



GRIFFIN-AMERICAN HEALTHCARE REIT II

THE HEALTHCARE REAL ESTATE EXPERTS™

FALLS OF NEUSE MEDICAL OFFICE BUILDING | RALEIGH, NORTH CAROLINA



PORTFOLIO OVERVIEW

AS OF JANUARY 15, 2013



BESSEMER MEDICAL OFFICE BUILDING | BESSEMER, ALABAMA

THIS IS NEITHER AN OFFER TO SELL NOR A SOLICITATION OF AN OFFER TO BUY THE SECURITIES DESCRIBED HEREIN. AN OFFERING IS MADE ONLY BY THE PROSPECTUS. THIS SALES AND ADVERTISING LITERATURE MUST BE READ IN CONJUNCTION WITH THE PROSPECTUS IN ORDER TO UNDERSTAND FULLY ALL OF THE IMPLICATIONS AND RISKS OF THE OFFERING OF SECURITIES TO WHICH IT RELATES. THIS MATERIAL MUST BE PRECEDED OR ACCOMPANIED BY A PROSPECTUS. An investment in Griffin-American Healthcare REIT II, Inc. involves a high degree of risk and there can be no assurance that the investment objectives of this program will be attained. An investor may not be able to evaluate additional properties prior to acquisition. There is risk, in part, due to the lack of liquidity in our shares and we have paid, and may continue to pay, distributions from offering proceeds. Neither the Securities and Exchange Commission, the Attorney General of the State of New York nor any other state securities regulator has approved or disapproved of these securities, passed on or endorsed the merits of this offering or determined if this prospectus is truthful or complete. Any representation to the contrary is a criminal offense. Griffin Capital Securities, Inc., member FINRA/SIPC, is the dealer manager for the Griffin-American Healthcare REIT II, Inc. offering.

Risk Factors: Before purchasing any shares of Griffin-American Healthcare REIT II, Inc., you should consider the following risk factors, as well as those disclosed in our prospectus: (1) there is no public market for our shares; (2) this is a "blind pool" offering and you will not be able to evaluate the economic merits of our future investments prior to their purchase; (3) our advisor, and its affiliates, will receive substantial fees, and we expect to pay substantial expenses, in this offering; (4) you will not receive an interest in our advisor, our sponsors, or their affiliates; (5) we have acquired only a limited number of properties; (6) we have limited operating history and limited financing sources; (7) we have paid and may continue to pay distributions from the net proceeds of this offering, from borrowings in anticipation of future cash flows or from other sources. We may also be required to sell assets or issue new securities for cash in order to pay distributions. Any such actions could reduce the amount of capital we ultimately invest in assets and negatively impact the amount of income available for future distributions; (8) we may incur substantial debt which could hinder our ability to pay distributions; (9) this is a "best efforts" offering and, if we raise substantially less than the maximum offering, we may not be able to invest in a diversified portfolio; (10) we rely on our advisor and its affiliates to manage our day-to-day operations and the selection of our investments; (11) many of our officers are officers and employees of one of our sponsors or their affiliates, and as a result, they will face conflicts of interest; (12) if we do not maintain our qualification as a REIT, we would be subject to federal income tax at regular corporate rates; (13) the amount of distributions we pay, if any, is uncertain; and (14) we are not obligated, through our charter or otherwise, to effectuate a liquidity event.

