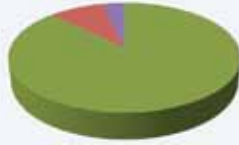


Nontraded REIT Industry Review: Fourth Quarter 2011



Griffin-American Healthcare REIT II, Inc. (formerly Grubb & Ellis Healthcare REIT II, Inc.)

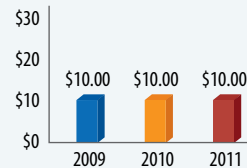
Total Assets.....	\$499.2 Million
Real Estate Assets	\$435.4 Million
Cash	\$44.7 Million
Securities	\$0.0 Million
Other	\$19.1 Million



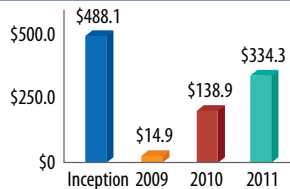
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	28
Anticipated Offering Close Date:	August 24, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	9.0%
Asset Type:	Medical Office/Healthcare Related
Number of Properties:	56
Square Feet / Units / Rooms / Acres:	1.99 Million Sq. Ft.
Percent Leased:	96.1%
LifeStage	Stabilizing
Investment Style	Core

Historical Price



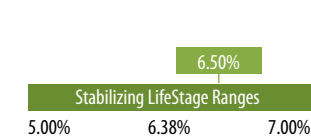
Gross Dollars Raised*



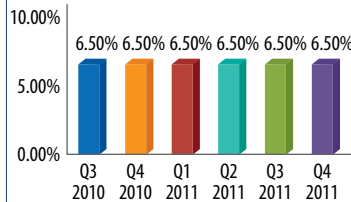
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution

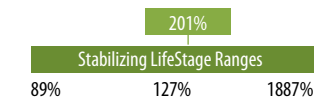


Contact Information

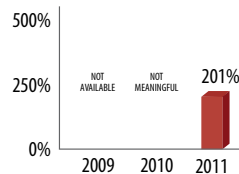
www.HealthcareREIT2.com
Griffin-American Healthcare REIT II, Inc.
 4000 MacArthur Boulevard
 West Tower, Suite 200
 Newport Beach, CA 92660
 866-606-5901

Year to Date FFO Payout Ratio

FFO Payout Ratio: YTD Distributions/YTD FFO:201%

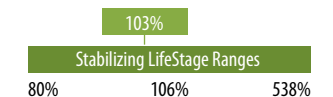
YTD Distributions Paid:.. \$18,192,000
YTD FFO: \$9,040,000

Historical FFO Payout Ratio

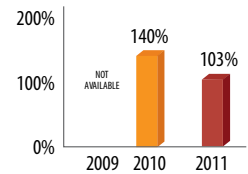


Year to Date MFFO Payout Ratio

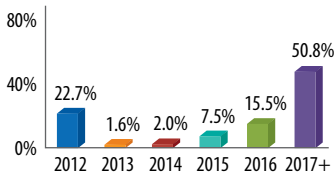
MFFO Payout Ratio: YTD Distributions/YTD MFFO: ...103%

YTD Distributions Paid: \$18,192,000
YTD MFFO: \$17,577,000
*Company reported MFFO – see notes

Historical MFFO Payout Ratio

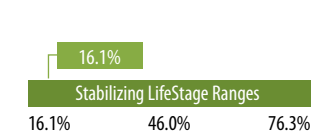


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 16.1%



Debt Breakdown

Total:	\$80.5 Million
Fixed:	\$53.5 Million
Variable:	\$27.0 Million
Avg. Wtd. Rate:	4.82%
Term:	<1 – 9 yrs

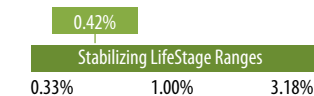
Interest Coverage Ratio

YTD Interest Coverage Ratio: 4.1

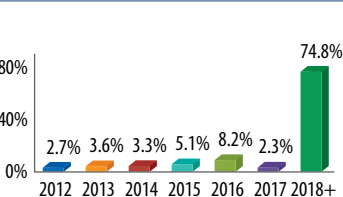
Adjusted EBITDA: \$26,135,000
Interest Expense: \$6,345,000

Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 0.42%

Redemptions Year to Date: 127,803
Wtd. Avg. Shares Outstanding as of 12/31/11: 30,308,725

Lease Expirations



Trends and Items of Note

- The Company changed its name from Grubb & Ellis Healthcare REIT II to Griffin-American Healthcare REIT II.
- The Company completed one acquisition in the fourth quarter of 2011 for \$7.84 million.
- For distributions declared for each record date in the January 2012 through June 2012 periods, distributions will be at an annualized distribution rate of 6.6%, assuming a purchase price of \$10.00 per share.
- The Interest Coverage Ratio improved to of 4.1X for the year ending 2011, well above the median of 2.2X for other Stabilizing LifeStage REITs.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 73 for information regarding the source of distributions.