



BlueVault
PARTNERS, LLC

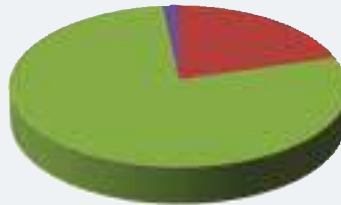
Nontraded REIT Industry Review

Data as of June 30, 2010

KBS Real Estate Investment Trust II, Inc.

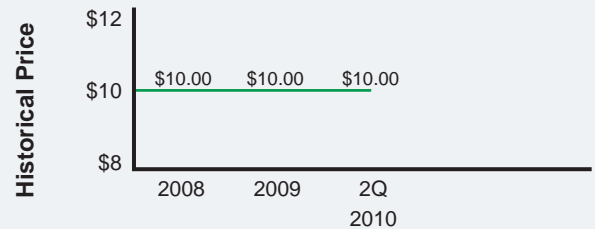
Portfolio Details:

Total Assets	\$1,246.7 Million
Real Estate Assets	\$970.9 Million
Cash	\$254.3 Million
Securities	\$0.0 Million
Other	\$21.5 Million

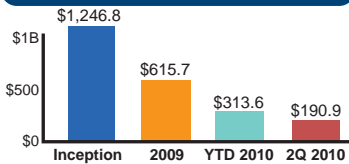


Initial Offering Date:	April 22, 2008
Number of Months Fundraising:	26
Anticipated Offering Close Date:	December 31, 2010
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:20.4%
 Asset Type:Diversified
 Number of Properties: 11 Properties & 5 Real Estate Related Assets
 Square Feet / Units / Rooms / Acres:3.7 million sq. ft.
 Percent Leased:96%



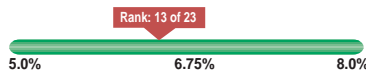
Gross Dollars Raised*



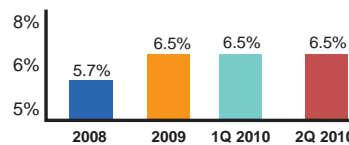
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:6.5%



Historical Distribution



Contact Information

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

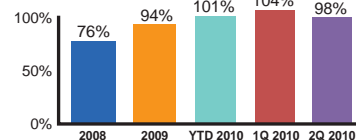
Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
 YTD Distributions/YTD FFO101%



YTD Distributions Paid: \$32,837,000
 YTD Funds from Operations: \$32,574,000

Distribution Coverage/ Historical FFO

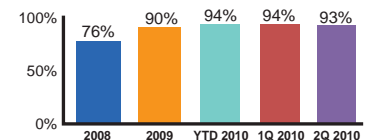


Distribution Coverage/ Current MFFO - YTD

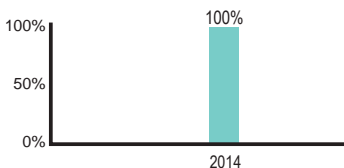
Distribution Coverage Ratio:
 YTD Distributions/YTD MFFO94%

YTD Distributions Paid: \$32,837,000
 YTD Modified Funds from Operations: \$35,088,000

Distribution Coverage/ Historical MFFO

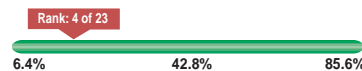


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:17.4%

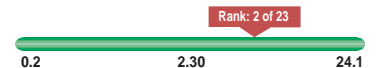


Debt Breakdown

Total: \$168.9 Million
 Fixed: \$93.9 Million
 Variable: \$75.0 Million
 Rate: 5.2 - 5.9%
 Term: 4 yrs

Interest Coverage Ratio

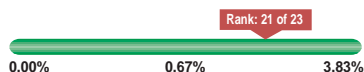
YTD Interest Coverage Ratio:9.0



EBITDA: \$39,274,000
 Interest Expense: \$4,358,000

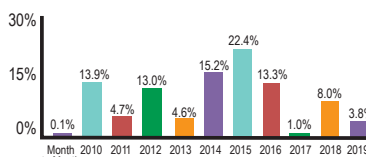
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:2.06%



Redemptions Year to Date: 1,311,096
 Wtd. Avg. Shares Outstanding: 63,494,969

Lease Expiration*



*Data as of 12/31/09.

NOTES:

For the period ending June 30, 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.