COMPLETE LIST OF ACQUISITIONS

See disclosures on previous spread

As of January 15, 2013

Acquisition	Property Type	Acquisition Date	City, State	SQ Ft	Leased %	Cap Rate*	Purchase Price
1 Lacombe Medical Office Building	Medical Office	March 2010	Lacombe, LA	34,000	100%	8.48%	\$6,970,000
2 Center for Neurosurgery and Spine	Medical Office	March 2010	Sartell, MN	33,000	100%	8.54%	\$6,500,000
3 Parkway Medical Center	Medical Office	April 2010	Beachwood, OH	88,000	92%	8.13%	\$10,900,000
4 Highlands Ranch Medical Pavilion	Medical Office	April 2010	Highlands Ranch,	37,000	89%	8.49%	\$8,400,000
5 Muskogee Long-Term Acute Care Hospital	Hospital	May 2010	Muskogee, OK	37,000	100%	9.06%	\$11,000,000
6 St. Vincent Medical Office Building	Medical Office	June 2010	Cleveland, OH	51,000	92%	8.60%	\$10,100,000
7 Livingston Medical Arts Pavilion	Medical Office	June 2010	Livingston, TX	29,000	100%	8.44%	\$6,350,000
8 Pocatello East Medical Office Building	Medical Office	July 2010	Pocatello, ID	76,000	100%	8.39%	\$15,800,000
9 Virginia Skilled Nursing Facility Portfolio	Skilled Nursing Facility	September 2010	Multiple Locations	232,000	100%	9.66%	\$45,000,000
10 Sylva Medical Office Building	Medical Office	November 2010	Sylva, NC	45,000	100%	8.21%	\$11,400,000
11 Surgical Hospital of Humble	Hospital	December 2010	Humble, TX	30,000	100%	9.27%	\$13,100,000
12 Lawton Medical Office Building Portfolio	Medical Office	December 2010	Lawton, OK	62,000	100%	8.14%	\$11,550,000
13 Ennis Medical Office Building	Medical Office	December 2010	Ennis, TX	30,000	95%	8.17%	\$7,100,000
14 Monument Long-Term Acute Care Hospital Portfolio	Hospital	Aug, Oct 2010 & Jan 2011	Multiple Locations	115,000	100%	8.85%	\$41,695,000
15 St. Anthony North Medical Office Building	Medical Office	March 2011	Westminster, CO	60,000	89%	7.82%	\$11,950,000
16 Loma Linda Pediatric Specialty Hospital	Skilled Nursing Facility	March 2011	Loma Linda, CA	34,000	100%	10.00%	\$13,000,000
17 Yuma Skilled Nursing Facility	Skilled Nursing Facility	April 2011	Yuma, AZ	40,000	100%	9.80%	\$11,000,000
18 Hardy Oak Medical Office Building	Medical Office	April 2011	San Antonio, TX	42,000	100%	8.44%	\$8,070,000
19 Lakewood Ranch Medical Office Building	Medical Office	April 2011	Bradenton, FL	58,000	95%	8.89%	\$12,500,000
20 Dixie-Lobo Medical Office Building Portfolio	Medical Office	May 2011	Multiple Locations	156,000	100%	9.41%	\$30,050,000
21 Milestone Medical Office Building Portfolio	Medical Office	May 2011	Multiple Locations	179,000	77%	7.96%	\$44,050,000
22 Philadelphia Skilled Nursing Facility Portfolio	Skilled Nursing Facility	June 2011	Philadelphia , PA	392,000	100%	10.02%	\$75,000,000
23 Maxfield Medical Office Building	Medical Office	July 2011	Sarasota, FL	41,000	91%	8.35%	\$7,200,000
24 Lafayette Physical Rehabilitation Hospital	Hospital	September 2011	Lafayette, LA	26,000	100%	8.85%	\$12,100,000
