CLOSED REIT

Nontraded REIT Industry Review: Fourth Quarter 2011



Corporate Property Associates 16 – Global, Inc.

Total Assets	1 - /
Real Estate Assets	
Cash	
Securities	\$0.0 Million
Other	\$97.3 Million



Initial Offering Date:	December 1, 2003
Offering Close Date:	December 1, 2006
Current Price per Share:	\$9.10
Reinvestment Price per Share:	\$9.10

		Historical Price			
Cash to Total Assets Ratio: Asset Type: Number of Properties: Square Feet / Units / Rooms / A Percent Leased: LifeStage Investment Style	Diversified 512 cres:49 Million Sq. Ft. 98% Maturing	\$30 \$20 \$10.00 \$10.00 \$10.00 \$10.00 \$10.0 \$10.00 \$10.00 \$10.00 \$10.00 \$10.0 \$10.00 \$10.00 \$10.00 \$10.00 \$10.00 \$10.0 \$10.00			
Redemptions	Current Distribution	Historical Distribution	Contact Information		
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:1.28% Program Open Redemptions Year to Date: 2,250,087 Wtd. Avg. Shares Outstanding as of 12/31/11:	Current Distribution Yield: 6.67% 6.67% Maturing LifeStage Ranges 1.00% 5.91% 7.25%	10.00% 6.62% 6.62% 6.62% 6.62% 6.65% 6.65% 6.67% 5.00% 0.00% 0.00% 0.00%	www.WPCarey.com W.P. Carey & Co. LLC 50 Rockefeller Plaza New York, NY 10020 800-WPCAREY		
Year to Date FFO Payout Ratio	Historical FFO Payout Ratio	Year to Date MFFO Payout Ratio	Historical MFFO Payout Ratio		
FFO Payout Ratio: YTD Distributions/YTD FFO:	600% 400% 0% 2009 2010 2011	MFFO Payout Ratio: YTD Distributions/YTD MFF0:75% 75% Maturing LifeStage Ranges 72% 131% 233% YTD Distributions Paid:\$103,880,000 YTD MFF0:\$138,195,000 *Company reported MFF0 – see notes	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$		
Debt Maturity	Current Debt Ratio	Debt Breakdown	Interest Coverage Ratio		
100% 50% 5.7% 2.2% 2012 2013 2014 2015 2016 2017+	Debt to Total Assets Ratio: 53.3% 53.3% Maturing LifeStage Ranges 25.4% 49.1% 69.7%	Total: \$1,942.8 Million Fixed: \$1,573.8 Million Variable: \$369.0 Million Avg. Wtd. Rate: 5.64% Term: 1 – 20 yrs	YTD Interest Coverage Ratio: 2.3 2.3 Maturing LifeStage Ranges 0.3 2.1 3.9 Adjusted EBITDA:\$244,518,000 Interest Expense:\$107,028,000		

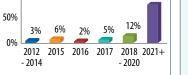
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Lease Expirations

100%

Trends and Items of Note

In March 2012, the Company announced a revised estimated net asset value (NAV) per share as of December 31, 2011 of \$9.10. Starting in March 2012, the updated NAV of \$9.10 will be used for purposes of effectuating permitted redemptions and issuing shares pursuant to its distribution reinvestment plan.
 During 2011, the Company disposed of several properties for a total price of \$131.1 million, net of selling costs, and which was inclusive of amounts attributable to noncontrolling interests of \$22.2 million.



72%

At 2.3X, the Company's interest coverage ratio was above the median of 2.1X for Maturing LifeStage REIT's.

• The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").

See additional notes on page 73 for information regarding the source of distributions.

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