

Cole Credit Property Trust II Inc
Form 424B3
December 20, 2007

Filed Pursuant to Rule 424(b)(3)
Registration No. 333-138444

COLE CREDIT PROPERTY TRUST II, INC.
SUPPLEMENT NO. 8 DATED DECEMBER 20, 2007
TO THE PROSPECTUS DATED MAY 11, 2007

This document supplements, and should be read in conjunction with, the prospectus of Cole Credit Property Trust II, Inc. dated May 11, 2007, Supplement No. 1 dated May 16, 2007, Supplement No. 2 dated July 24, 2007, Supplement No. 3 dated August 8, 2007, Supplement No. 4 dated August 15, 2007, Supplement No. 5 dated September 21, 2007, Supplement No. 6 dated November 5, 2007, and Supplement No. 7 dated November 15, 2007. Unless otherwise defined in this supplement, capitalized terms used in this supplement shall have the same meanings as set forth in the prospectus.

The purpose of this supplement is to describe the following:

- (1) the status of the offering of shares in Cole Credit Property Trust II, Inc.;
- (2) new suitability standards for residents of New Mexico;
- (3) the removal of an administrative fee charged in connection with our share redemption program;
- (4) recent real property investments; and
- (5) the termination of various purchase agreements.

Status of Our Public Offerings

We commenced our initial public offering on June 27, 2005. We terminated our initial public offering on May 22, 2007. As of the close of business on May 22, 2007, we had issued a total of 54,838,315 shares in our initial public offering, including 53,909,877 shares sold in the primary offering and 928,438 shares sold pursuant to our distribution reinvestment plan, resulting in gross offering proceeds to us of approximately \$547.4 million.

We commenced our follow-on offering of 150,000,000 shares of common stock on May 23, 2007. Of these shares, we are offering 125,000,000 shares in a primary offering and 25,000,000 shares pursuant to our distribution reinvestment plan. As of December 20, 2007, we had accepted investors' subscriptions for, and issued, approximately 37.9 million shares of our common stock in the follow-on offering, including approximately 36.3 million shares sold in the primary offering and approximately 1.6 million shares sold pursuant to our distribution reinvestment plan, resulting in gross proceeds to us of approximately \$382.5 million. Combined with our initial public offering, we had received a total of approximately \$929.8 million in gross offering proceeds as of December 20, 2007.

Suitability Standards

The following information supplements, and should be read in conjunction with, the section of our prospectus captioned "Suitability Standards" beginning on page i of the prospectus and other similar disclosures elsewhere in the prospectus:

Residents of New Mexico who intend to invest in our shares must have either (a) a minimum net worth of at least \$250,000 or (b) an annual gross income of at least \$70,000 and a net worth of at least \$70,000.

Share Redemption Program

The following information supersedes and replaces, in its entirety, the third paragraph of the "Prospectus Summary Share Redemption Program" section beginning on page 17 of the prospectus and all similar discussions appearing elsewhere in the prospectus:

Upon receipt of a request for redemption, we will conduct a Uniform Commercial Code search to ensure that no liens are held against the shares. We will bear any costs in conducting the Uniform Commercial Code search. We will not redeem any shares that are subject to a lien. Repurchases will be made quarterly. If funds are not available to redeem all requested redemptions at the end of each quarter, the shares will be purchased on a pro rata basis and the unfulfilled requests will be held until the next quarter, unless withdrawn; provided, however, we may give priority to the redemption of a deceased stockholder's shares. Our board of directors may amend, suspend or terminate the share

redemption program at any time upon 30 days prior written notice to our stockholders.

The following information supersedes and replaces, in its entirety, the third paragraph of the Description of Shares Share Redemption Program section beginning on page 146 of the prospectus and all similar discussions appearing elsewhere in the prospectus:

During the term of this offering and any subsequent public offering of our shares, the redemption price per share will depend on the length of time you have held such shares as follows: after one year from the purchase date 92.5% of the amount you paid for each share; after two years from the purchase date 95% of the amount you paid for each share; after three years from the purchase date 97.5% of the amount you paid for each share; and after four years from the purchase date 100% of the amount you paid for each share (in each case, as adjusted for any stock dividends, combinations, splits, recapitalizations and the like with respect to our common stock). At any time we are engaged in an offering of shares, the per share price for shares purchased under our redemption plan will always be equal to or lower than the applicable per share offering price. Thereafter, the per share redemption price will be based on the then-current net asset value of the shares (as adjusted for any stock dividends, combinations, splits, recapitalizations and the like with respect to our common stock). Our board of directors will announce any redemption price adjustment and the time period of its effectiveness as a part of its regular communications with our stockholders. At any time the redemption price is determined by any method other than the net asset value of the shares, if we have sold property and have made one or more special distributions to our stockholders of all or a portion of the net proceeds from such sales, the per share redemption price will be reduced by the net sale proceeds per share distributed to investors prior to the redemption date as a result of the sale of such property in the special distribution. Our board of directors will, in its sole discretion, determine which distributions, if any, constitute a special distribution. While our board of directors does not have specific criteria for determining a special distribution, we expect that a special distribution will only occur upon the sale of a property and the subsequent distribution of the net sale proceeds. Upon receipt of a request for redemption, we will conduct a Uniform Commercial Code search to ensure that no liens are held against the shares. We will bear any costs in conducting the Uniform Commercial Code search. We will not redeem any shares that are subject to a lien. In addition, upon the death of a stockholder, upon request, we will waive the one-year holding requirement. Shares redeemed in connection with the death of a stockholder will be redeemed at a purchase price equal to the price actually paid for the shares. In addition, we may waive the holding period in the event of a stockholder's bankruptcy or other exigent circumstances.

