REIT Industry Review

Data as of December 31, 2009

Corporate Property Associates 16-Global, Inc.

Portfolio Details:

Total Assets	\$2,889.0 Million
Real Estate Assets	\$2,586.3 Million
Cash	\$83.9 Million
Securities	\$0.0 Million
Other	\$218.8 Million



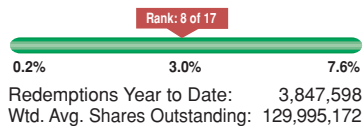
Initial Offering Date:	December 2003
Offering Close Date:	December 2006
Current Price per Share:	\$9.20
Reinvestment Price per Share:	\$9.20

Asset Type: Diversified
 Number of Properties: 386
 Square Feet / Units / Rooms / Acres: 27 million sq. ft.
 Percent Leased: 99%



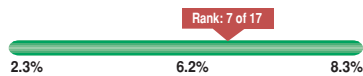
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 3.0%

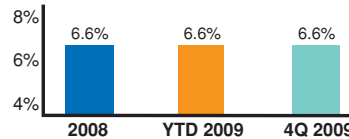


Current Distribution

Current Distribution Yield: 6.6%



Historical Distribution



Contact Information

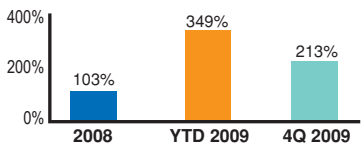
www.WPCarey.com
W.P. Carey & Co. LLC
 50 Rockefeller Plaza
 New York, NY 10020
 800-WPCAREY

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
 YTD Distributions/YTD FFO 349%



Distribution Coverage/ Historical FFO

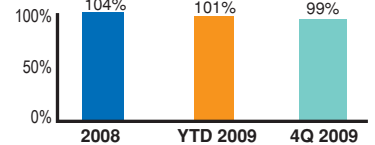


Distribution Coverage/ Current MFFO - YTD

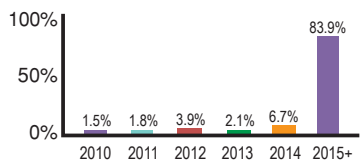
Distribution Coverage Ratio:
 YTD Distributions/YTD MFFO ... 101%



Distribution Coverage/ Historical MFFO

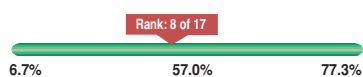


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio: 55.9%



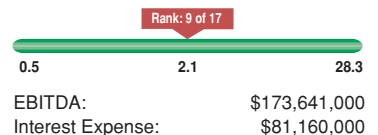
Debt Breakdown

Total: \$1,445.9 Million
 Fixed: \$1,385.6 Million
 Variable: \$60.3 Million

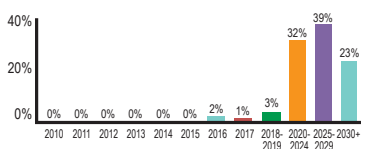
Rate: 4.4 - 7.7%
 Term: 1 - 5+ yrs

Interest Coverage Ratio

Interest Coverage Ratio: 2.1



Lease Expiration



NOTES:

The MFFO figures reported above are the same as the AFFO, or Adjusted Funds From Operations, reported by the Company.