



Data as of September 30, 2010

BlueVault
PARTNERS, LLC

KBS Real Estate Investment Trust II, Inc.

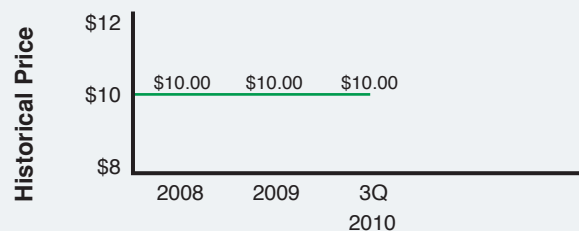
Portfolio Details:

Total Assets	\$1,989.3 Million
Real Estate Assets	\$1,834.8 Million
Cash	\$80.9 Million
Securities	\$0.0 Million
Other	\$73.6 Million

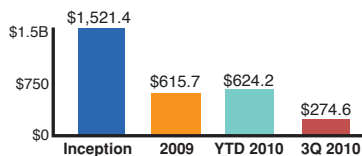


Initial Offering Date:	April 22, 2008
Number of Months Fundraising:	29
Anticipated Offering Close Date:	December 31, 2010
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:4.1%
 Asset Type:Diversified
 Number of Properties: 15 Properties & 5 Real Estate Related Assets
 Square Feet / Units / Rooms / Acres:6.1 million sq. ft.
 Percent Leased:95%



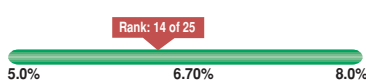
Gross Dollars Raised*



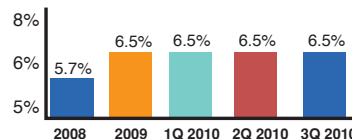
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:6.5%



Historical Distribution

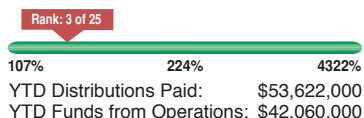


Contact Information

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 P.O. Box 219015
 Kansas City, MO 64121-9015
 866-584-1381

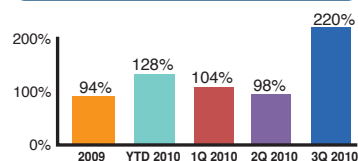
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO128%



YTD Distributions Paid: \$53,622,000
 YTD Funds from Operations: \$42,060,000

Historical FFO Payout Ratio



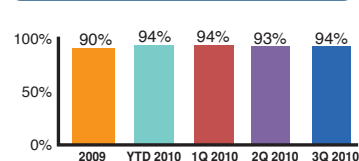
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO94%

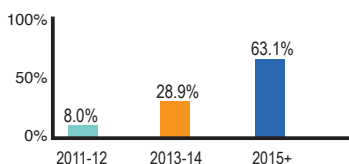


YTD Distributions Paid: \$53,662,000
 YTD Modified Funds from Operations: \$57,217,000

Historical MFFO Payout Ratio

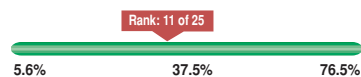


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio:36.2%

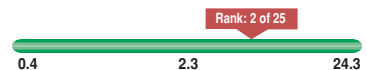


Debt Breakdown

Total:	\$720.4 Million
Fixed:	\$460.8 Million
Variable:	\$259.6 Million
Rate:	2.5 - 7.5%
Term:	1 - 5 yrs

Interest Coverage Ratio

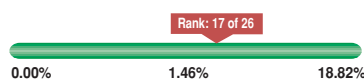
YTD Interest Coverage Ratio:6.5



EBITDA: \$67,288,000
 Interest Expense: \$10,310,000

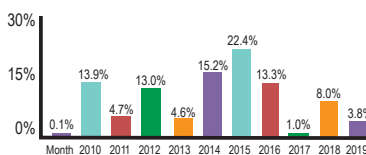
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:2.89%



Redemptions Year to Date: 1,835,578
 Wtd. Avg. Shares Outstanding as of 12/31/09: 63,494,969

Lease Expiration*



*Data as of 12/31/09.

NOTES:

For the period ending Sept. 30, 2010, the Company has entered into interest rate swap agreements on \$196.0 million of variable rate debt.