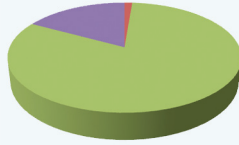


Nontraded REIT Industry Review: Fourth Quarter 2010



Healthcare Trust of America, Inc.

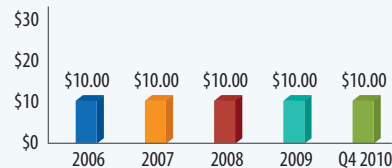
Total Assets.....	\$2,271.8 Million
Real Estate Assets ...	\$1,854.6 Million
Cash.....	\$29.3 Million
Securities	\$0.0 Million
Other.....	\$388.0 Million



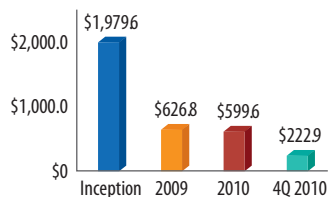
Initial Offering Date:	September 20, 2006
Number of Months Fundraising:	51
Anticipated Offering Close Date:	February 28, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	1.3%
Asset Type:	Medical Office
Number of Properties:	77 acquisitions comprised of 238 buildings
Square Feet / Units / Rooms / Acres:	10.9 million
Percent Leased:	91.1%

Historical Price



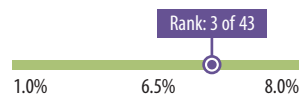
Gross Dollars Raised*



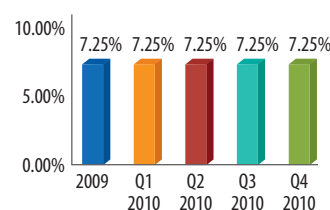
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.25%



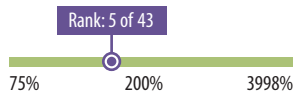
Historical Distribution



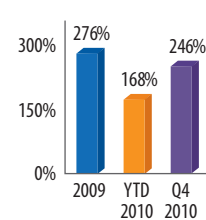
Contact Information

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

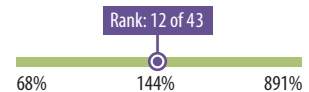
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: 168%YTD Distributions Paid: \$116,727,000
YTD FFO: \$69,449,000

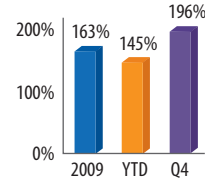
Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

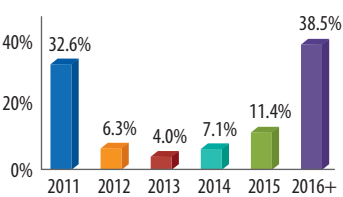
MFFO Payout Ratio:
YTD Distributions/YTD MFFO: 145%YTD Distributions Paid: .. \$116,727,000
YTD MFFO: \$80,766,000
*BVP adjusted MFFO

Historical MFFO Payout Ratio



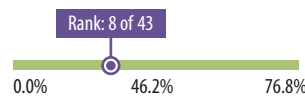
Figures prior to YTD 2010 and Q4 2010 are as previously defined.

Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 31.1%

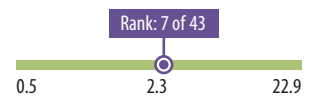


Debt Breakdown

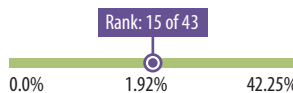
Total:	\$706.5 Million
Fixed:	\$473.8 Million
Variable:	\$232.7 Million
Rate:	1.61 – 12.75%
Term:	2 – 12 yrs

Interest Coverage Ratio

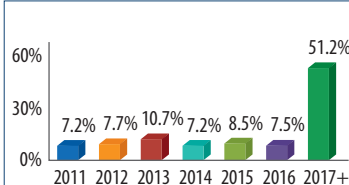
YTD Interest Coverage Ratio: 3.1

EBITDA: \$108,503,000
Interest Expense: \$35,336,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding: 4.83%Redemptions Year to Date: 5,448,260
Wtd. Avg. Shares Outstanding
as of 12/31/09: 112,819,638

Lease Expirations*



*As a percent of expiring base rent.

Notes

In December 2010, HTA announced the termination of its follow-on offering and stopped offering shares on February 28, 2011, except for shares issued pursuant to the DRIP. The Company reported 2010 MFFO of \$89,166,000 includes \$8,400,000 in transition charges related to the cost of HTA's transition to self-management. Blue Vault Partners has excluded the transition charges to report 2010 MFFO of \$80,766,000. As of December 31, 2010, the Company had variable rate mortgage loans on four properties with fixed rate interest rate swaps and caps, ranging from 2.00% to 5.87%. For the year ended December 31, 2010, the Company paid distributions of \$116,727,000 (\$60,176,000 in cash and \$56,551,000 in shares of common stock pursuant to the DRIP), as compared to cash flows from operations of \$58,503,000. The distributions paid in excess of cash flows from operations in 2010 were paid using proceeds from debt financing.