

# Nontraded REIT Industry Review: Second Quarter 2011



## Healthcare Trust of America, Inc.

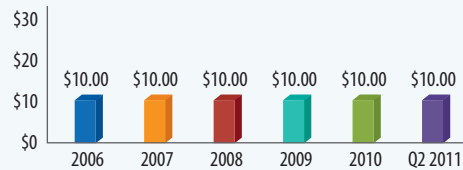
Total Assets.....	\$2,380.3 Million
Real Estate Assets ...	\$2,144.0 Million
Cash.....	\$154.3 Million
Securities .....	\$0.0 Million
Other.....	\$82.0 Million



Initial Offering Date: ..... September 20, 2006  
 Offering Close Date: ..... February 28, 2011  
 Current Price per Share: ..... \$10.00  
 Reinvestment Price per Share: ..... \$9.50

Cash to Total Assets Ratio: ..... 6.5%  
 Asset Type: ..... Medical Office  
 Number of Properties: ..... 78 acquisitions comprised of  
 ..... 242 buildings and 2 real-estate related assets  
 Square Feet / Units / Rooms / Acres: ..... 11.1 million sq. ft.  
 Percent Leased: ..... 91%  
 LifeStage: ..... Maturing

### Historical Price



### Redemptions

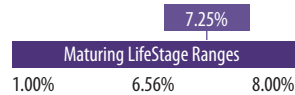
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: ..... 1.11%

Program Open

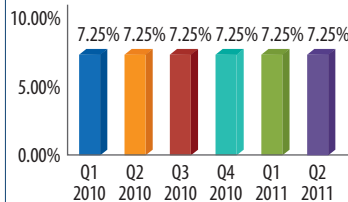
Redemptions Year to Date: 1,834,141  
 Wtd. Avg. Shares Outstanding as of 12/31/10: ..... 165,952,860

### Current Distribution

Current Distribution Yield: ... 7.25%



### Historical Distribution

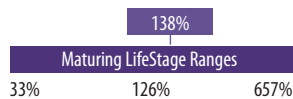


### Contact Information

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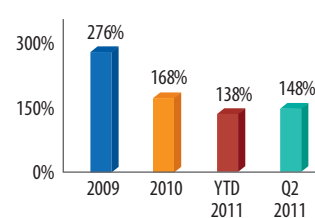
### Year to Date FFO Payout Ratio

FFO Payout Ratio:  
 YTD Distributions/YTD FFO: ..... 138%



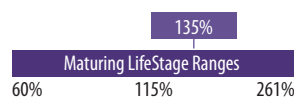
YTD Distributions Paid:.. \$78,154,000  
 YTD FFO: ..... \$56,645,000

### Historical FFO Payout Ratio



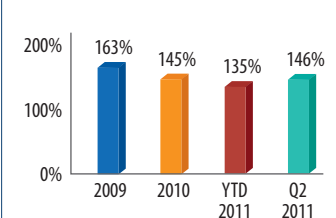
### Year to Date MFFO Payout Ratio

MFFO Payout Ratio:  
 YTD Distributions/YTD MFFO: ..... 135%

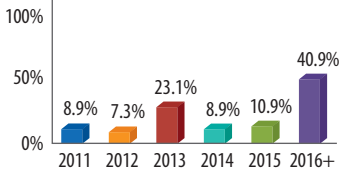


YTD Distributions Paid: ... \$78,154,000  
 YTD MFFO: ..... \$58,068,000  
 \*Company reported MFFO – see notes

### Historical MFFO Payout Ratio

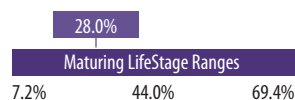


### Debt Maturity

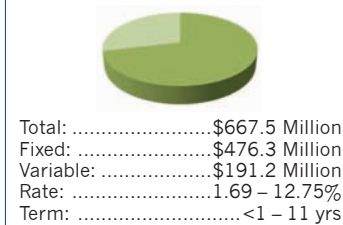


### Current Debt Ratio

Debt to Total Assets Ratio: ... 28.0%

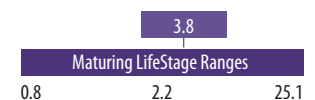


### Debt Breakdown



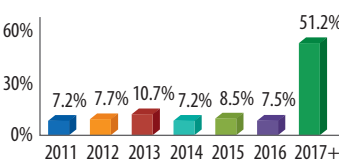
### Interest Coverage Ratio

YTD Interest Coverage Ratio: ..... 3.8



Adjusted EBITDA: ..... \$77,898,000  
 Interest Expense: ..... \$20,665,000

### Lease Expirations\*



\*As of 12/31/10.

### Notes

- As of June 30, 2011, approximately 94% of the portfolio, based on GLA, is located on or adjacent to, or is anchored by, the campuses of nationally and regionally recognized healthcare systems.
- On June 29, 2011, the Company entered into a purchase and sale agreement to acquire a best in class medical office building portfolio located in Phoenix, Arizona, for \$32,750,000. This portfolio consists of two Class A medical office buildings, comprising a total of approximately 118,000 rentable square feet, which have a combined occupancy of over 88%.
- As of June 30, 2011, the Company had variable rate mortgage loans on 5 properties, as well as a real estate term loan secured by certain properties. However, as of June 30, 2011, the Company had fixed rate interest rate swaps and caps on the entire principal balances of the Decatur, Mountain Empire, and Sun City-Sun 2 variable rate mortgage loans payable as well as on \$75,000,000 of our secured real estate term loan, thereby effectively fixing our interest rates on those debt instruments at 5.16%, 5.87%, 2.00%, and 3.42%, respectively.
- MFFO is company reported and Blue Vault Partners did not identify any additional adjustments.
- See additional notes on page 83 for information regarding the source of distributions.