



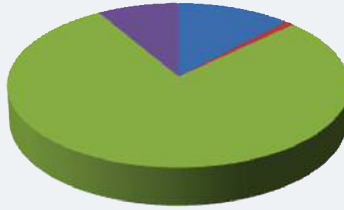
Data as of September 30, 2010

BlueVault
PARTNERS, LLC

Wells Real Estate Investment Trust II, Inc.

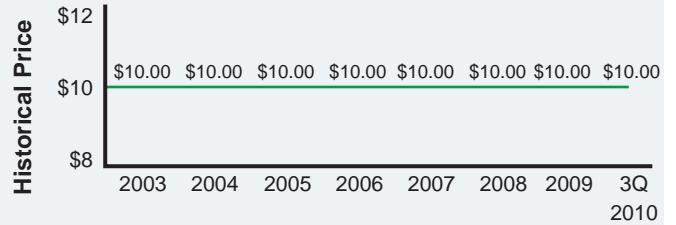
Portfolio Details:

Total Assets	\$5,402.4 Million
Real Estate Assets	\$4,239.2 Million
Cash	\$53.5 Million
Securities	\$646.0 Million
Other	\$463.7 Million



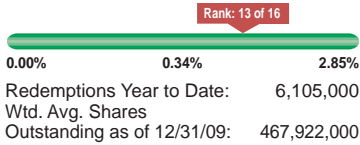
Initial Offering Date:	December 1, 2003
Offering Close Date:	June 30, 2010
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.55

Cash to Total Assets Ratio:	1.0%
Asset Type:	Office
Number of Properties:	70
Square Feet / Units / Rooms / Acres:	21.7 million sq. ft.
Percent Leased:	95.2%



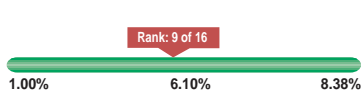
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 1.30%

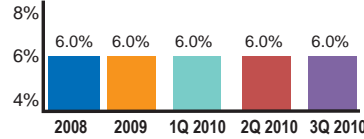


Current Distribution

Current Distribution Yield: 6.0%



Historical Distribution



Contact Information

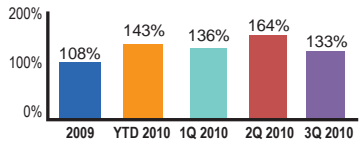
www.WellsREITii.com
Wells Real Estate Funds
P.O. Box 926040
Norcross, GA 30010
800-557-4830

Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO143%



Historical FFO Payout Ratio

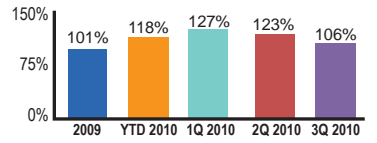


Year to Date MFFO Payout Ratio

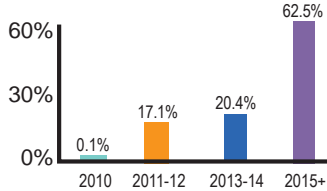
MFFO Payout Ratio:
YTD Distributions/YTD MFFO118%



Historical MFFO Payout Ratio

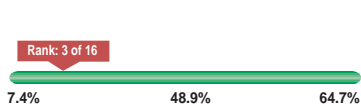


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: 16.1%

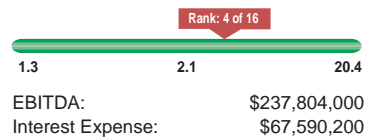


Debt Breakdown

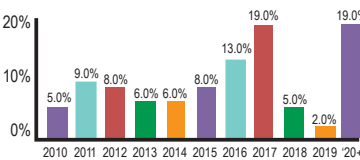
Total:	\$867.6 Million
Fixed:	\$748.2 Million
Variable:	\$119.4 Million
Rate:	4.62 - 14.0%
Term:	1 - 8 yrs

Interest Coverage Ratio

Interest Coverage Ratio: 3.5



Lease Expiration*



*Data as of 12/31/09.

NOTES: The allocation to Securities noted above references an investment in development authority bonds on the balance sheet. The Company also reported a debt-to-gross-real-estate-assets ratio of 16.3%. Of the \$867.6 million of fixed rate debt noted above, three mortgage loans valued at \$246.9 million have fixed rates through interest rate swaps. In July 2010, the board of directors approved an amendment to the share redemption plan (the "SRP") pursuant to which the Company will resume "Ordinary Redemptions" (those sought in cases other than within two years of a stockholder's death or a "qualifying disability") effective September 30, 2010 at a price currently equal to 60.0% of the price at which the share was originally issued.