

Nontraded REIT Industry Review: First Quarter 2011



Grubb & Ellis Healthcare REIT II, Inc.

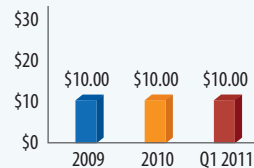
Total Assets.....	\$241.8 Million
Real Estate Assets	\$227.4 Million
Cash	\$6.7 Million
Securities	\$0.0 Million
Other	\$7.7 Million



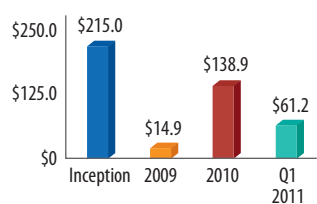
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	19
Anticipated Offering Close Date:	August 24, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	2.8%
Asset Type:	Medical Office/Healthcare Related
Number of Properties:	30
Square Feet / Units / Rooms / Acres:	995,000
Percent Leased:	97.4%

Historical Price



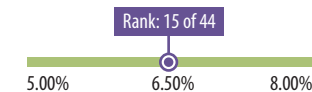
Gross Dollars Raised*



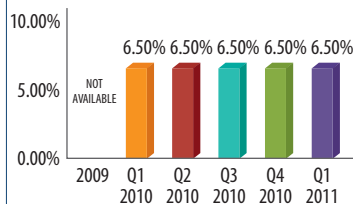
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution

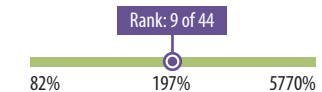


Contact Information

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

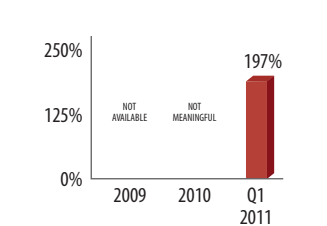
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO:197%



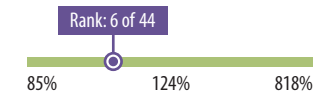
YTD Distributions Paid:.... \$2,588,000
 YTD FFO: \$1,315,000

Historical FFO Payout Ratio



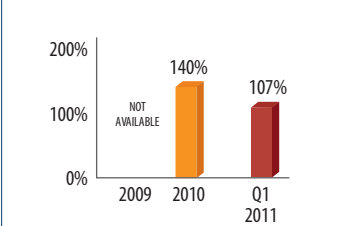
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...107%

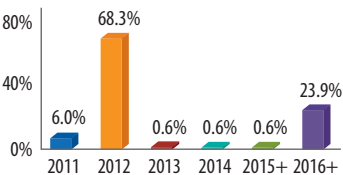


YTD Distributions Paid:.. \$2,588,000
 YTD MFFO: \$2,429,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

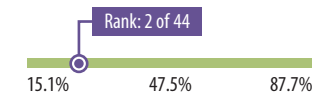


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 23.5%

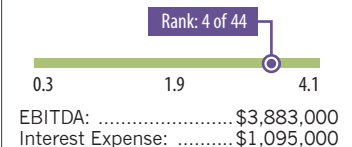


Debt Breakdown

Total:	\$56.9 Million
Fixed:	\$12.3 Million
Variable:	\$44.6 Million
Rate:	1.35% – 6.00
Term:	1 –9 yrs

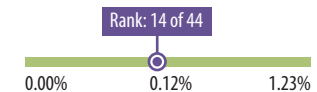
Interest Coverage Ratio

YTD Interest Coverage Ratio: 3.5



Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:..... 0.11%



Redemptions Year to Date: 8,500
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 7,471,184

Lease Expirations

Weighted avg lease term
 remaining is 10 yrs

Notes

The Company reports MFFO, a non-GAAP measure, consistent with the IPA's Guideline, Supplemental Performance Measure for Publicly Registered, Non-Listed REITs: Modified Funds from Operations, or the Practice Guideline, issued by the IPA in November 2010. For the three months ended March 31, 2011, the Company paid distributions of \$1,315,000, or 50.8% of the distributions, from FFO and \$1,273,000, or 49.2% of the distributions paid, from proceeds from the offering. As of March 31, 2011, no amounts due to the advisor or its affiliates have been deferred, waived or forgiven. The Company's advisor and its affiliates have no obligations to defer, waive or forgive amounts due to them. As of March 31, 2011, the leverage ratio for the portfolio was 24.7%.