Real Property Investments

The following information supplements, and should be read in conjunction with, the table in the section captioned Prospectus Summary Description of Real Estate Investments beginning on page 7 of the prospectus:

Description of Real Estate Investments

As of December 20, 2007, we owned 332 properties, comprising approximately 11.2 million rentable square feet of commercial space located in 43 states and the U.S. Virgin Islands. Properties acquired between November 15, 2007, the date of our last prospectus supplement, and December 20, 2007 are listed below.

Property Description	Tenant	Rentable Square Feet	Purchase Price
Starbucks Oklahoma City, OK	Starbucks Corporation	1,741	\$ 1,238,671
Starbucks Chattanooga, TN	Starbucks Corporation	1,850	1,420,000
Starbucks Maryville, TN	Starbucks Corporation	1,850	1,490,000
Starbucks Powell, TN	Starbucks Corporation	1,850	1,324,000
Starbucks Seymour, TN	Starbucks Corporation	1,850	1,351,000
Walgreens Hills, TX	Walgreen Co.	13,905	3,600,000
Walgreens Waco, TX		13,905	3,600,000

Edgar Filing: Cole Credit Property Trust II Inc - Form 424B3

Allstate Insurance Contact Center Cross Plains, WI	Walgreen Co. Allstate Insurance Company Mealey s Furniture Holdings, Inc.	34,992	5,720,000
Mealey s Furniture Maple Shade, NJ		66,750	5,350,000

2

Property Description	Tenant	Rentable Square Feet	Purchase Price
Circle K Albuquerque, NM	Circle K/Mac s, G.P.	2,700	\$ 1,275,719
Circle K Baton Rouge (Burbank), LA	Circle K/Mac s, G.P.	2,400	951,727
Circle K Baton Rouge (Floynell), LA	Circle K/Mac s, G.P.	2,780	1,407,341
Circle K Baton Rouge (Jefferson), LA	Circle K/Mac s, G.P.	2,780	1,083,349
Circle K Beaufort, SC	Circle K/Mac s, G.P.	2,660	1,640,210
Circle K Bluffton, SC	Circle K/Mac s, G.P.	2,448	2,591,937
Circle K Bossier City, LA	Circle K/Mac s, G.P.	3,211	1,528,838
Circle K Charleston, SC	Circle K/Mac s, G.P.	3,000	2,602,061
Circle K Charlotte (Independence), NC	Circle K/Mac s, G.P.	2,556	1,883,204
Circle K Charlotte (Sharon), NC	Circle K/Mac s, G.P.	2,477	1,954,077
Circle K Charlotte (Sugar Creek), NC	Circle K/Mac s, G.P.	2,170	2,014,826
Circle K Columbia (Garners), SC	Circle K/Mac s, G.P.	2,600	2,116,073
Circle K Columbia (Hardscrabble), SC	Circle K/Mac s, G.P.	2,477	1,751,582
Circle K El Paso (Americas), TX	Circle K/Mac s, G.P.	3,500	2,217,318
Circle K El Paso (Mesa), TX	Circle K/Mac s, G.P.	3,150	1,144,097
Circle K El Paso (Zaragosa), TX	Circle K/Mac s,	3,800	2,065,450

Edgar Filing: Cole Credit Property Trust II Inc - Form 424B3

Circle K	Fort Mill, NC	G.P. Circle K/Mac s,	6,553	2,359,067
Circle K	Goose Creek, SC	G.P. Circle K/Mac s,	2,632	1,366,842
Circle K	Huntersville, NC	G.P. Circle K/Mac s,	2,770	2,014,826
Circle K	Mount Pleasant, SC	G.P. Circle K/Mac s,	2,820	1,538,962
Circle K	Port Wentworth, GA	G.P. Circle K/Mac s,	3,760	2,325,656
Circle K	Savannah (Johnny Mercer), GA	G.P. Circle K/Mac s,	1,152	1,609,836
Circle K	Savannah (King George), GA	G.P. Circle K/Mac s,	2,477	1,609,836
Circle K	Shreveport, LA	G.P. Circle K/Mac s,	3,180	1,214,970
Circle K	Springdale, SC	G.P. Circle K/Mac s,	1,760	1,741,457
Exxon	West Monroe (503 Thomas), LA	G.P. Circle K/Mac s,	3,327	1,468,089
Holland Oil	Akron (940 Arlington), OH	G.P. Circle K/Mac s,	2,800	1,133,972
Holland Oil	Akron (1178 Arlington), OH	G.P. Circle K/Mac s,	2,862	1,417,465
Holland Oil	Akron (1559 E. Market), OH	G.P. Circle K/Mac s,	1,624	1,457,964
Holland Oil	Akron (1693 West Market), OH	G.P. Circle K/Mac s,	4,977	1,599,711
Holland Oil	Akron (Albrecht), OH	G.P. Circle K/Mac s,	2,763	1,113,723
Holland Oil	Akron (Brittain), OH	G.P. Circle K/Mac s,	2,857	1,245,345
Holland Oil	Akron (Brown), OH	G.P. Circle K/Mac s,	2,635	1,306,093

