



BlueVault
PARTNERS, L.L.C.

Nontraded REIT Industry Review

Data as of June 30, 2010

Healthcare Trust of America, Inc.

Portfolio Details:

Total Assets	\$1,881.5 Million
Real Estate Assets	\$1,398.8 Million
Cash	\$176.9 Million
Securities	\$0.0 Million
Other	\$305.8 Million

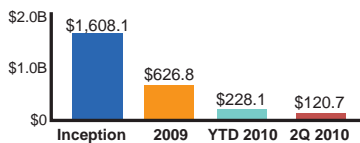


Initial Offering Date:	September 20, 2006
Number of Months Fundraising:	45
Anticipated Offering Close Date:	April 30, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	9.4%
Asset Type:	Medical Office
Number of Properties:	65
Square Feet / Units / Rooms / Acres:	8.6 million sq. ft.
Percent Leased:	91.4%

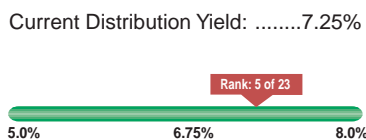


Gross Dollars Raised*

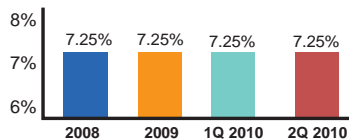


*Includes reinvested distributions (in millions).

Current Distribution



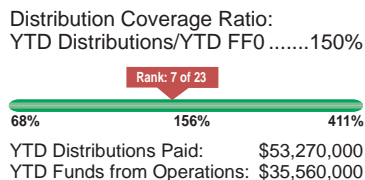
Historical Distribution



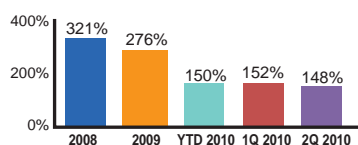
Contact Information

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 Suite 440
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 480-998-3478

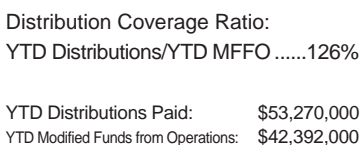
Distribution Coverage/ Current FFO - YTD



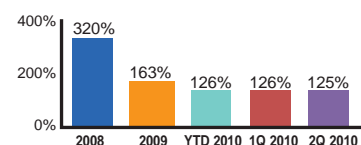
Distribution Coverage/ Historical FFO



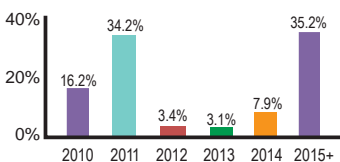
Distribution Coverage/ Current MFFO - YTD



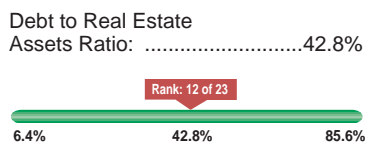
Distribution Coverage/ Historical MFFO



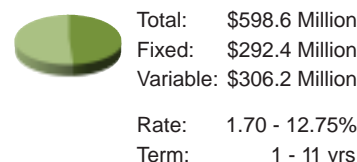
Debt Maturity



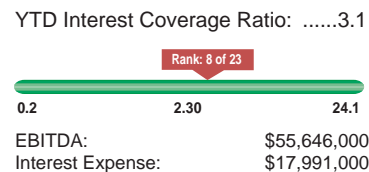
Current Debt Ratio



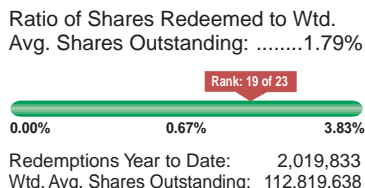
Debt Breakdown



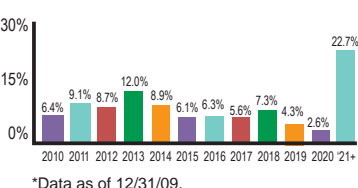
Interest Coverage Ratio



Redemptions



Lease Expiration*



NOTES: The Company reported a leverage ratio of mortgage loans payable debt to total assets of 31.8% for the period ending June 30, 2010. On August 16, 2010, the Company announced its intention to close its follow-on offering early, subject to market conditions, on or before April 30, 2011 but not earlier than November 30, 2010. As of June 30, 2010, the Company had variable rate mortgage loans on 21 properties with effective interest rates ranging from 1.70% to 4.75% per annum and a weighted average effective interest rate of 2.65% per annum. However, as of June 30, 2010, the Company also had fixed rate interest rate swaps, ranging from 4.70% to 6.02%, on its variable rate mortgage loans payable on 11 of its properties, thereby effectively fixing the interest rate on those mortgage loans payable.