

Nontraded REIT Industry Review: Second Quarter 2011



Hartman Short Term Income Properties XX, Inc.

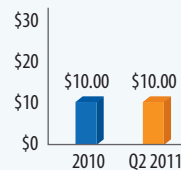
Total Assets.....	\$6.2 Million
Real Estate Assets	\$6.0 Million
Cash	\$0.1 Million
Securities	\$0.0 Million
Other	\$0.0 Million



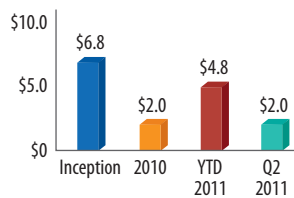
Initial Offering Date:	February 9, 2010
Number of Months Fundraising:	16
Anticipated Offering Close Date:	February 9, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	2.1%
Asset Type:	Diversified
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	201,000
Percent Leased:	56.70%
LifeStage:	Emerging

Historical Price



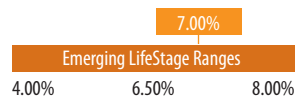
Gross Dollars Raised*



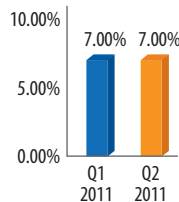
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution



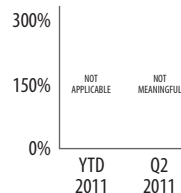
Contact Information

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: NOT MEANINGFULYTD Distributions Paid:.....\$136,137
YTD FFO:,(\$138,676)

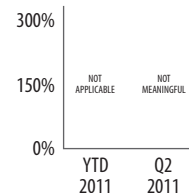
Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: NOT MEANINGFULYTD Distributions Paid:.....\$136,137
YTD MFFO:,(\$38,138)
*Company reported MFFO - see notes

Historical MFFO Payout Ratio



Debt Maturity

Not Applicable

Current Debt Ratio

Not Applicable

Debt Breakdown

Not Applicable

Interest Coverage Ratio

Not Applicable

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 1Q 2011 distribution yield was incorrectly reported as 7.50% in the prior report. The correct distribution yield was 7.00%.
- On December 28, 2010, the Company entered into the limited liability company operating agreement of Hartman Richardson Heights Properties LLC (the "Joint Venture"). The Company owns 31% and Hartman XIX owns 69% of the Joint Venture as of June 30, 2011.
- Due to the Emerging LifeStage, most metrics are not meaningful at this point.
- MFFO is company reported and Blue Vault did not identify additional adjustments.
- Because the REIT did not have any debt outstanding, the Debt Ratio and Interest Coverage are not applicable.
- No share redemptions due to the fact that the REIT has been effective for less than 12 months.
- See additional notes on page 83 for information regarding the source of distributions.