

Independence Realty Trust, Inc. was originally formed in 2009 as Empire Realty Trust, Inc. On January 20, 2011, the advisor and other entities affiliated with the REIT were acquired by an affiliate of the Sponsor for approximately \$2.3 million, and the REIT was renamed and reregistered.

The Company invests in a diversified portfolio of real estate assets, primarily multifamily properties, located throughout the United States. As of the end of the second quarter, the REIT had \$104.5 million in assets invested in six multifamily properties. The REIT is in the Emerging LifeStage for Effective REITs, which is typified by high levels of debt, not meaningful distribution payout levels, and limited distributions.

Key Highlights

- The REIT acquired six properties from its Sponsor for \$104 million (the “Initial Portfolio”) in return for the assumption of debt and payment of limited partnership units.
- \$39.2 million of limited partnership units were provided to the Sponsor as part of the purchase of the properties.

Capital Stack Review

- Capital Raised – The REIT has not broken escrow.
- Debt – The REIT has \$64.6 million of fixed rate debt assumed in the purchase of its initial portfolio for a ratio of 62%.
- Debt Maturity – All debt matures in 2021.
- Cash on Hand – A ratio 1.5% of total assets.

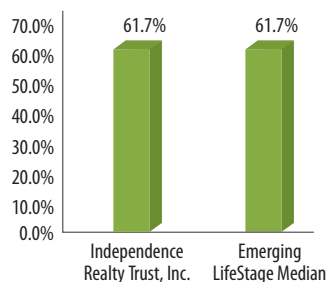
Metrics

- Distribution – 6% annualized yield.
- Distribution Source – No distributions have been paid to date.
- MFFO Payout Ratio – Not applicable, no distributions have been paid to date.
- Fee Waivers and Deferrals – None reported.
- Interest Coverage Ratio – 2.3X Adjusted EBITDA. Impairments – None reported.

Real Estate

- Acquisitions – The REIT’s six multifamily properties totaling 1,492 units were purchased in April 2011 for \$104 million (\$69,700/unit).
- Occupancy – Portfolio occupancy of 94%.
- Dispositions – None reported
- Diversification – Limited due to early stage of REIT.

Debt to Total Assets vs. Median



Cash to Total Assets vs. Median

