

## Nontraded REIT Industry Review: Third Quarter 2014



## Hartman Short Term Income Properties XX, Inc.

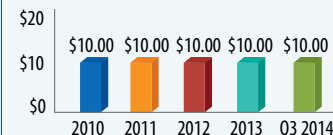
Total Assets.....	\$105.3 Million
Real Estate Assets .....	\$81.1 Million
Cash .....	\$12.1 Million
Securities .....	\$0.0 Million
Other .....	\$12.2 Million



Cash to Total Assets Ratio: ..... 11.5%  
 Asset Type: ..... Diversified  
 Number of Properties: ..... 6  
 Square Feet / Units / Rooms / Acres: ..... 1,103,647 Sq. Ft.  
 Percent Leased: ..... Not Reported  
 Weighted Average Lease Term Remaining: ..... Not Available  
 LifeStage: ..... Stabilizing  
 Investment Style: ..... Value Add  
 Weighted Average Shares Outstanding: ..... 7,124,242

Initial Offering Date: ..... February 9, 2010  
 Offering Status: ..... Follow On  
 Number of Months Fundraising: ..... 55  
 Anticipated Offering Close Date: ..... July 16, 2016  
 Current Price per Share: ..... \$10.00  
 Reinvestment Price per Share: ..... \$9.50

## Historical Price



## Contact Information

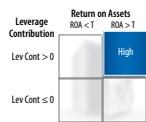
[www.hi-reit.com](http://www.hi-reit.com)

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 Houston, Texas 77057

Toll Free: 800-880-2212

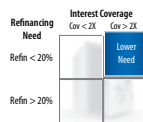
## Performance Profiles

## Operating Performance



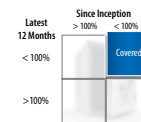
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

## Financing Outlook



Interest coverage ratio exceeds the 2.0X benchmark and the REIT does not have over 20% of debt maturing within 2 years or at unhedged variable rates. The REIT does not face an immediate need to refinance a significant portion of its debt, and has sufficient earnings to cover interest expense.

## Cumulative MFFO Payout

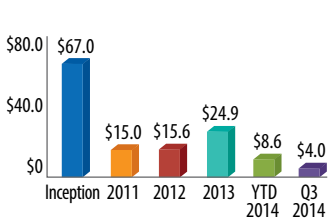


Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can be maintained.

## Summary

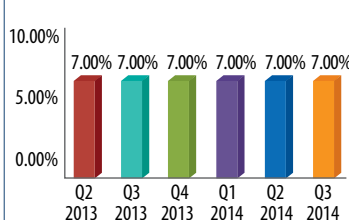
The REIT's average return on assets for the last four quarters was 6.48%, well above the yield on 10-Year Treasuries of 2.64%, and it had a positive leverage contribution due to its 4.61% average cost of debt and 47% debt ratio. Only 3% of the REIT's debt matures within two years and all is at fixed rates, indicating no refinancing need and no interest rate risk. Its interest coverage ratio for the last four quarters at 3.6X is above the 2.0X benchmark. Since inception the REIT has paid out 87% of MFFO in cash distributions excluding DRP, but this rate was down to 71% for the last four quarters, which will be a sustainable cash distribution payout rate if DRP participation remains stable at about 50% of distributions.

## Gross Dollars Raised\*

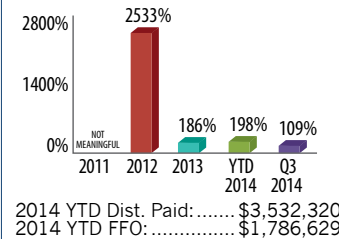


\*Includes reinvested distributions (in millions)

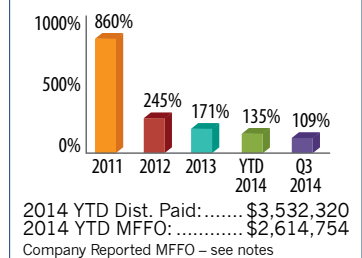
## Historical Distribution



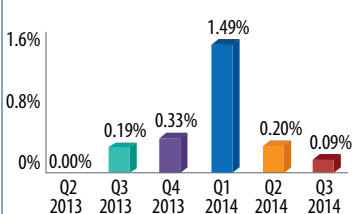
## Historical FFO Payout Ratio



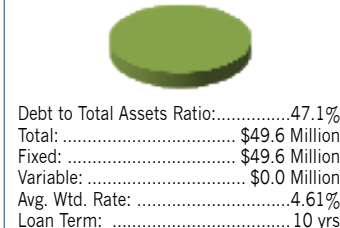
## Historical MFFO Payout Ratio



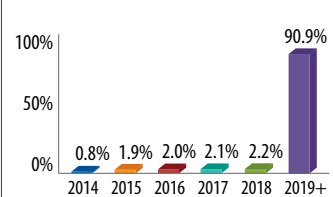
## Redemptions



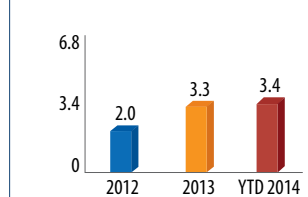
## Debt Breakdown



## Debt Repayment Schedule



## Interest Coverage Ratio



## Source of Distributions, Trends and Items of Note

- As of September 30, 2014 the REIT owned 6 commercial properties located in Richardson, Arlington, Dallas and Houston, Texas comprising approximately 1,103,647 square feet plus 3 pad sites.
- The Company did not acquire or dispose of any properties during the third quarter.
- The REIT's Cash to Total Assets ratio increased to 11.5% as of 3Q 2014 compared to 1.5% as of 3Q 2013.
- The REIT's Debt to Total Assets ratio increased to 47.1% as of 3Q 2014 compared to 13.0% as of 3Q 2013.

- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- For the three months ended September 30, 2014, the Company paid aggregate distributions of \$1.237 million, inclusive of \$605,293 of distributions in shares issued under the DRIP. During the same period, cash provided by operating activities was \$637,047. Of the \$1.237 million in distributions the Company paid to stockholders for the three months ended September 30, 2014 approximately 52% was attributable to cash provided by operating activities.