



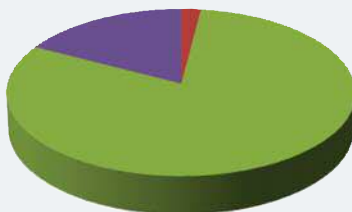
Data as of September 30, 2010

BlueVault
PARTNERS, LLC

Grubb & Ellis Healthcare REIT II, Inc.

Portfolio Details:

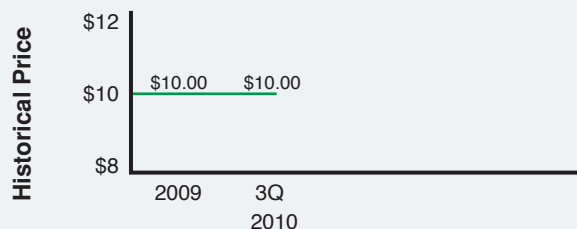
Total Assets	\$147.0 Million
Real Estate Assets	\$118.6 Million
Cash	\$3.0 Million
Securities	\$0.0 Million
Other*	\$25.4 Million



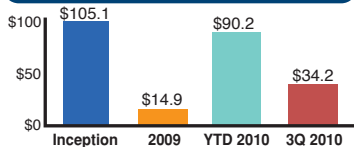
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	13
Anticipated Offering Close Date:	August 24, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

*See notes.

Cash to Total Assets Ratio:	2.0%
Asset Type:	Medical Office/Healthcare Related
Number of Properties:	19 Buildings
Square Feet / Units / Rooms / Acres:	676,000 sq. ft.
Percent Leased:	97.8%



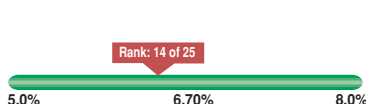
Gross Dollars Raised*



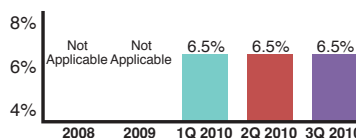
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:6.5%



Historical Distribution



Contact Information

www.GBE-REITS.com
Grubb & Ellis Healthcare REIT II
 1551 N. Tustin Avenue
 Suite 300
 Santa Ana, CA 92705
 877-888-7348 option 2

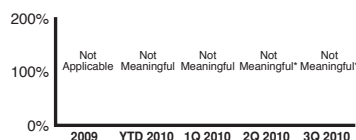
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO Not Meaningful*



*See Notes

Historical FFO Payout Ratio



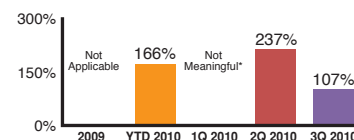
*See Notes

Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO166%

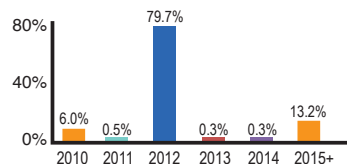


Historical MFFO Payout Ratio



*See Notes

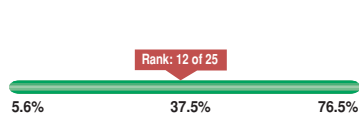
Debt Maturity



*See Notes

Current Debt Ratio

Debt to Total Assets Ratio:37.3%

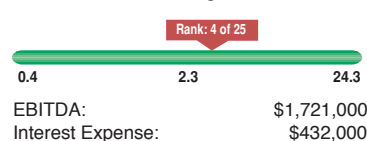


Debt Breakdown

Total:	\$54.8 Million
Fixed:	\$12.1 Million
Variable:	\$42.7 Million
Rate:	1.36 - 6.00%
Term:	2 - 12 yrs

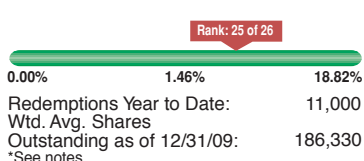
Interest Coverage Ratio

YTD Interest Coverage Ratio:4.0



Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:5.90%*



*See notes.

Lease Expiration

Weighted avg. lease term remaining is 9.4 years.

NOTES: Assets in "other" category include \$20 million of intangible assets. The Distribution Coverage Ratio is listed as "Not Meaningful" when Funds from Operations (FFO) or Modified Funds from Operations (MFFO) during that period are negative. A negative FFO or MFFO indicates a loss – no accounting earnings to cover the distribution. Keep in mind, however that FFO or MFFO does not indicate when cash actually changed hands. FFO or MFFO is an accrual or accounting measure of profitability that records revenues and expenses when they are incurred – regardless of when cash is exchanged. As of September 30, 2010, the Company had a fixed rate interest rate swap of 6.00% per annum on \$3.2 million of variable rate mortgages. The 11,000 shares redeemed during the nine months ending September 30, 2010 were redeemed due to death and are not subject to the 5% limit as noted in the share redemption plan.