

Nontraded REIT Industry Review: First Quarter 2011



Hartman Short Term Income Properties XX, Inc.

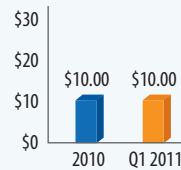
Total Assets.....	\$4.4 Million
Real Estate Assets	\$1.9 Million
Cash	\$2.4 Million
Securities	\$0.0 Million
Other	\$0.0 Million



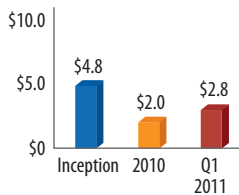
Initial Offering Date:	February 9, 2010
Number of Months Fundraising:	13
Anticipated Offering Close Date:	February 9, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	55.8%
Asset Type:	Diversified
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	201,000
Percent Leased:	56.70%

Historical Price



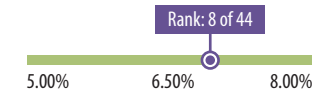
Gross Dollars Raised*



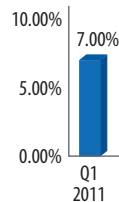
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution



Contact Information

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Houston, Texas 77057
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Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: NOT APPLICABLE

Not Applicable

YTD Distributions Paid:..... \$0
 YTD FFO:, (\$49,192)

Historical FFO Payout Ratio

Not Applicable

Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: NOT APPLICABLE

Not Applicable

YTD Distributions Paid:..... \$0
 YTD MFFO:, (\$49,192)
 *BVP calculated MFFO – see notes

Historical MFFO Payout Ratio

Not Applicable

Debt Maturity

No Debt as of 3/31/11

Current Debt Ratio

Not Applicable

Debt Breakdown

Not Applicable

Interest Coverage Ratio

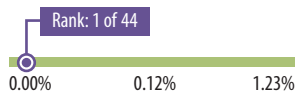
YTD Interest Coverage Ratio: NOT APPLICABLE

Not Applicable

EBITDA:, (\$78,863)
 Interest Expense: No Debt @ 3/31/11

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:..... 0.00%



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/10 46,551

Lease Expirations

Not Reported

Notes

The Company did not report MFFO for 1Q 2011. 1Q 2011 MFFO is a Blue Vault Partners' estimate. The Company reported FFO included \$16,689 in organizational and offering expenses, and \$50,050 audit and director fees not attributable to operations. Blue Vault Partners has eliminated these addition to report FFO of (-\$49,192). The total dividend distribution paid to shareholders during the three months ended March 31, 2011 was \$40,918 of which \$20,856 was paid in cash and \$20,062 was paid by issuance of 2,111,7574 shares of common stock under the dividend reinvestment plan. Cash flows from operations was (-\$50,984) during the period. The Company owes the Advisor \$3,591 for asset management fees. These fees are monthly fees equal to one-twelfth of 0.75% of the sum of the higher of the cost or value of each asset. The asset management fee will be based only on the portion of the cost or value attributable to the Company's investment in an asset, if it does not own all or a majority of an asset. On December 28, 2010, the Joint Venture acquired a retail shopping center located in Richardson, Texas for an aggregate purchase price of \$19.15 million on an all cash basis from the seller, LNR Partners, LLC. The property is located at 100 South Central Expressway, Richardson, Texas and commonly known as Richardson Heights Shopping Center. The property consists of approximately 201,000 square feet and is 56.7% occupied at the acquisition date. Richardson is a suburb of Dallas, Texas. The Company's equity in earnings of unconsolidated entities from its investment in Richardson Heights Shopping Center was \$17,395 for the three months ended March 31, 2011.