25 Sierra Providence East Medical Plaza I	Medical Office	December 2011	El Paso, TX	60,000	90%	7.80%	\$7,840,000
26 Southeastern Skilled Nursing Facility Portfolio	Skilled Nursing Facility	January 2012	Multiple Locations	454,000	100%	9.50%	\$166,500,000
27 FLAGS Medical Office Building Portfolio	Medical Office	Jan & March 2012	Multiple Locations	177,000	84%	8.21%	\$33,800,000
28 Spokane Medical Office Building	Medical Office	January 2012	Spokane, WA	96,000	97%	8.46%	\$32,500,000
29 Centre Medical Plaza	Medical Office	April 2012	Chula Vista, CA	75,000	100%	8.82%	\$24,600,000
30 Gulf Plains Medical Office Building Portfolio	Medical Office	April 2012	Multiple Locations	88,000	100%	7.86%	\$19,250,000
31 Midwestern Medical Office Building Portfolio	Medical Office	May, July & Sept 2012	Multiple Locations	150,000	90%	7.74%	\$30,060,000
32 Texarkana Medical Office Building	Medical Office	June 2012	Texarkana, TX	32,000	100%	8.36%	\$6,500,000
33 Greeley Medical Office Building	Medical Office	June 2012	Greeley, CO	58,000	100%	8.90%	\$13,200,000
34 Columbia Medical Office Building	Medical Office	June 2012	Columbia, SC	43,000	87%	7.77%	\$6,900,000
35 Ola Nalu Medical Office Building Portfolio	Medical Office	June & July 2012	Multiple Locations	272,000	97%	7.54%	\$71,000,000
36 Silver Star Medical Office Building Portfolio	Medical Office	July & Sept 2012	Multiple Locations	147,000	95%	8.09%	\$35,400,000
37 Shelbyville Medical Plaza	Medical Office	July 2012	Shelbyville, TN	31,000	100%	7.92%	\$6,800,000
38 Jasper Medical Office Building Portfolio	Medical Office	Aug & Sept 2012	Jasper, GA	57,000	100%	8.09%	\$13,800,000
39 Pacific Northwest Senior Care Portfolio	Skilled/Assisted Living	August 2012	Multiple Locations	369,000	100%	8.94%	\$58,231,000
40 East Tennessee Medical Office Building Portfolio	Medical Office	September 2012	Knoxville, TN	167,000	100%	7.80%	\$51,200,000
41 Los Angeles Hospital Portfolio	Hospital	September 2012	Multiple Locations	296,000	100%	10.00%	\$85,000,000
42 Bellaire Hospital	Hospital	November 2012	Houston, TX	161,000	100%	8.70%	\$23,250,000
43 Massachusetts Senior Care Portfolio	Skilled/Assisted Living	December 2012	Multiple Locations	104,000	100%	9.20%	\$24,350,000
44 St. Petersburg Medical Office Building	Medical Office	December 2012	St. Petersburg, FL	53,000	85%	7.58%	\$10,400,000
45 Bessemer Medical Office Building	Medical Office	December 2012	Bessemer, AL	100,000	99%	7.23%	\$25,000,000
46 North Carolina Assisted Living Portfolio	Assisted Living	December 2012	Multiple Locations	185,000	100%	7.20%	\$75,000,000
47 Santa Rosa Medical Office Building	Medical Office	December 2012	Santa Rosa, CA	102,000	92%	7.70%	\$18,200,000
48 Central Indiana Medical Office Portfolio	Medical Office	December 2012	Multiple Locations	182,000	90%	7.42%	\$34,030,000
49 Falls of Neuse Raleigh Medical Office Building	Medical Office	December 2012	Raleigh, NC	77,000	100%	7.14%	\$21,000,000