Edgar Filing: Cole Credit Property Trust II Inc - Form 424B3

Holland Oil Akron (Cuyahoga), OH	G.P. Circle K/Mac s, G.P.	2,800	1,630,085
Holland Oil Akron (Darrow), OH	G.P. Circle K/Mac s, G.P.	2,800	1,214,970
Holland Oil Akron (Exchange), OH	G.P. Circle K/Mac s, G.P.	3,190	1,468,089
Holland Oil Akron (Main St.), OH	G.P. Circle K/Mac s, G.P.	3,258	1,184,596
Holland Oil Akron (Manchester), OH	G.P. Circle K/Mac s, G.P.	2,800	1,640,210
Holland Oil Akron (Ridgewood), OH	G.P. Circle K/Mac s, G.P.	1,710	1,306,093
Holland Oil Akron (Waterloo), OH	G.P. Circle K/Mac s, G.P.	2,800	1,184,596
Holland Oil Barberton (5 th St.), OH	G.P. Circle K/Mac s, G.P.	2,800	1,235,220
Holland Oil Barberton (31 st St.), OH	G.P. Circle K/Mac s, G.P.	2,800	971,976
Holland Oil Barberton (Wooster), OH	G.P. Circle K/Mac s, G.P.	3,600	2,247,695
Holland Oil Bedford, OH	G.P. Circle K/Mac s, G.P.	2,450	1,275,719
Holland Oil Brookpark, OH	G.P. Circle K/Mac s, G.P.	2,740	1,356,717
Holland Oil Canton (12 th Street), OH	G.P. Circle K/Mac s, G.P.	2,800	1,164,347
Holland Oil Canton (Tuscarawas), OH	G.P. Circle K/Mac s, G.P.	4,500	2,197,071
Holland Oil Cleveland, OH	G.P. Circle K/Mac s, G.P.	4,318	1,589,586
Holland Oil Copley, OH	G.P. Circle K/Mac s, G.P.	2,439	1,154,222

Property Description	Tenant	Rentable Square Feet	Purchase Price
Holland Oil Cuyahoga Falls (Bath), OH	Circle K/Mac s, G.P.	4,269	\$ 2,024,951
Holland Oil Cuyahoga Falls (Port), OH	Circle K/Mac s, G.P.	2,959	1,387,091
Holland Oil Cuyahoga Falls (State), OH	Circle K/Mac s, G.P.	2,100	1,032,725
Holland Oil Fairlawn, OH	Circle K/Mac s, G.P.	2,900	1,609,836
Holland Oil Kent, OH	Circle K/Mac s, G.P.	2,068	992,226
Holland Oil Maple Heights, OH	Circle K/Mac s, G.P.	2,967	1,488,339
Holland Oil Northfield, OH	Circle K/Mac s, G.P.	4,647	1,943,953
Holland Oil Norton, OH	Circle K/Mac s, G.P.	3,750	1,437,715
Holland Oil Parma, OH	Circle K/Mac s, G.P.	3,039	1,255,469
Holland Oil Seville, OH	Circle K/Mac s, G.P.	7,200	2,450,190
Holland Oil Twinsburg, OH	Circle K/Mac s, G.P.	3,298	1,356,717
Holland Oil Willoughby, OH	Circle K/Mac s, G.P.	2,938	1,194,721
Shell Monroe, LA	Circle K/Mac s, G.P.	4,140	1,528,838
Spectrum Auburn, AL	Circle K/Mac s, G.P.	2,772	1,731,333
Spectrum Augusta, GA	Circle K/Mac s, G.P.	3,010	1,103,598
Spectrum Columbus (Airport), GA	Circle K/Mac s, G.P.	2,205	1,538,962
Spectrum Columbus (Beaver Run), GA	Circle K/Mac s, G.P.	3,760	2,510,939
Spectrum Columbus (Bradley), GA	Circle K/Mac s, G.P.	4,750	3,341,168
Spectrum Columbus (Buena Vista), GA	Circle K/Mac s, G.P.	2,205	1,609,836
Spectrum Columbus (Lumpkin), GA	Circle K/Mac s, G.P.	2,874	1,670,584
Spectrum Columbus (Warm Springs), GA	Circle K/Mac s, G.P.	4,934	1,964,202
Spectrum Lanett, AL	Circle K/Mac s, G.P.	2,631	850,479
Spectrum Macon (Arkwright), GA	Circle K/Mac s, G.P.	2,248	1,144,097
Spectrum Macon (Riverside), GA		2,580	1,255,469

