



BlueVault
PARTNERS, LLC

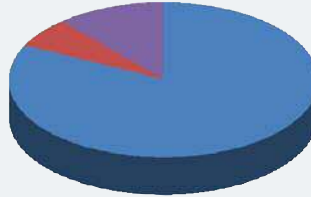
Nontraded REIT Industry Review

Data as of December 31, 2009

Behringer Harvard REIT I, Inc.

Portfolio Details:

Total Assets	\$4,680.6 Million
Real Estate Assets	\$3,847.8 Million
Cash	\$306.0 Million
Securities	\$0 Million
Other	\$526.8 Million



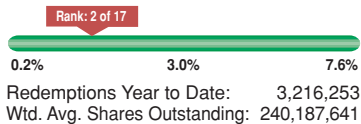
Initial Offering Date:	February 20, 2003
Offering Close Date:	December 31, 2008
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Asset Type:Office
 Number of Properties:73
 Square Feet / Units / Rooms / Acres:25.7 million sq. ft.
 Percent Leased:86%



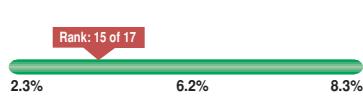
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:1.3%

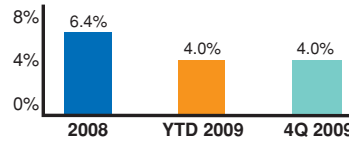


Current Distribution

Current Distribution Yield:4.0%



Historical Distribution



Contact Information

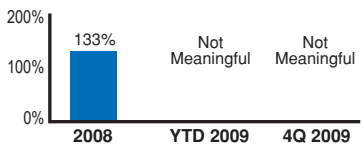
www.BehringerHarvard.com
 c/o DST Systems Inc.
 430 West 7th Street
 Kansas City, MO 64015
 866-655-3600

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
 YTD Distributions/YTD FFO Not Meaningful



Distribution Coverage/ Historical FFO

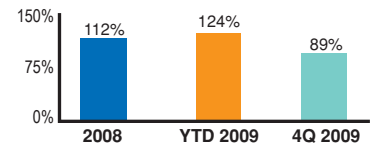


Distribution Coverage/ Current MFFO - YTD

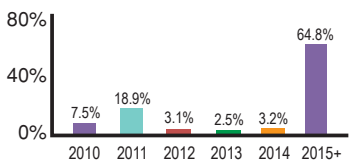
Distribution Coverage Ratio:
 YTD Distributions/YTD MFFO ...124%



Distribution Coverage/ Historical MFFO

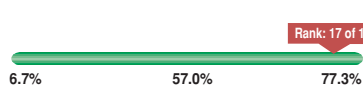


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:77.3%

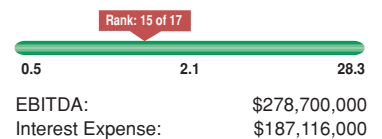


Debt Breakdown

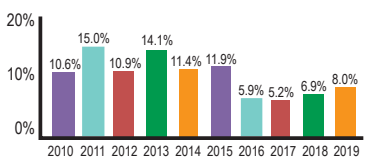
Total:	\$3.0 Million
Fixed:	\$3.0 Million
Variable:	\$0.0 Million
Rate:	5.02 - 8.33%
Term:	1 - 8 yrs

Interest Coverage Ratio

Interest Coverage Ratio:1.5



Lease Expiration



NOTES:

In March 2009, the board of directors voted to suspend redemption requests other than those made for death, disability, or confinement to a long-term care facility. Further, in November 2009 the board of directors elected until further notice to set a funding limit of \$10.0 million for exceptional redemptions considered during 2010 proportional to each redemption period. See page 37 of the Annual 10K filing for additional details related to this program.