The percentage leased is as of 9/30/2012 for acquisitions 1-41 and as of purchase dates for acquisitions 42-49.

1 Lacombe Medical Office Building Lacombe, LA	2 Center for Neurosurgery and Spine Sartell, MN (2 Buildings)	3 Parkway Medical Center Beachwood, OH (2 Buildings)	4 Highlands Ranch Medical Pavilion Highlands Ranch, CO	5 Muskogee Long-Term Acute Care Hospital Muskogee, OK
6 St. Vincent Medical Office Building Cleveland, OH	7 Livingston Medical Arts Pavilion Livingston, TX	8 Pocatello East Medical Office Building Pocatello, ID	9 Virginia Skilled Nursing Facility Portfolio a) Bastian, VA b) Charlottesville, VA c) Fincastle, VA d) Hot Springs, VA e) Lebanon, VA f) Low Moor, VA g) Midlothian, VA	10 Sylva Medical Office Building Sylva, NC
11 Surgical Hospital of Humble Humble, TX	12 Lawton Medical Office Building Portfolio Lawton, OK (2 Buildings)	13 Ennis Medical Office Building Ennis, TX	14 Monument Long-Term Acute Care Hospital Portfolio a) Athens, GA b) Cape Girardeau, MO c) Columbia, MO d) Joplin, MO	15 St. Anthony North Medical Office Building Westminster, CO
16 Loma Linda Pediatric Specialty Hospital Loma Linda, CA (3 Buildings)	17 Yuma Skilled Nursing Facility Yuma, AZ	18 Hardy Oak Medical Office Building San Antonio, TX	19 Lakewood Ranch Medical Office Building Bradenton, FL	20 Dixie-Lobo Medical Office Building Portfolio a) Alice, TX (2 Buildings) b) Carlsbad, NM c) Hobbs, NM d) Hope, AR e) Lake Charles, LA f) Lufkin, TX g) Victoria, TX (2 Buildings) h) Wharton, TX (2 Buildings)
21 Milestone Medical Office Building Portfolio a) Benton, AR (3 Buildings) b) Bryant, AR c) Jersey City, NJ	22 Philadelphia Skilled Nursing Facility 5 Locations in Philadelphia, PA	23 Maxfield Medical Office Building Sarasota, FL	24 Lafayette Physical Rehabilitation Hospital Lafayette, LA	25 Sierra Providence East Medical Plaza I El Paso, TX
26 Southeastern Skilled Nursing Facility Portfolio a) Atlanta, GA (2 Buildings) b) Conyers, GA c) Covington, GA d) Gainesville, GA e) Memphis, TN f) Millington, TN g) Mobile, AL h) Shreveport, LA i) Snellville, GA (2 Buildings)	27 FLAGS Medical Office Building Portfolio a) Austell, GA b) Boynton, FL c) Okatie, SC d) Tempe, AZ	28 Spokane Medical Office Building Spokane, WA	29 Centre Medical Office Building Chula Vista, CA (2 Buildings)	30 Gulf Plains Medical Office Building Portfolio a) Amarillo, TX b) Houston, TX
31 Midwestern Medical Office Building Portfolio a) Champaign, IL b) Lemont, IL c) Naperville, IL d) Urbana, IL	32 Texarkana Medical Office Building Texarkana, TX	33 Greeley Medical Office Building Greeley, CO	34 Columbia Medical Office Building Columbia, SC	35 Ola Nalu Medical Office Building Portfolio a) Hilo, HI b) Huntsville, AL c) New Port Richey, FL d) Las Vegas, NM e) Rockwall, TX f) San Angelo, TX (2 Buildings) g) Schertz, TX h) Warsaw, IN
36 Silver Star Medical Office Building Portfolio a) DeSoto, TX b) Frisco, TX c) Frisco, TX d) Rowlett, TX e) Temple, TX	37 Shelbyville Medical Office Building Shelbyville, TN	38 Jasper Medical Office Building Portfolio Jasper, GA (3 Buildings)	39 Pacific Northwest Senior Care Portfolio a) Bend, OR (3 Buildings) b) Corvallis, OR c) Grants Pass, OR d) North Bend, WA e) Olympia, WA f) Prineville, OR (2 Buildings) g) Redmond, OR (2 Buildings) h) Salem, OR i) Tacoma, WA	40 East Tennessee Medical Office Building Portfolio Knoxville, TN (2 Buildings)
41 Los Angeles Hospital Portfolio a) Gardena, CA b) Los Angeles, CA c) Norwalk, CA (3 Buildings)	42 Bellaire Hospital Houston, TX	43 Massachusetts Senior Care Portfolio a) Boston, MA b) Dalton, MA (6 Buildings)	44 St. Petersburg Medical Office Building St. Petersburg, FL	45 Bessemer Medical Office Building Bessemer, AL
46 North Carolina Assisted Living Portfolio a) Fayetteville, NC b) Fuquay-Varina, NC c) Indian Trail, NC d) Knightdale, NC e) Incolinton, NC	47 Santa Rosa Medical Office Building Santa Rosa, CA	48 Central Indiana Medical Office Building Portfolio a) Carmel, IN b) Indianapolis, IN c) Lafayette, IN	49 Falls of Neuse Raleigh Medical Office Building Raleigh, NC	