Edgar Filing: Cole Credit Property Trust II Inc - Form 424B3

		Circle K/Mac s, G.P.		
Spectrum	Martinez, GA	Circle K/Mac s, G.P.	2,250	1,275,719
Spectrum	Mobile (Airport), AL	Circle K/Mac s, G.P.	1,800	1,822,455
Spectrum	Mobile (Moffett), AL	Circle K/Mac s, G.P.	678	1,559,212
Spectrum	North Augusta, SC	Circle K/Mac s, G.P.	2,240	1,194,721
Spectrum	Opelika (2 nd Ave), AL	Circle K/Mac s, G.P.	2,531	1,306,093
Spectrum	Opelika (Columbus), AL	Circle K/Mac s, G.P.	3,796	2,348,943
Spectrum	Phenix City, AL	Circle K/Mac s, G.P.	3,054	1,599,711
Spectrum	Pine Mountain, GA	Circle K/Mac s, G.P.	3,285	1,144,097
Spectrum	Valley, AL	Circle K/Mac s, G.P.	3,312	1,559,212
Spirit	West Monroe (1602 Thomas), LA	Circle K/Mac s, G.P.	3,927	1,670,584
			389,273	\$156,570,671

The following information supplements the section of our prospectus captioned "Investment Objectives and Policies - Real Property Investments" beginning on page 84 of the prospectus:

Real Property Investments

We engage in the acquisition and ownership of commercial properties throughout the United States. We invest primarily in income-generating retail, office and distribution properties, net leased to investment grade and other creditworthy tenants.

As of December 20, 2007, we, through separate wholly-owned limited liability companies, have acquired a 100% fee simple interest in 332 properties consisting of approximately 11.2 million gross rentable square feet located in 43 states and the U.S. Virgin Islands. The properties were generally acquired through the use of mortgage notes payable and proceeds from our ongoing public offering of our common stock.

The following table summarizes properties acquired between November 15, 2007, the date of our last prospectus supplement, and December 20, 2007 in order of acquisition date:

			Date	Year	Purchase	Fees Paid To Sponsor	Rentable Square Feet	Physical Occupancy
Property		Type	Acquired	Built	Price	(1)	Feet	%
Starbucks	Oklahoma City, OK	Restaurant	November 20, 2007	2007	\$1,238,671	\$ 24,773	1,741	100%
Starbucks	Chattanooga, TN	Restaurant	November 26, 2007	2007	1,420,000	28,400	1,850	100%
Starbucks	Maryville, TN	Restaurant	November 26, 2007	2007	1,490,000	29,800	1,850	100%
Starbucks	Powell, TN	Restaurant	November 26, 2007	2007	1,324,000	26,480	1,850	100%
Starbucks	Seymour, TN	Restaurant	November 26, 2007	2007	1,351,000	27,020	1,850	100%
Walgreens	Beverly Hills, TX	Drugstore	December 5, 2007	1998	3,600,000	72,000	13,905	100%
Walgreens	Waco, TX	Drugstore	December 5, 2007	1998	3,600,000	72,000	13,905	100%
Allstate Insurance Contact Center	Cross Plains, WI	Call center	December 7, 2007	1998	5,720,000	114,400	34,992	100%
Mealey s Furniture	Maple Shade, NJ	Home furnishings	December 12, 2007	1978	5,350,000	107,000	66,750	100%
Circle K	Albuquerque, NM	Convenience store	December 20, 2007	1994	1,275,719	34,844	2,700	100%
Circle K	Baton Rouge (Burbank), LA	Convenience store	December 20, 2007	1976	951,727	33,044	2,400	100%
Circle K	Baton Rouge (Floyndell), LA	Convenience store	December 20, 2007	1977	1,407,341	35,044	2,780	100%
Circle K	Baton Rouge (Jefferson), LA	Convenience store	December 20, 2007	1970	1,083,349	33,444	2,780	100%
Circle K	Beaufort, SC	Convenience store	December 20, 2007	1997	1,640,210	36,644	2,660	100%
Circle K	Bluffton, SC	Convenience store	December 20, 2007	1997	2,591,937	40,644	2,448	100%
Circle K	Bossier City, LA	Convenience store	December 20, 2007	1987	1,528,838	36,144	3,211	100%
Circle K	Charleston, SC	Convenience store	December 20, 2007	1987	2,602,061	41,644	3,000	100%
Circle K	Charlotte (Independence), NC	Convenience store	December 20, 2007	1996	1,883,204	37,994	2,556	100%
Circle K	Charlotte (Sharon), NC	Convenience store	December 20, 2007	1997	1,954,077	38,344	2,477	100%
Circle K	Charlotte (Sugar Creek), NC	Convenience store	December 20, 2007	1991	2,014,826	38,644	2,170	100%
Circle K	Columbia (Garners), SC	Convenience store	December 20, 2007	1993	2,116,073	39,144	2,600	100%

