



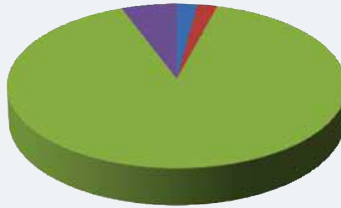
Data as of September 30, 2010

**BlueVault**  
PARTNERS, LLC

## Inland American Real Estate Trust, Inc.

### Portfolio Details:

Total Assets	\$11,595.8 Million
Real Estate Assets	\$10,438.9 Million
Cash	\$238.2 Million
Securities	\$249.1 Million
Other	\$669.6 Million



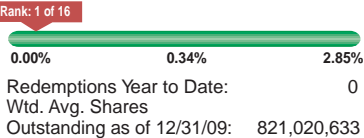
Initial Offering Date:	August 31, 2005
Offering Close Date:	April 6, 2009
Current Price per Share:	\$8.03
Reinvestment Price per Share:	\$8.03

Cash to Total Assets Ratio:	2.1%
Asset Type:	Diversified
Number of Properties:	981
Square Feet / Units / Rooms / Acres:	48.1 million sq. ft., 15,384 rooms and 10,547 units
Percent Leased:	See notes



### Redemptions

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

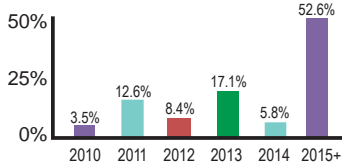


### Year to Date FFO Payout Ratio

FFO Payout Ratio: YTD Distributions/YTD FFO .....163%

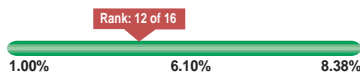


### Debt Maturity

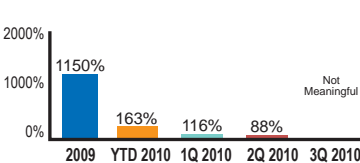


### Current Distribution

Current Distribution Yield: 5.00%

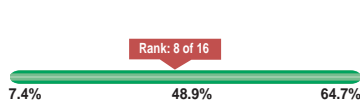


### Historical FFO Payout Ratio

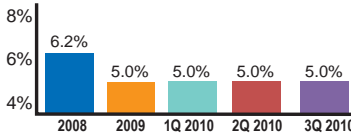


### Current Debt Ratio

Debt to Total Assets Ratio: 48.6%



### Historical Distribution



### Year to Date MFFO Payout Ratio

MFFO Payout Ratio: YTD Distributions/YTD MFFO .....100%



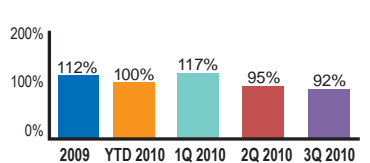
### Debt Breakdown

Total:	\$5,637.0 Million
Fixed:	\$3,973.0 Million
Variable:	\$1,664.0 Million
Rate:	1.62 - 6.21%
Term:	1 - 37 yrs

### Contact Information

[www.Inland-American.com](http://www.Inland-American.com)  
Inland American Real Estate Trust Inc.  
2901 Butterfield Road  
Oak Brook, IL 60523  
800-826-8228

### Historical MFFO Payout Ratio



### Lease Expiration

Not Reported

**NOTES:** On September 21, 2010, the Company established an estimated value per share of common stock equal to \$8.03. In addition, beginning with reinvestments made after September 21, 2010, and until a new estimated value has been established, distributions may be reinvested in shares of common stock at a price equal to \$8.03 per share. The Company has \$201.2 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. As of September 30, 2010, the retail properties, the industrial properties, the multi-family properties, the lodging properties and the office properties were 92%, 93%, 89%, 70% and 95% occupied based on a weighted average basis, respectively.