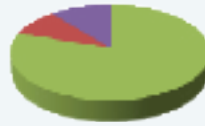


Nontraded REIT Industry Review: First Quarter 2015

Hartman Short Term Income Properties XX, Inc.

Total Assets.....	\$126.6 Million
Real Estate Assets	\$101.2 Million
Cash	\$11.5 Million
Securities	\$0.0 Million
Other	\$13.9 Million



Initial Offering Date: February 9, 2010
 Offering Status..... Follow On
 Number of Months Fundraising: 62
 Anticipated Offering Close Date: December 31, 2015
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

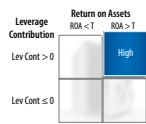
Cash to Total Assets Ratio: 9.1%
 Asset Type: Diversified
 Number of Properties: 9
 Square Feet / Units / Rooms / Acres: 1,337,422 Sq. Ft.
 Percent Leased: Not Available
 Weighted Average Lease Term Remaining: Not Available
 LifeStage: Stabilizing
 Investment Style: Value Add
 Weighted Average Shares Outstanding: 8,560,342



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

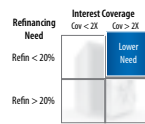
Performance Profiles

Operating Performance



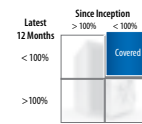
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

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

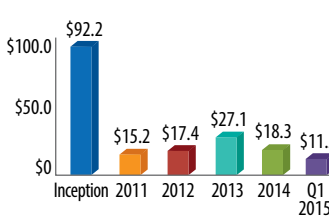


Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can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

Summary

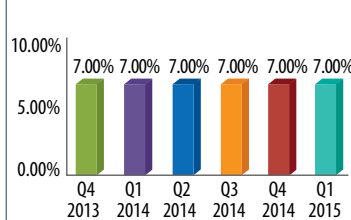
The REIT's average return on assets for the last four quarters was 8.51%, well above the yield on 10-year Treasuries, and it had a positive leverage contribution due to its 4.73% average cost of debt and 46.9% debt ratio. None of the REIT's debt matures within two years and all is now at fixed rates, indicating no refinancing need and no interest rate risk. Its interest coverage ratio for the last four quarters at 2.6X was above the 2.0X benchmark. Since inception the REIT has paid out 76% of MFFO in cash distributions excluding DRP, but this rate was down to 59% 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*

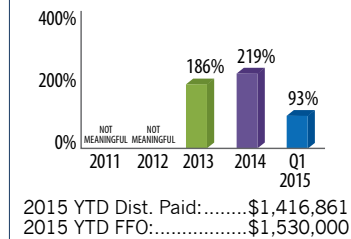


*Includes reinvested distributions (in millions)

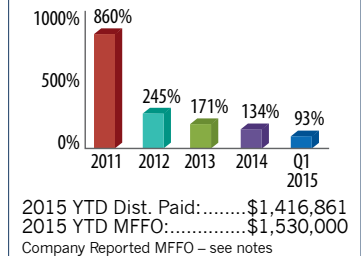
Historical Distribution



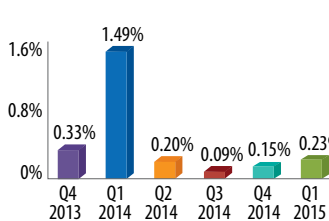
Historical FFO Payout Ratio



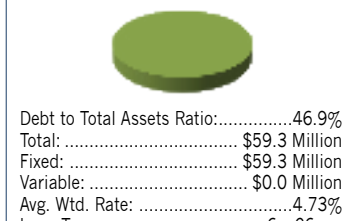
Historical MFFO Payout Ratio



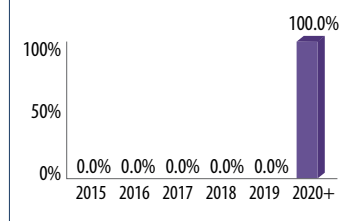
Redemptions



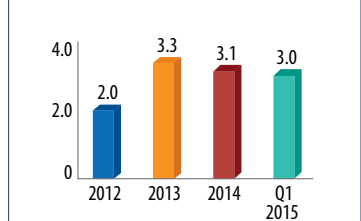
Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- As of March 31, 2015, the REIT owned 9 commercial properties comprising approximately 1,377,422 square feet plus 3 pad sites. It owned 4 properties located in Richardson, Arlington, and Dallas, Texas, 4 properties located in Houston, Texas and 1 property located in San Antonio, Texas.
- On May 1, 2015, the Company, through an indirect, wholly-owned subsidiary, acquired a fee simple interest in a nine building office complex commonly known Commerce Plaza containing approximately 203,688 square feet of office space located in Dallas, Texas, for approximately \$11.4 million, exclusive of closing costs.
- On May 8, 2015, the Company, through an indirect, wholly-owned subsidiary, acquired a fee simple interest in a 12 story office building commonly known as 400 North Belt, containing approximately 230,872 square feet of office space located in Houston, Texas, for approximately \$10.15 million exclusive of closing costs.
- As of March 31, 2015, the REIT had issued 9,466,553 shares of common stock in the initial and follow-on offerings, including 587,847 shares of our common stock pursuant to the distribution reinvestment plan, resulting in gross offering proceeds of \$92,226,410. Total shares issued and outstanding as of March 31, 2015 include 36,875 shares of common stock issued as non-employee compensation to members of the board of directors and certain executives of the Property Manager.
- The REIT's Cash to Total Assets ratio increased to 9.1% as of 1Q 2015 compared to 0.7% as of 1Q 2014.
- The REIT's Debt to Total Assets ratio increased to 46.9% as of 1Q 2015 compared to 22.5% as of 1Q 2014.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- For the three months ended March 31, 2015 and 2014, the Company paid aggregate distributions of \$1,416,861 and \$1,103,599, respectively. During the same periods, cash (used in) provided by operating activities was (\$621,230) and \$435,759, respectively. Of the \$1,416,861 and \$1,103,599 paid to stockholders for the three months ended March 31, 2015 and 2014, 0% and 39%, respectively, was attributable to cash provided by operating activities.