

# Nontraded REIT Industry Review: Second Quarter 2015

## Griffin-American Healthcare REIT III, Inc.

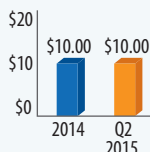
|                          |                   |
|--------------------------|-------------------|
| Total Assets.....        | \$1,685.3 Million |
| Real Estate Assets ..... | \$860.8 Million   |
| Cash .....               | \$728.0 Million   |
| Securities .....         | \$0.0 Million     |
| Other .....              | \$96.4 Million    |



Cash to Total Assets Ratio: ..... 43.2%  
 Asset Type: ..... MOB / Senior Housing / Hospitals  
 Number of Properties: ..... 60 Buildings; 8 Notes  
 Square Feet / Units / Rooms / Acres: ..... 3,190,000 Sq. Ft.  
 Percent Leased: ..... 95.5%  
 Weighted Average Lease Term Remaining: ..... 8.3 Years  
 LifeStage: ..... Maturing  
 Investment Style: ..... Core  
 Weighted Average Shares Outstanding: ..... 187,460,097

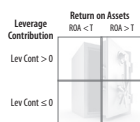
Initial Offering Date: ..... February 26, 2014  
 Offering Close Date ..... April 22, 2015  
 Current Price per Share: ..... \$10.00  
 Reinvestment Price per Share: ..... \$9.50  
 Cumulative Capital Raised during Offering (including DRP)..... \$1,872.0

### Historical Price



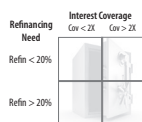
### Performance Profiles

#### Operating Performance



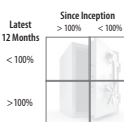
There are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

#### Financing Outlook



There are less than five quarters of data to calculate meaningful interest coverage ratios.

#### Cumulative MFFO Payout



There are less than five quarters of data to calculate meaningful MFFO Payout ratios.

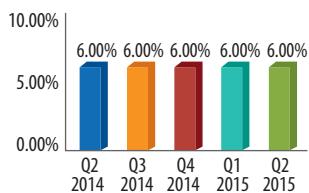
#### Summary

As REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 3Q 2015, the profile will begin to show meaningful results.

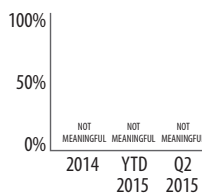
### Contact Information

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### Historical Distribution

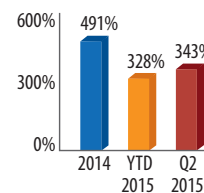


### Historical FFO Payout Ratio



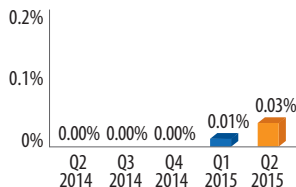
2015 YTD Dist. Paid: ..... \$46,236,000  
 2015 YTD FFO: ..... (\$8,133,000)

### Historical MFFO Payout Ratio



2015 YTD Dist. Paid: ..... \$46,236,000  
 2015 YTD MFFO: ..... \$14,096,000  
 Company Reported MFFO – see notes

### Redemptions

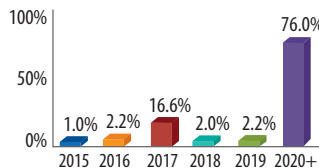


### Debt Breakdown

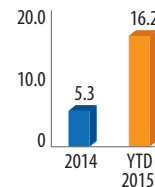


Debt to Total Assets Ratio: ..... 3.2%  
 Total: ..... \$54.0 Million  
 Fixed: ..... \$54.0 Million  
 Variable: ..... \$0.0 Million  
 Avg. Wtd. Rate: ..... 5.16%  
 Loan Term: ..... 2 – 8 yrs

### Debt Repayment Schedule



### Interest Coverage Ratio



### Source of Distributions, Trends and Items of Note

- As of June 30, 2015, the Company had completed 25 real estate acquisitions comprising 58 properties, or 60 buildings, and approximately 3,190,000 square feet of gross leasable area, or GLA, for an aggregate contract purchase price of \$882,545,000. In addition, it had acquired real estate-related investments for an aggregate purchase price of \$60,217,000.
- On April 22, 2015, the Company terminated the DRIP portion of its offering and deregistered the offering. As of April 22, 2015 a total of \$18,511,000 in distributions were reinvested that resulted in 1,948,563 shares of common stock being issued pursuant to the DRIP.
- The REIT's Cash to Total Assets ratio was 43.2% as of 2Q 2015 compared to 61.2% as of 1Q 2015.
- The REIT's Debt to Total Assets ratio was 3.2% as of 2Q 2015 compared to 1.6% as of 1Q 2015.
- The board of directors has authorized a daily distribution to stockholders of record as of the close of business on each day of the period commencing on July 1, 2014 and ending on September 30, 2015. The distributions are calculated based on 365 days in the calendar year and are equal to \$0.001643836 per share of common stock, which is equal to an annualized distribution rate of 6.0%, assuming a purchase price of \$10.00 per share.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- For the six months ended June 30, 2015 and the three months ended June 30, 2015, 100% of cash used to pay distributions was from offering proceeds.