PORTFOLIO ACQUISITIONS MAP as of 1/15/2013

PORTFOLIO VALUE**
\$1.325 BILLION

TOTAL NUMBER OF STATES†
27

PORTFOLIO GROWTH SINCE JANUARY 1, 2012**
202%

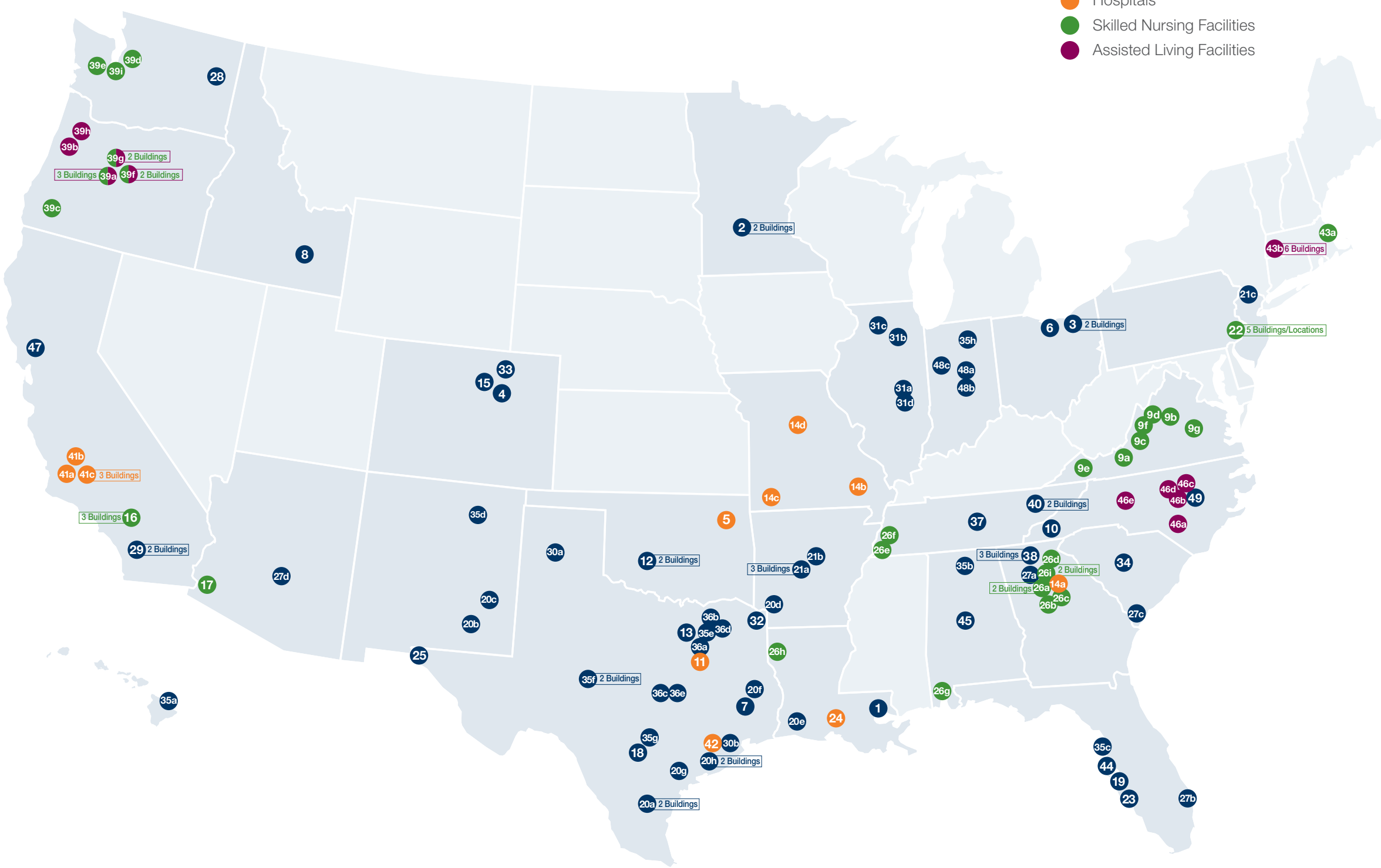
TOTAL NUMBER OF BUILDINGS:
143



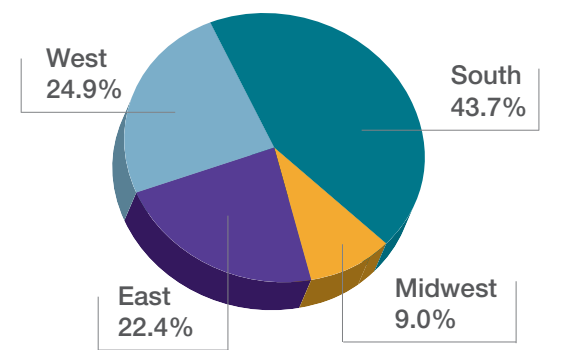
PORTFOLIO SNAPSHOT as of 1/15/2013 except where noted

