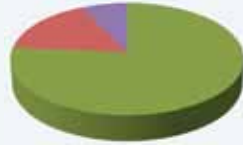


Nontraded REIT Industry Review: Second Quarter 2012



Sentio Healthcare Properties, Inc.

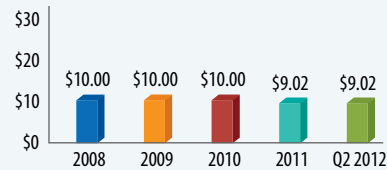
Total Assets.....	\$195.0 Million
Real Estate Assets	\$149.0 Million
Cash.....	\$32.0 Million
Securities	\$0.0 Million
Other.....	\$14.0 Million



Initial Offering Date: June 20, 2008
 Anticipated Offering Close Date: February 4, 2013
 Current Price per Share: \$9.02
 Reinvestment Price per Share: See Notes

Cash to Total Assets Ratio: 16.4%
 Asset Type: Diversified
 Number of Properties: 16
 Square Feet / Units / Rooms / Acres: 887,508 Sq. Ft
 Percent Leased: 88.4%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

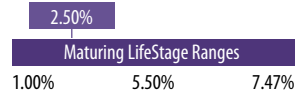
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 0.46%

Redemptions for Death Only

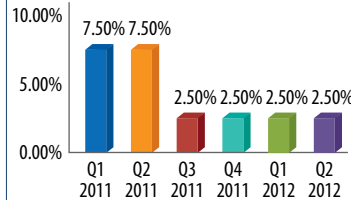
Redemptions Year to Date: 59,793
 Wtd. Avg. Shares Outstanding:..... 12,870,880

Current Distribution

Current Distribution Yield: ... 2.50%



Historical Distribution

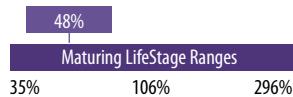


Contact Information

www.CRE Funds.com
Pacific Cornerstone Capital
1920 Main Street, Suite 400
Irvine, CA 92614
877-805-3333

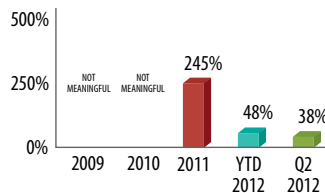
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 48%



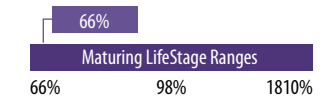
YTD Distributions Paid:.... \$1,615,000
 YTD FFO: \$3,382,000

Historical FFO Payout Ratio



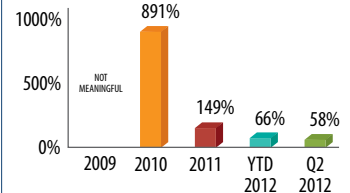
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:.....66%

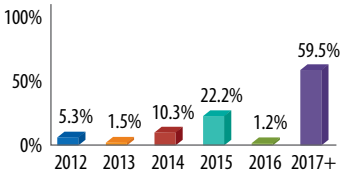


YTD Distributions Paid:.. \$1,615,000
 YTD MFFO: \$2,429,000
 *Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio

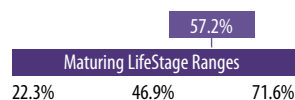


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 57.2%

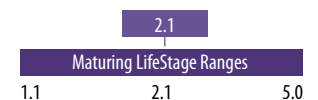


Debt Breakdown

Total: \$111.4 Million
 Fixed: \$75.7 Million
 Variable: \$35.8 Million
 Avg. Wtd. Rate: 5.52%
 Term: < 1 – 32 yrs.

Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.1



Adjusted EBITDA: \$6,485,000
 Interest Expense: \$3,024,000

Lease Expirations

Not Reported

Trends and Items of Note

- On June 28, 2012, the Company became obligated pursuant to a definitive purchase and sale agreement dated May 7, 2012 to acquire an 80% interest in a joint venture that will own a portfolio of four assisted living facilities located in Illinois and Texas. The Company would invest approximately \$13.7 million in the joint venture.
- The Company acquired the Physicians Center MOB in Bryan, TX, with 117,583 sq. ft. for \$8.34 million on April 2, 2012.
- The REIT's interest rate coverage ratio has improved to 2.1x as of Q2 2012 compared to 1.6x as of year-end 2011.
- Cash to total assets of 16.4% is significantly above the median of 3.9% for Maturing LifeStage REITs and has had a ratio of 14% or higher for the past 10 quarters.
- The Company did not report MFFO for 2Q, 2012. The MFFO figures above are Blue Vault Partners estimates.
- See additional notes on page 77 for information regarding the source of distributions.