Property	Type	Date	Year	Purchase	Fees Paid To Sponsor	Rentable Square Feet	Physical Occupancy
Circle K Columbia (Hardscrabble), SC	Convenience store	December 20, 2007	1997	\$1,751,582	\$37,344	2,477	100%
Circle K El Paso (Americas), TX	Convenience store	December 20, 2007	2000	2,217,318	40,044	3,500	100%
Circle K El Paso (Mesa), TX	Convenience store	December 20, 2007	1999	1,144,097	34,444	3,150	100%
Circle K El Paso (Zaragoza), TX	Convenience store	December 20, 2007	1999	2,065,450	39,244	3,800	100%
Circle K Fort Mill, SC	Convenience store	December 20, 2007	1999	2,359,067	40,744	6,553	100%
Circle K Goose Creek, SC	Convenience store	December 20, 2007	1983	1,366,842	35,044	2,632	100%
Circle K Huntersville, NC	Convenience store	December 20, 2007	2006	2,014,826	38,644	2,770	100%
Circle K Mount Pleasant, SC	Convenience store	December 20, 2007	1978	1,538,962	35,844	2,820	100%
Circle K Port Wentworth, GA	Convenience store	December 20, 2007	1991	2,325,656	39,844	3,760	100%
Circle K Savannah (Johnny Mercer), GA	Convenience store	December 20, 2007	1990	1,609,836	35,744	1,152	100%
Circle K Savannah (King George), GA	Convenience store	December 20, 2007	1997	1,609,836	36,344	2,477	100%
Circle K Shreveport, LA	Convenience store	December 20, 2007	1988	1,214,970	34,544	3,180	100%
Circle K Springdale, SC	Convenience store	December 20, 2007	1999	1,741,457	36,944	1,760	100%
Exxon West Monroe (503 Thomas), LA	Convenience store	December 20, 2007	1983	1,468,089	35,844	3,327	100%
Holland Oil Akron (940 Arlington), OH	Convenience store	December 20, 2007	1991	1,133,972	34,144	2,800	100%
Holland Oil Akron (1178 Arlington), OH	Convenience store	December 20, 2007	1994	1,417,465	35,544	2,862	100%
Holland Oil Akron (1559 E. Market), OH	Convenience store	December 20, 2007	1995	1,457,964	35,544	1,624	100%
Holland Oil Akron (1693 West Market), OH	Convenience store	December 20, 2007	1999	1,599,711	36,844	4,977	100%
Holland Oil Akron (Albrecht), OH	Convenience store	December 20, 2007	1997	1,113,723	34,044	2,763	100%

Edgar Filing: Cole Credit Property Trust II Inc - Form 424B3

Property	Type	Date	Year	Purchase	Fees Paid	Rentable	Physical
		Acquired	Built	Price	To	Square	Occupancy
					Sponsor	Feet	
					(1)		
Holland Oil Akron (Brittain), OH	Convenience store	December 20, 2007	1995	\$1,245,345	\$ 34,744	2,857	100%
Holland Oil Akron (Brown), OH	Convenience store	December 20, 2007	1950	1,306,093	34,744	2,635	100%
Holland Oil Akron (Cuyahoga), OH	Convenience store	December 20, 2007	1998	1,630,085	36,944	2,800	100%
Holland Oil Akron (Darrow), OH	Convenience store	December 20, 2007	1994	1,214,970	34,744	2,800	100%
Holland Oil Akron (Exchange), OH	Convenience store	December 20, 2007	1996	1,468,089	35,844	3,190	100%
Holland Oil Akron (Main St.), OH	Convenience store	December 20, 2007	2000	1,184,596	34,344	3,258	100%
Holland Oil Akron (Manchester), OH	Convenience store	December 20, 2007	1994	1,640,210	36,744	2,800	100%
Holland Oil Akron (Ridgewood), OH	Convenience store	December 20, 2007	1969	1,306,093	34,744	1,710	100%
Holland Oil Akron (Waterloo), OH	Convenience store	December 20, 2007	2001	1,184,596	34,644	2,800	100%
Holland Oil Barberton (5 th St.), OH	Convenience store	December 20, 2007	1983	1,235,220	34,644	2,800	100%
Holland Oil Barberton (31 st St.), OH	Convenience store	December 20, 2007	1991	971,976	33,144	2,800	100%
Holland Oil Barberton (Wooster), OH	Convenience store	December 20, 2007	1981	2,247,695	39,744	3,600	100%
Holland Oil Bedford, OH	Convenience store	December 20, 2007	2000	1,275,719	34,944	2,450	100%

Edgar Filing: Cole Credit Property Trust II Inc - Form 424B3

Holland Oil Brookpark, OH	Convenience store	December 20, 2007	1998	1,356,717	35,244	2,740	100%
Holland Oil Canton (12 th Street), OH	Convenience store	December 20, 2007	1990	1,164,347	33,894	2,800	100%
Holland Oil Canton (Tuscarawas), OH	Convenience store	December 20, 2007	2000	2,197,071	39,644	4,500	100%
Holland Oil Cleveland, OH	Convenience store	December 20, 2007	2002	1,589,586	36,444	4,318	100%
Holland Oil Copley, OH	Convenience store	December 20, 2007	1993	1,154,222	34,244	2,439	100%
Holland Oil Cuyahoga Falls (Bath), OH	Convenience store	December 20, 2007	2002	2,024,951	38,744	4,269	100%