Total Purchase Price	\$1.325 billion
Percentage Leased (approximate)	96.8% ¹
Weighted Average Remaining Lease Term (approximate)	9.4 years ¹
Number of Buildings	143
Number of Off-Market Acquisitions	22
Gross Leasable Area	5.46 million sq. ft.
Distribution Rate ² Annualized	6.65%
Equity Raised <small>Approximately, excluding DRIP shares (as of 1/11/2013)</small>	\$1,125,156,000

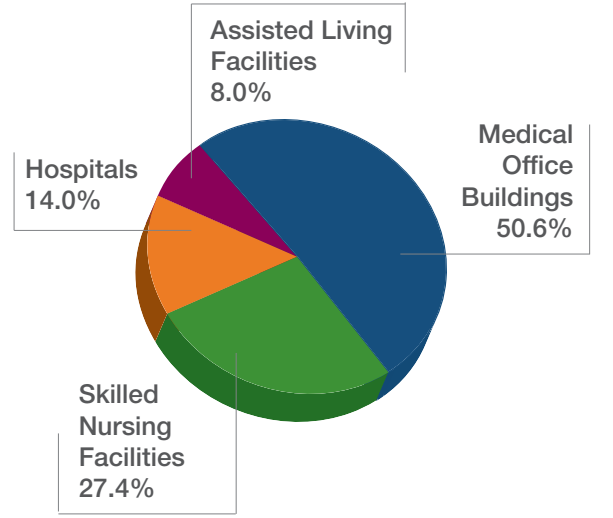
1 As of 9/30/2012



REGIONAL CONCENTRATION (based on purchase price)



PORTFOLIO ASSET MIX (based on purchase price)



* The estimated capitalization rates are based on each property's net operating income from the in-place leases for the twelve months after the date of purchase of the respective property, including any contractual rent increases contained in such leases for those twelve months, divided by the purchase price for the respective property, exclusive of any acquisition fees and expenses paid. In calculating each property's net operating income, we generally estimate each property's expenses for the twelve months after the date of purchase by evaluating historical expenses of the property and adjusting for factors such as the property's age, location and other information we obtained during our due diligence examination of the property prior to its acquisition. We also estimate each property's occupancy for the twelve months after the date of purchase using assumptions regarding upcoming lease renewals or terminations based on information we obtained about the property and its tenants during our due diligence examination of the property prior to its acquisition. The capitalization rates do not reflect reserves for replacements. The estimates used to calculate capitalization rates are based upon specified assumptions, and if the assumptions are incorrect, the estimates would likewise be incorrect.

**Based on purchase price
†Number of states in which we own properties.

² Based upon a \$10.22 per share purchase price. We have paid distributions from sources other than our cash flow from operations, including from the net proceeds from this offering. Until we generate operating cash flows sufficient to pay distributions to our stockholders, we may pay distributions up to 100 percent from the net proceeds of this offering, from borrowings in anticipation of future cash flows or from other sources, such as our sponsor. We may also be required to sell assets or issue new securities for cash in order to pay distributions. Any such actions could reduce the amount of capital we ultimately invest in assets and negatively impact the amount of income available for future distributions. As of September 30, 2012 cumulative distributions have been paid with offering proceeds (68.8 percent), cash flows from operations (30.7 percent), and funds from our former sponsor (0.5 percent). As of September 30, 2012, distributions exceeded earnings.



Jersey City Medical Office Building is the only building in the above picture that is owned by Griffin-American Healthcare REIT II. The other buildings mentioned have no affiliation with the REIT and are mentioned for geographical location purposes only.



Griffin Capital Securities, Inc., member FINRA/SIPC, is the dealer manager for the Griffin-American Healthcare REIT II, Inc. offering, 4000 MacArthur Blvd., West Tower, Suite 220, Newport Beach, CA 92660

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Not a deposit	May lose value	No bank guarantee
Not insured by the FDIC, NCUA or any other government agency		