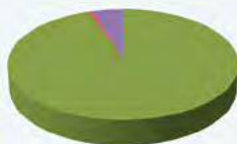


Nontraded REIT Industry Review: Third Quarter 2012



Hartman Short Term Income Properties XX, Inc.

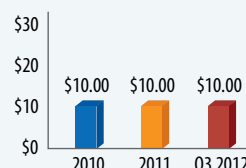
Total Assets.....	\$33.5 Million
Real Estate Assets	\$31.6 Million
Cash	\$0.3 Million
Securities	\$0.0 Million
Other	\$1.6 Million



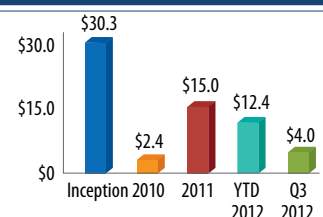
Initial Offering Date:February 9, 2010
 Number of Months Fundraising:31
 Anticipated Offering Close Date:February 9, 2013
 Current Price per Share:\$10.00
 Reinvestment Price per Share:\$9.50

Cash to Total Assets Ratio:0.8%
 Asset Type:Diversified
 Number of Properties:3
 Square Feet / Units / Rooms / Acres:367,942 Sq. Ft.
 Percent Leased:N/A
 LifeStage:Growth
 Investment StyleValue Add

Historical Price



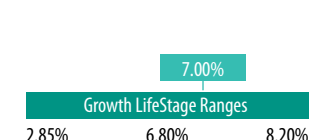
Gross Dollars Raised*



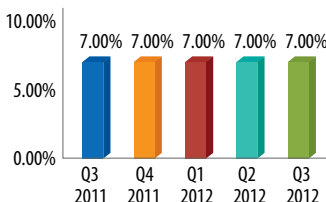
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution



Contact Information

www.hi-reit.com
Hartman Income REIT
2909 Hillcroft, Suite 420
Houston, Texas 77057
Toll Free: 800-880-2212

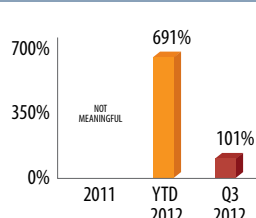
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO:.....691%



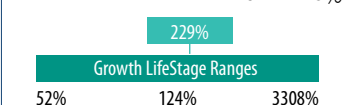
YTD Distributions Paid:.....\$1,209,499
 YTD FFO:\$175,010

Historical FFO Payout Ratio



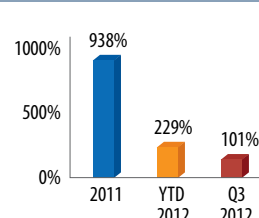
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:229%

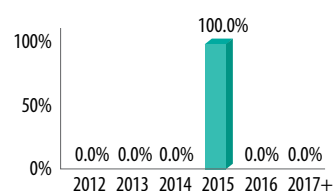


YTD Distributions Paid:.....\$1,209,499
 YTD MFFO:\$529,302
 Company Reported MFFO – see notes

Historical MFFO Payout Ratio

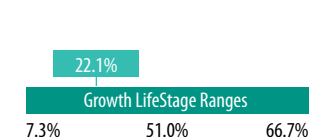


Debt Repayment Schedule



Current Debt Ratio

Debt to Total Assets Ratio: ... 22.1%



Debt Breakdown

Total:\$7.4 Million
 Fixed:\$0.0 Million
 Variable:\$7.4 Million
 Avg. Wtd. Rate:5.00%
 Term:3 yrs

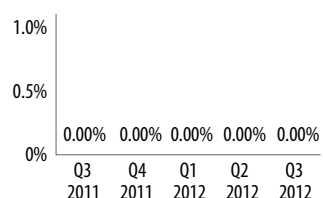
Interest Coverage Ratio

YTD Interest Coverage Ratio:2.2



Adjusted EBITDA:\$1,175,548
 Interest Expense:\$522,474

Redemptions



Lease Expirations

Not Available

Trends and Items of Note

- The Company moved from the Emerging LifeStage phase into the Growth LifeStage phase during the third quarter.
- On August 7, 2012, the Company foreclosed on its investment in the Haute Harwin Note and converted its ownership in the Harwin Property to fee simple.
- The year-to-date interest coverage ratio increased to 2.2x in Q3 2012 up from 1.4x in Q2 2012.
- The debt to total assets ratio of 22.1% is well below the Growth LifeStage REITs median of 51.0%.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 98 for information regarding the source of distributions.