Edgar Filing: Cole Credit Property Trust II Inc - Form 424B3

Property	Type	Date Acquired	Year Built	Purchase Price	Fees Paid To Sponsor (1)	Rentable Square Feet	Physical Occupancy
Holland Oil Cuyahoga Falls (Port), OH	Convenience store	December 20, 2007	1995	\$ 1,387,091	\$ 35,444	2,959	100%
Holland Oil Cuyahoga Falls (State), OH	Convenience store	December 20, 2007	1972	1,032,725	33,244	2,100	100%
Holland Oil Fairlawn, OH	Convenience store	December 20, 2007	1993	1,609,836	36,344	2,900	100%
Holland Oil Kent, OH	Convenience store	December 20, 2007	1994	992,226	33,344	2,068	100%
Holland Oil Maple Heights, OH	Convenience store	December 20, 2007	1998	1,488,339	35,944	2,967	100%
Holland Oil Northfield, OH	Convenience store	December 20, 2007	1983	1,943,953	38,244	4,647	100%
Holland Oil Norton, OH	Convenience store	December 20, 2007	1984	1,437,715	35,644	3,750	100%
Holland Oil Parma, OH	Convenience store	December 20, 2007	2002	1,255,469	35,044	3,039	100%
Holland Oil Seville, OH	Convenience store	December 20, 2007	2003	2,450,190	41,344	7,200	100%
Holland Oil Twinsburg, OH	Convenience store	December 20, 2007	2005	1,356,717	35,244	3,298	100%
Holland Oil Willoughby, OH	Convenience store	December 20, 2007	1986	1,194,721	34,444	2,938	100%
Shell Monroe, LA	Convenience store	December 20, 2007	1986	1,528,838	36,144	4,140	100%
Spectrum Auburn, AL	Convenience store	December 20, 2007	1990	1,731,333	36,544	2,772	100%
Spectrum Augusta, GA	Convenience store	December 20, 2007	1981	1,103,598	33,644	3,010	100%
Spectrum Columbus (Airport), GA	Convenience store	December 20, 2007	1984	1,538,962	35,644	2,205	100%
Spectrum Columbus (Beaver Run), GA	Convenience store	December 20, 2007	1995	2,510,939	40,744	3,760	100%
Spectrum Columbus (Bradley), GA	Convenience store	December 20, 2007	1995	3,341,168	44,344	4,750	100%
Spectrum Columbus	Convenience store	December 20, 2007	1990	1,609,836	36,044	2,205	100%

Edgar Filing: Cole Credit Property Trust II Inc - Form 424B3

(Buena Vista), GA							
Spectrum Columbus (Lumpkin), GA	Convenience store	December 20, 2007	2005	1,670,584	36,344	2,874	100%
Spectrum Columbus (Warm Springs), GA	Convenience store	December 20, 2007	1978	1,964,202	37,744	4,934	100%
Spectrum Lanett, AL	Convenience store	December 20, 2007	1974	850,479	32,894	2,631	100%
Spectrum Macon (Arkwright), GA	Convenience store	December 20, 2007	1993	1,144,097	33,944	2,248	100%

Property	Type	Date Acquired	Year Built	Purchase Price	Fees Paid to Sponsor (1)	Rentable Square Feet	Physical Occupancy
Spectrum Macon (Riverside), GA	Convenience store	December 20, 2007	1974	\$ 1,255,469	\$ 34,344	2,580	100%
Spectrum Martinez, GA	Convenience store	December 20, 2007	1985	1,275,719	34,644	2,250	100%
Spectrum Mobile (Airport), AL	Convenience store	December 20, 2007	1987	1,822,455	36,944	1,800	100%
Spectrum Mobile (Moffett), AL	Convenience store	December 20, 2007	1988	1,559,212	34,894	678	100%
Spectrum North Augusta, GA	Convenience store	December 20, 2007	1999	1,194,721	34,244	2,240	100%
Spectrum Opelika (2 nd Ave), AL	Convenience store	December 20, 2007	1989	1,306,093	34,644	2,531	100%
Spectrum Opelika (Columbus), AL	Convenience store	December 20, 2007	1988	2,348,943	39,944	3,796	100%
Spectrum Phenix City, AL	Convenience store	December 20, 2007	1999	1,599,711	36,544	3,054	100%
Spectrum Pine Mountain, GA	Convenience store	December 20, 2007	1999	1,144,097	34,344	3,285	100%
Spectrum Valley, AL	Convenience store	December 20, 2007	1974	1,559,212	36,344	3,312	100%
Spirit West Monroe (1602 Thomas), LA	Convenience store	December 20, 2007	1999	1,670,584	36,844	3,927	100%
				\$ 156,570,671	\$ 3,514,425	389,273	

(1) Fees paid to sponsor include payments made to an affiliate of our advisor for acquisition fees in connection with the property acquisition and payments to our advisor for

finance coordination fees for services in connection with the origination or assumption of debt financing obtained to acquire the respective property. For more detailed information on fees paid to affiliates of our sponsor, see the section captioned Management Compensation beginning on page 58 of the prospectus.

