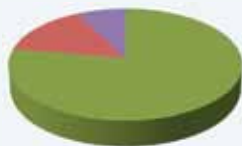


# Nontraded REIT Industry Review: Fourth Quarter 2011



## Sentio Healthcare Properties, Inc.

Total Assets.....	\$192.2 Million
Real Estate Assets .....	\$149.2 Million
Cash .....	\$28.3 Million
Securities .....	\$0.0 Million
Other .....	\$14.7 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: ..... 14.7%  
 Asset Type: ..... Diversified  
 Number of Properties: ..... 15  
 Square Feet / Units / Rooms / Acres: ..... 772,153  
 Percent Leased: ..... 92.5%  
 LifeStage: ..... Maturing  
 Investment Style ..... Core

### Historical Price



### Redemptions

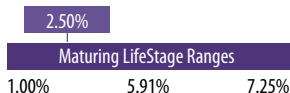
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: ..... 1.98%

Redemptions for Death Only

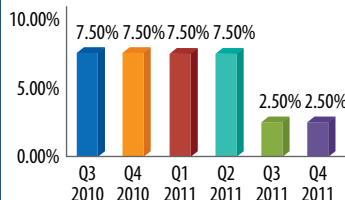
Redemptions Year to Date: ... 251,482  
 Wtd. Avg. Shares Outstanding as of 12/31/11: ..... 12,704,733

### Current Distribution

Current Distribution Yield: ... 2.50%



### Historical Distribution

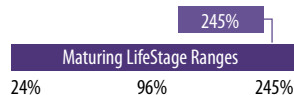


### Contact Information

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

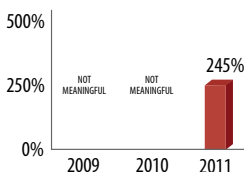
### Year to Date FFO Payout Ratio

FFO Payout Ratio:  
 YTD Distributions/YTD FFO: ..... 245%



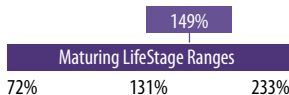
YTD Distributions Paid: ... \$5,859,000  
 YTD FFO: ..... \$2,389,000

### Historical FFO Payout Ratio



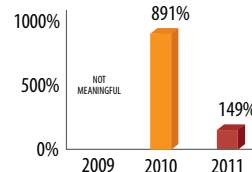
### Year to Date MFFO Payout Ratio

MFFO Payout Ratio:  
 YTD Distributions/YTD MFFO: ... 149%

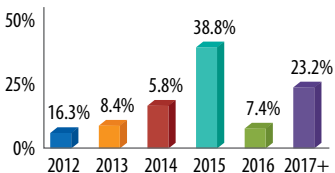


YTD Distributions Paid: .. \$5,859,000  
 YTD MFFO: ..... \$3,934,000  
 \*Blue Vault estimated MFFO – see notes

### Historical MFFO Payout Ratio

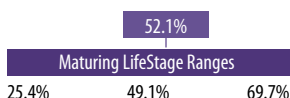


### Debt Maturity



### Current Debt Ratio

Debt to Total Assets Ratio: ... 52.1%



### Debt Breakdown



Total: ..... \$100.1 Million  
 Fixed: ..... \$33.5 Million  
 Variable: ..... \$66.5 Million  
 Rate: ..... 6.47%  
 Term: ..... 1 – 5 yrs

### Interest Coverage Ratio

YTD Interest Coverage Ratio: ..... 1.6



Adjusted EBITDA: ..... \$11,076,000  
 Interest Expense: ..... \$6,732,000

### Lease Expirations

Not Reported

### Trends and Items of Note

- The Company changed its name from Cornerstone Healthcare Plus REIT, Inc.
- The Cash to Total Assets Ratio of 14.7% is significantly above the median of 3.1% for Maturing LifeStage REITs.
- The Company's Interest Coverage Ratio for the year ending 2011 was 1.6X and is below the median of 2.1 for Maturing LifeStage REITs.
- On October 18, 2011, the Company announced that the Independent Directors Committee has suspended its analysis of strategic alternatives for the Company and has concluded that the Company is well positioned as an investment program with a continued focus on healthcare real estate.
- The Company did not report MFFO for 4Q 2011. MFFO is a Blue Vault estimate.
- See additional notes on page 67 for information regarding the source of distributions.