



BlueVault
PARTNERS, LLC

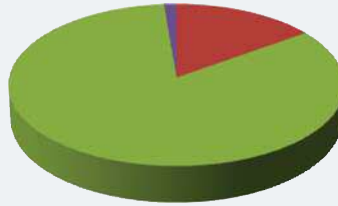
Nontraded REIT Industry Review

Data as of March 31, 2010

KBS Real Estate Investment Trust II, Inc.

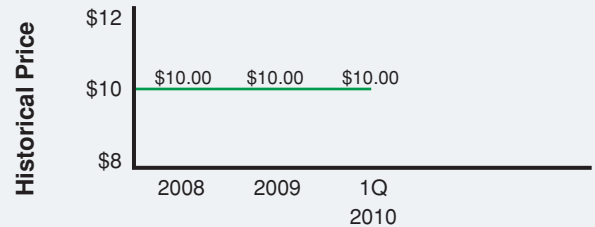
Portfolio Details:

Total Assets	\$1,065.8 Million
Real Estate Assets	\$891.6 Million
Cash	\$160.1 Million
Securities	\$0.0 Million
Other	\$14.0 Million

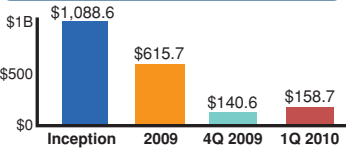


Initial Offering Date:	April 22, 2008
Number of Months Fundraising:	23
Anticipated Offering Close Date:	August 31, 2010
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	15.0%
Asset Type:	Diversified
Number of Properties:	8
Square Feet / Units / Rooms / Acres:	3.2 million sq. ft.
Percent Leased:	96%



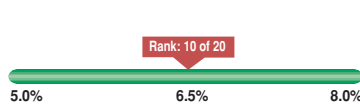
Gross Dollars Raised*



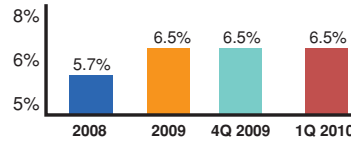
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:6.5%



Historical Distribution

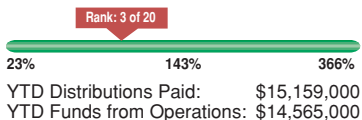


Contact Information

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KBS Real Estate Investment Trust II
P.O. Box 219015
Kansas City, MO 64121-9015
866-584-1381

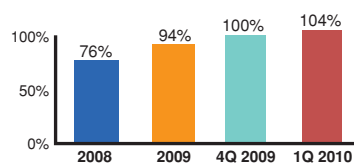
Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD FFO104%



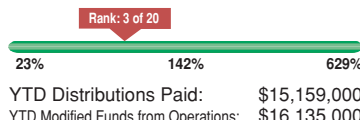
YTD Distributions Paid: \$15,159,000
YTD Funds from Operations: \$14,565,000

Distribution Coverage/ Historical FFO



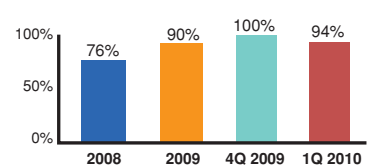
Distribution Coverage/ Current MFFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD MFFO.....94%

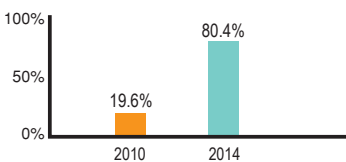


YTD Distributions Paid: \$15,159,000
YTD Modified Funds from Operations: \$16,135,000

Distribution Coverage/ Historical MFFO

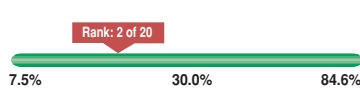


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:15.9%

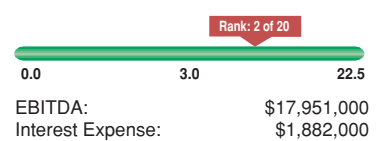


Debt Breakdown

Total:	\$141.7 Million
Fixed:	\$93.9 Million
Variable:	\$47.8 Million
Rate:	4.1 - 5.9%
Term:	1 - 4 yrs

Interest Coverage Ratio

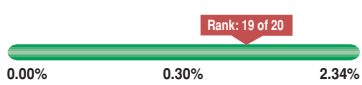
YTD Interest Coverage Ratio:9.5



EBITDA: \$17,951,000
Interest Expense: \$1,882,000

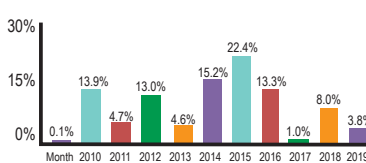
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:0.97%



Redemptions Year to Date: 613,383
Wtd. Avg. Shares Outstanding: 63,494,969

Lease Expiration*



*Data as of 12/31/09.

NOTES:

For the period ending March 31, 2010, the Company has entered into two interest rate swap agreements on \$20.0 million of variable rate debt which effectively fixed the interest rate at approximately 5.55% through the term of the loan which matures on February 26, 2014.