The following table sets forth the principal provisions of the lease term for the major tenant at the properties listed above:

Property	Number of Tenants	Major Tenants*	Total Square Feet Leased	% Total Square Feet Leased	Renewal Options**	Current Annual Base Rent	Base Rent per Square Foot	Lease Term	
								Beginning	To
Starbucks Oklahoma City, OK	1	Starbucks Corporation	1,741	100%	4 /5 yr.	\$ 88,500	\$50.83	11/20/2007	10/31/2012
						97,350	55.92	11/1/2012	2/28/2018
Starbucks Chattanooga, TN	1	Starbucks Corporation	1,850	100%	4/5 yr.	102,953	55.65	11/26/2007	10/31/2012
						113,239	61.21	11/1/2012	2/28/2018

Property	Number of Tenants	Major Tenants*	Total Square Feet Leased	% Total Square Feet Leased	Renewal Options**	Current Annual Base Rent	Base Rent per Square Foot	Lease Term	
								Beginning	To
Starbucks Maryville, TN	1	Starbucks Corporation	1,850	100%	4/5 yr.	\$ 108,000	\$ 58.38	11/26/2007	7/31/2012
Starbucks Powell, TN	1	Starbucks Corporation	1,850	100%	4/5 yr.	118,800	64.22	8/1/2012	7/31/2017
Starbucks Seymour, TN	1	Starbucks Corporation	1,850	100%	4/5 yr.	96,000	51.89	11/26/2007	6/30/2012
Walgreens Beverly Hills, TX	1	Walgreen Co.	13,905	100%	8/5 yr.	105,600	57.08	7/1/2012	6/30/2017
Walgreens Waco, TX	1	Walgreen Co.	13,905	100%	8/5 yr.	98,000	52.97	11/26/2007	10/31/2012
Allstate Insurance Contact Center Cross Plains, WI	1	Allstate Insurance Company	34,992	100%	2/5 yr.	107,800	58.27	11/1/2012	2/28/2018
Mealey s Furniture Maple Shade, NJ	1	Mealey s Furniture Holdings, Inc.	66,750	100%	8/5 yr.	270,000	19.42	12/5/2007	9/30/2018
Circle K Albuquerque, NM	1	Circle K/Mac s, G.P.	2,700	100%	1/5 yr.	443,349	12.67	12/7/2007	6/30/2008
Circle K Baton Rouge (Burbank), LA	1	Circle K/Mac s, G.P.	2,400	100%	5/5 yr; 2/10 yr.	452,216	12.92	7/1/2008	6/30/2009
Circle K Baton Rouge (Floyndell), LA	1	Circle K/Mac s, G.P.	2,780	100%	5/5 yr; 2/10 yr.	461,260	13.18	7/1/2009	6/30/2010
Circle K Baton Rouge (Jefferson), LA	1	Circle K/Mac s, G.P.	2,780	100%	5/5 yr; 2/10 yr.	470,485	13.45	7/1/2010	6/30/2011
Circle K Beaufort, SC	1	Circle K/Mac s, G.P.	2,660	100%	5/5 yr; 2/10 yr.	479,895	13.71	7/1/2011	6/30/2012
Circle K Bluffton, SC	1	Circle K/Mac s, G.P.	2,448	100%	5/5 yr; 2/10 yr.	489,493	13.99	7/1/2012	6/30/2013
Circle K Bossier City, LA	1	Circle K/Mac s, G.P.	3,211	100%	5/5 yr; 2/10 yr.	499,283	14.27	7/1/2013	6/30/2014
						475,000	7.12	12/12/2007	12/31/2013
						96,955	35.91	12/20/2007	12/31/2028(1)
						72,331	30.14	12/20/2007	12/31/2027(1)
						106,958	38.47	12/20/2007	12/31/2028(1)
						82,335	29.62	12/20/2007	12/31/2027(1)
						124,656	46.86	12/20/2007	12/31/2026(1)
						196,987	80.47	12/20/2007	12/31/2026(1)
						116,192	36.19	12/20/2007	12/31/2028(1)

Edgar Filing: Cole Credit Property Trust II Inc - Form 424B3

Property		Number of Major Tenants	Major Tenants*	% Total		Renewal Options**	Current Annual Base Rent	Base Rent per Square Foot	Lease Term	
				Square Feet Leased	Square Feet				Beginning	To
Circle K	Charleston, SC	1	Circle K/Mac s, G.P.	3,000	100%	5/5 yr; 2/10 yr.	\$ 197,757	\$ 65.92	12/20/2007	12/31/2027(1)
Circle K (Independence), NC	Charlotte	1	Circle K/Mac s, G.P.	2,556	100%	5/5 yr; 2/10 yr.	143,124	56.00	12/20/2007	12/31/2028(1)
Circle K NC	Charlotte (Sharon), NC	1	Circle K/Mac s, G.P.	2,477	100%	5/5 yr; 2/10 yr.	148,510	59.96	12/20/2007	12/31/2027(1)
Circle K Creek), NC	Charlotte (Sugar Creek), NC	1	Circle K/Mac s, G.P.	2,170	100%	5/5 yr; 2/10 yr.	153,127	70.57	12/20/2007	12/31/2026(1)
Circle K SC	Columbia (Garners), SC	1	Circle K/Mac s, G.P.	2,600	100%	5/5 yr; 2/10 yr.	160,822	61.85	12/20/2007	12/31/2026(1)
Circle K (Hardscrabble), SC	Columbia (Hardscrabble), SC	1	Circle K/Mac s, G.P.	2,477	100%	5/5 yr; 2/10 yr.	133,120	53.74	12/20/2007	12/31/2028(1)
Circle K TX	El Paso (Americas), TX	1	Circle K/Mac s, G.P.	3,500	100%	5/5 yr; 2/10 yr.	168,516	48.15	12/20/2007	12/31/2026(1)
Circle K	El Paso (Mesa), TX	1	Circle K/Mac s, G.P.	3,150	100%	5/5 yr; 2/10 yr.	86,951	27.60	12/20/2007	12/31/2028(1)
Circle K TX	El Paso (Zaragosa), TX	1	Circle K/Mac s, G.P.	3,800	100%	5/5 yr; 2/10 yr.	156,974	41.31	12/20/2007	12/31/2026(1)
Circle K	Fort Mill, SC	1	Circle K/Mac s, G.P.	6,553	100%	5/5 yr; 2/10 yr.	179,289	27.36	12/20/2007	12/31/2026(1)
Circle K	Goose Creek, SC	1	Circle K/Mac s, G.P.	2,632	100%	5/5 yr; 2/10 yr.	103,880	39.47	12/20/2007	12/31/2026(1)
Circle K	Huntersville, NC	1	Circle K/Mac s, G.P.	2,770	100%	5/5 yr; 2/10 yr.	153,127	55.28	12/20/2007	12/31/2027(1)
Circle K	Mount Pleasant, SC	1	Circle K/Mac s, G.P.	2,820	100%	5/5 yr; 2/10 yr.	116,961	41.48	12/20/2007	12/31/2026(1)
Circle K	Port Wentworth, GA	1	Circle K/Mac s, G.P.	3,760	100%	5/5 yr; 2/10 yr.	176,750	47.01	12/20/2007	12/31/2027(1)
		1		1,152	100%		122,348	106.20	12/20/2007	12/31/2027(1)

