



BlueVault
PARTNERS, LLC

Nontraded REIT Industry Review

Data as of March 31, 2010

Inland American Real Estate Trust, Inc.

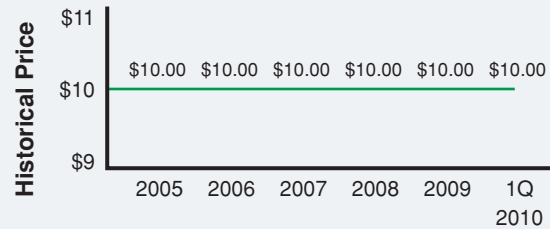
Portfolio Details:

Total Assets	\$11,652.0 Million
Real Estate Assets	\$10,410.4 Million
Cash	\$303.8 Million
Securities	\$262.3 Million
Other	\$675.5 Million



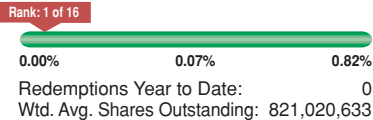
Initial Offering Date:	August 31, 2005
Offering Close Date:	April 6, 2009
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	2.6%
Asset Type:	Diversified
Number of Properties:	975
Square Feet / Units / Rooms / Acres:	47.2 million sq. ft., 14,856 rooms and 10,153 units
Percent Leased:	Not Reported



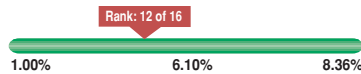
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:0.00%

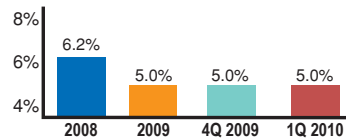


Current Distribution

Current Distribution Yield:5.00%



Historical Distribution



Contact Information

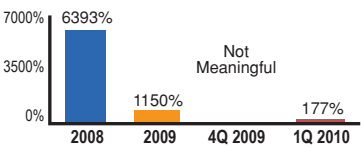
www.Inland-American.com
Inland American Real Estate Trust Inc.
2901 Butterfield Road
Oak Brook, IL 60523
800-826-8228

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio: YTD Distributions/YTD FFO177%



Distribution Coverage/ Historical FFO

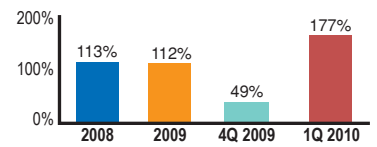


Distribution Coverage/ Current MFFO - YTD

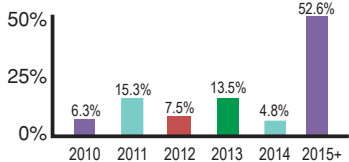
Distribution Coverage Ratio: YTD Distributions/YTD MFFO177%



Distribution Coverage/ Historical MFFO

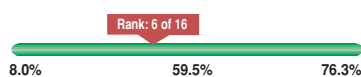


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:52.4%

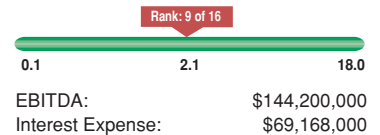


Debt Breakdown

Total:	\$5,453.8 Million
Fixed:	\$3,934.0 Million
Variable:	\$1,519.8 Million
Rate:	2.55 - 6.21%
Term:	1 - 5+ yrs

Interest Coverage Ratio

Interest Coverage Ratio:2.1



Lease Expiration

Not Reported

NOTES:

The Company has \$166.4 in variable rate debt that has been effectively converted to fixed rates through interest rate swaps. Effective March 30, 2009, the board of directors voted to suspend the share repurchase program until further notice.