



BlueVault
PARTNERS, LLC

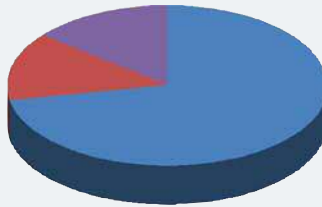
Nontraded REIT Industry Review

Data as of December 31, 2009

Healthcare Trust of America, Inc.

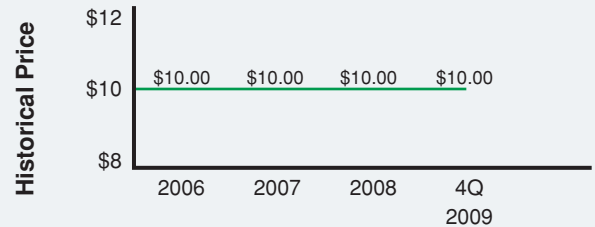
Portfolio Details:

Total Assets	\$1,673.5 Million
Real Estate Assets	\$1,204.5 Million
Cash	\$233.1 Million
Securities	\$0.0 Million
Other	\$235.9 Million

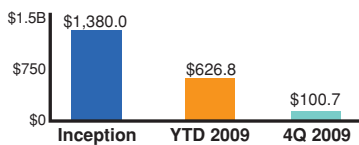


Initial Offering Date:	September 20, 2006
Number of Months Fundraising:	39
Anticipated Offering Close Date:	March 19, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Asset Type:Medical Office
 Number of Properties:53
 Square Feet / Units / Rooms / Acres:7.4 million sq. ft.
 Percent Leased:91%



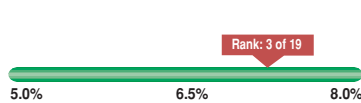
Gross Dollars Raised*



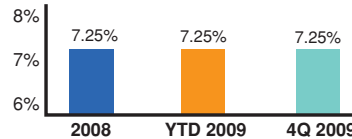
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:7.25%



Historical Distribution

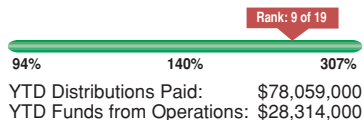


Contact Information

www.HTAREIT.com
Healthcare Trust of America
 16427 North Scottsdale Road
 Suite 440
 Scottsdale, AZ 85254
 480-998-3478

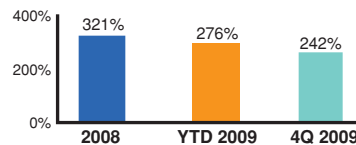
Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
 YTD Distributions/YTD FFO276%



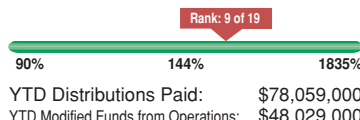
YTD Distributions Paid: \$78,059,000
 YTD Funds from Operations: \$28,314,000

Distribution Coverage/ Historical FFO



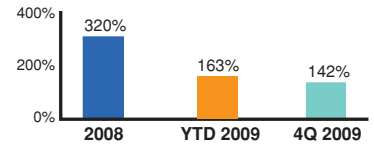
Distribution Coverage/ Current MFFO - YTD

Distribution Coverage Ratio:
 YTD Distributions/YTD MFFO163%

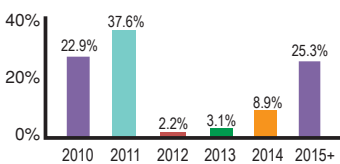


YTD Distributions Paid: \$78,059,000
 YTD Modified Funds from Operations: \$48,029,000

Distribution Coverage/ Historical MFFO

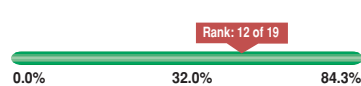


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:44.8%

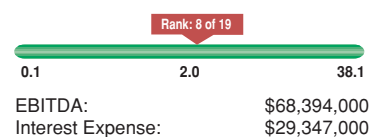


Debt Breakdown

Total: \$540.0 Million
 Fixed: \$207.4 Million
 Variable: \$332.6 Million
 Rate: 1.58 - 12.75%
 Term: 1 - 10 yrs

Interest Coverage Ratio

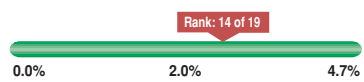
YTD Interest Coverage Ratio:2.3



EBITDA: \$68,394,000
 Interest Expense: \$29,347,000

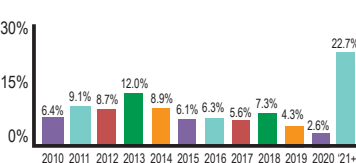
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:2.6%



Redemptions Year to Date: 1,131,575
 Wtd. Avg. Shares Outstanding: 42,844,603

Lease Expiration



NOTES:

A follow-on offering became effective on March 19, 2010.