Circle K Savannah (Johnny
Mercer), GA

Circle
K/Mac s,
G.P.

5/5 yr;
2/10 yr.

Edgar Filing: Cole Credit Property Trust II Inc - Form 424B3

Property	Number of Tenants	Major Tenants*	Total Square Feet Leased	% Total Square Feet Leased	Renewal Options**	Current Annual Base Rent	Base Rent per Square Foot	Lease Term	
								Beginning	To
Circle K Savannah (King George), GA	1	Circle K/Mac s, G.P.	2,477	100%	5/5 yr; 2/10 yr.	\$122,348	\$49.39	12/20/2007	12/31/2028(1)
Circle K Shreveport, LA	1	Circle K/Mac s, G.P.	3,180	100%	5/5 yr; 2/10 yr.	92,338	29.04	12/20/2007	12/31/2026(1)
Circle K Springdale, SC	1	Circle K/Mac s, G.P.	1,760	100%	5/5 yr; 2/10 yr.	132,351	75.20	12/20/2007	12/31/2027(1)
Exxon West Monroe (503 Thomas), LA	1	Circle K/Mac s, G.P.	3,327	100%	5/5 yr; 2/10 yr.	111,575	33.54	12/20/2007	12/31/2027(1)
Holland Oil Akron (940 Arlington), OH	1	Circle K/Mac s, G.P.	2,800	100%	5/5 yr; 2/10 yr.	86,182	30.78	12/20/2007	12/31/2028(1)
Holland Oil Akron (1178 Arlington), OH	1	Circle K/Mac s, G.P.	2,862	100%	5/5 yr; 2/10 yr.	107,727	37.64	12/20/2007	12/31/2027(1)
Holland Oil Akron (1559 E. Market), OH	1	Circle K/Mac s, G.P.	1,624	100%	5/5 yr; 2/10 yr.	110,805	68.23	12/20/2007	12/31/2027(1)
Holland Oil Akron (1693 West Market), OH	1	Circle K/Mac s, G.P.	4,977	100%	5/5 yr; 2/10 yr.	121,578	24.43	12/20/2007	12/31/2028(1)
Holland Oil Akron (Albrecht), OH	1	Circle K/Mac s, G.P.	2,763	100%	5/5 yr; 2/10 yr.	84,643	30.63	12/20/2007	12/31/2027(1)
Holland Oil Akron (Brittain), OH	1	Circle K/Mac s, G.P.	2,857	100%	5/5 yr; 2/10 yr.	94,646	33.13	12/20/2007	12/26/2026(1)
Holland Oil Akron (Brown), OH	1	Circle K/Mac s, G.P.	2,635	100%	5/5 yr; 2/10 yr.	99,263	37.67	12/20/2007	12/31/2026(1)
Holland Oil Akron (Cuyahoga), OH	1	Circle K/Mac s, G.P.	2,800	100%	5/5 yr; 2/10 yr.	123,886	44.25	12/20/2007	12/31/2026(1)

Edgar Filing: Cole Credit Property Trust II Inc - Form 424B3

Holland Oil Akron (Darrow), OH	1	Circle K/Mac s, G.P.	2,800	100%	5/5 yr; 2/10 yr.	92,338	32.98	12/20/2007	12/31/2026(1)
Holland Oil Akron (Exchange), OH	1	Circle K/Mac s, G.P.	3,190	100%	5/5 yr; 2/10 yr.	111,575	34.98	12/20/2007	12/31/2028(1)
Holland Oil Akron (Main St.), OH	1	Circle K/Mac s, G.P.	3,258	100%	5/5 yr; 2/10 yr.	90,029	27.63	12/20/2007	12/31/2026(1)

