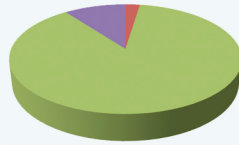


Nontraded REIT Industry Review: Fourth Quarter 2010



Corporate Property Associates 16 - Global, Inc.

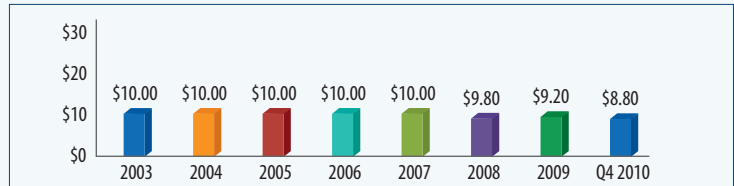
Total Assets	\$2,438.0 Million
Real Estate Assets.....	\$2,127.9 Million
Cash	\$59.0 Million
Securities.....	\$0.0 Million
Other	\$251.1



Initial Offering Date: December 1, 2003
 Offering Close Date: December 1, 2006
 Current Price per Share: \$8.80
 Reinvestment Price per Share: \$8.80

Cash to Total Assets Ratio: 2.4%
 Asset Type: Diversified
 Number of Properties: 384
 Square Feet / Units / Rooms / Acres: 27 million
 Percent Leased: 99.0%

Historical Price



Redemptions

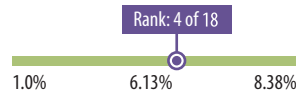
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 1.48%



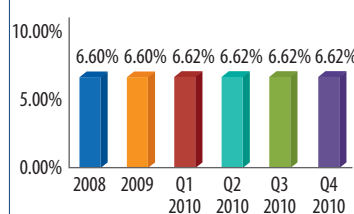
Redemptions Year to Date: 1,818,246
 Wtd. Avg. Shares Outstanding as of 12/31/09: 122,824,957

Current Distribution

Current Distribution Yield: ... 6.62%



Historical Distribution

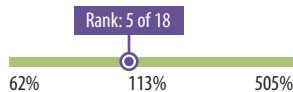


Contact Information

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

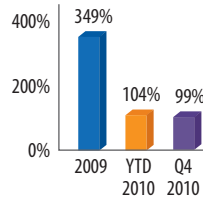
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 104%



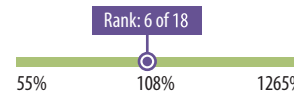
YTD Distributions Paid: \$82,013,000
 YTD FFO: \$78,559,000

Historical FFO Payout Ratio



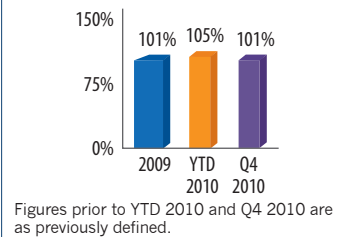
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: .. 105%

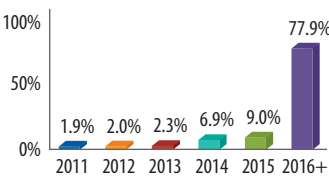


YTD Distributions Paid: \$82,013,000
 YTD MFFO: \$78,349,000
 *Company reported MFFO - see notes

Historical MFFO Payout Ratio

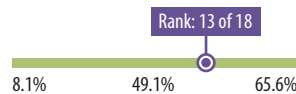


Debt Maturity

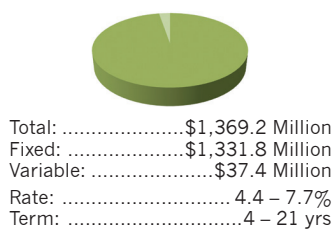


Current Debt Ratio

Debt to Total Assets Ratio: ... 56.2%

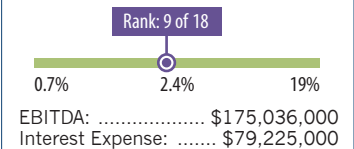


Debt Breakdown

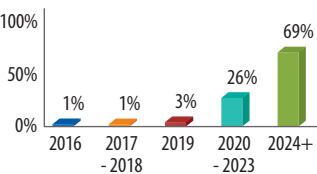


Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.2



Lease Expirations*



*As a percent of expiring base rent.

Notes

The MFFO figures reported above are the same as AFFO, or Adjusted Funds From Operations, reported by the Company and Blue Vault Partners did not identify additional adjustments. Distribution yields are based on a \$10.00 share price. On December 13, 2010, The Company and CPA[®]:14 entered into a definitive merger agreement. In connection with the Proposed Merger, interim NAV as of September 30, 2010 was \$8.80 per share, a 4.3% decline from December 31, 2009 NAV of \$9.20 per share. Variable-rate debt at December 31, 2010 included (i) \$3.8 million that has been effectively converted to a fixed rate through an interest rate swap derivative instrument and (ii) \$33.6 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 December 31, 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.