

CNL RETIREMENT PROPERTIES, INC.
TAX BASIS ADJUSTMENTS PER SHARE PER MONTH
AS OF 12/31/2005

Month	Return of Capital Percentage	Monthly Distribution Per Share	Return of Capital Amount Per Share Per Month
Aug-99	0.00%	\$0.02500	\$0.00000
Sep-99	0.00%	\$0.02500	\$0.00000
Oct-99	0.00%	\$0.02500	\$0.00000
Nov-99	0.00%	\$0.02500	\$0.00000
Dec-99	0.00%	\$0.02500	\$0.00000
Jan-00	45.93%	\$0.02500	\$0.01148
Feb-00	45.93%	\$0.02500	\$0.01148
Mar-00	45.93%	\$0.02500	\$0.01148
Apr-00	45.93%	\$0.03710	\$0.01704
May-00	45.93%	\$0.05830	\$0.02678
Jun-00	45.93%	\$0.05830	\$0.02678
Jul-00	45.93%	\$0.05830	\$0.02678
Aug-00	45.93%	\$0.05830	\$0.02678
Sep-00	45.93%	\$0.05830	\$0.02678
Oct-00	45.93%	\$0.05830	\$0.02678
Nov-00	45.93%	\$0.05830	\$0.02678
Dec-00	45.93%	\$0.05830	\$0.02678
Jan-01	35.03%	\$0.05830	\$0.02042
Feb-01	35.03%	\$0.05830	\$0.02042
Mar-01	35.03%	\$0.05830	\$0.02042
Apr-01	35.03%	\$0.05830	\$0.02042
May-01	35.03%	\$0.05830	\$0.02042
Jun-01	35.03%	\$0.05830	\$0.02042
Jul-01	35.03%	\$0.05830	\$0.02042
Aug-01	35.03%	\$0.05830	\$0.02042
Sep-01	35.03%	\$0.05830	\$0.02042
Oct-01	35.03%	\$0.05830	\$0.02042
Nov-01	35.03%	\$0.05830	\$0.02042
Dec-01	35.03%	\$0.05830	\$0.02042
Jan-02	34.78%	\$0.05830	\$0.02028
Feb-02	34.78%	\$0.05830	\$0.02028
Mar-02	34.78%	\$0.05830	\$0.02028
Apr-02	34.78%	\$0.05830	\$0.02028
May-02	34.78%	\$0.05830	\$0.02028
Jun-02	34.78%	\$0.05830	\$0.02028
Jul-02	34.78%	\$0.05830	\$0.02028
Aug-02	34.78%	\$0.05830	\$0.02028
Sep-02	34.78%	\$0.05830	\$0.02028
Oct-02	34.78%	\$0.05830	\$0.02028
Nov-02	34.78%	\$0.05830	\$0.02028

Dec-02	34.78%	\$0.05886	\$0.02047
Jan-03	28.62%	\$0.05886	\$0.01684
Feb-03	28.62%	\$0.05886	\$0.01684
Mar-03	28.62%	\$0.05886	\$0.01684
Apr-03	28.62%	\$0.05886	\$0.01684
May-03	28.62%	\$0.05886	\$0.01684
Jun-03	28.62%	\$0.05886	\$0.01684
Jul-03	28.62%	\$0.05886	\$0.01684
Aug-03	28.62%	\$0.05886	\$0.01684
Sep-03	28.62%	\$0.05886	\$0.01684
Oct-03	28.62%	\$0.05886	\$0.01684
Nov-03	28.62%	\$0.05886	\$0.01684
Dec-03	28.62%	\$0.05920	\$0.01694
Jan-04	40.46%	\$0.05920	\$0.02395
Feb-04	40.46%	\$0.05920	\$0.02395
Mar-04	40.46%	\$0.05920	\$0.02395
Apr-04	40.46%	\$0.05920	\$0.02395
May-04	40.46%	\$0.05920	\$0.02395
Jun-04	40.46%	\$0.05920	\$0.02395
Jul-04	40.46%	\$0.05920	\$0.02395
Aug-04	40.46%	\$0.05920	\$0.02395
Sep-04	40.46%	\$0.05920	\$0.02395
Oct-04	40.46%	\$0.05920	\$0.02395
Nov-04	40.46%	\$0.05920	\$0.02395
Dec-04	40.46%	\$0.05920	\$0.02395
Jan-05	33.00%	\$0.05920	\$0.01954
Feb-05	33.00%	\$0.05920	\$0.01954
Mar-05	33.00%	\$0.05920	\$0.01954
Apr-05	33.00%	\$0.05920	\$0.01954
May-05	33.00%	\$0.05920	\$0.01954
Jun-05	33.00%	\$0.05920	\$0.01954
Jul-05	33.00%	\$0.05920	\$0.01954
Aug-05	33.00%	\$0.05920	\$0.01954
Sep-05	33.00%	\$0.05920	\$0.01954
Oct-05	33.00%	\$0.05920	\$0.01954
Nov-05	33.00%	\$0.05920	\$0.01954
Dec-05	33.00%	\$0.05920	\$0.01954