Inland American Real Estate Trust, Inc.

Inland American Real Estate Trust was declared effective in 2005 and invests in a diversified portfolio of commercial real estate, including retail, multifamily, industrial, lodging, and office properties located in the United States. As of year-end of 2011, the REIT had $10.9 billion in assets in 964 properties totaling 49.3 million square feet of commercial properties, 9,563 apartment units and 15,597 hotel rooms. The REIT closed to new investments in April 2009. As such, the REIT is in the Maturing LifeStage of Closed REITs that is marked by a refinement of the portfolio through dispositions, strategic acquisitions, and debt. The investment style of this REIT is considered to be "Core," which is typically defined as a REIT that generates a high percentage of its total return from income and a modest percentage from asset appreciation. REITs in this category are also expected to exhibit low volatility in asset values.

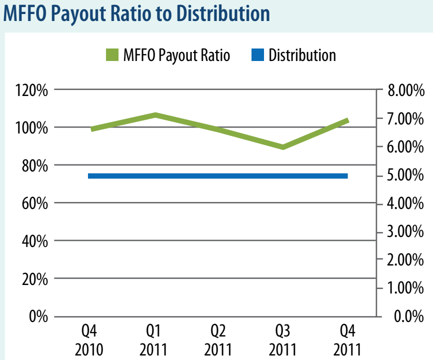
Key Highlights
- The valuation of the REIT is currently at $7.22 per share, down from $8.03 per share as of December 2010.
- The REIT began an active disposition program in 2011 to remove less strategic assets and reinvest the capital in more complementary assets to the portfolio.
- The redemption program, which had been suspended in early 2010, was reinstated for death, disability and hardship requests in the second quarter of 2011 and hardship requests in the first quarter 2012.

Capital Stack Review
- Debt – 54.1% at year-end, up steadily from 48.4% at year-end 2010. Financing is distributed 75.0% to fixed instruments and 25.0% to variable.
- Debt Maturity – 44.9% of its debt matures in 2017 or later.
- Loan Activity – $540 million of 2011 maturities were refinanced.
- Cash on Hand – 2.0%, typical for a REIT at this LifeStage.

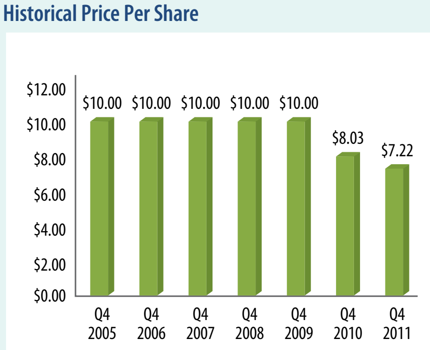
Metrics
- Distribution – Steady at 5.0% for past 10 quarters.
- Distribution Source – 100% funded from cash flow from operations.
- MFFO Payout Ratio – 99% in 2011, down from 105% in 2010.
- Fee Waivers and Deferrals – Business Management fees totaling $75.2 million were waived in 2011.
- Interest Coverage Ratio – 2.1x EBIDTA reflects the debt ratio in the REIT.
- Impairments – An impairment of $163.6 million was taken on properties primarily related to investments in the Net Lease Strategic Assets Fund joint venture.

Real Estate
- Acquisitions – Three hotels were purchased for $166.5 million ($142,065/key) plus seven retail properties for $282.8 million ($169/SF), for a total of $449.3 million.
- Occupancy – Retail, 94%; Industrial, 92%; Apartments, 92%; Lodging, 71%; and Office, 92%.
- Revenue – Same-store results increased significantly for hotel and multifamily (10.8% and 16.7%, respectively) and decreased slightly for retail, office, and industrial segments.
- Hotel Occupancy – The Company reported 71.0% up from 70.0% in 2010. This compares to an industry average of 60.1% as of December 31, 2011.*
- ADR (Average Daily Rate) – The Company reported $121 compared with $115 in 2010. This compares with an industry average of $101.64 as of December 31, 2011.*
- RevPAR (Revenue Per Available Room) – The Company reported $86 at year-end, up from $80 in 2010. This compares to an industry average of $61.06 as of December 31, 2011.*
- Dispositions – 26 properties were sold in 2011 for a total of $242.3 million including 14 retail, 6 hotels, 4 office, 1 industrial, and 1 multifamily property.
- Diversification – The portfolio is well-diversified across segments and geographic locations. Largest tenant exposures are SunTrust (9%) and AT&T (7%).

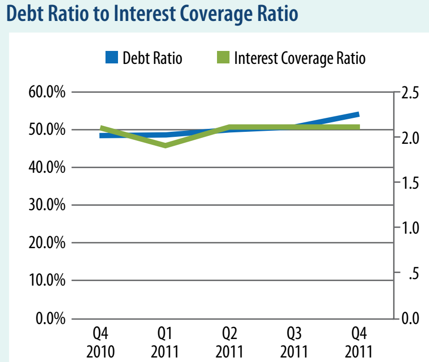
MFFO Payout Ratio to Distribution



Historical Price Per Share



Debt Ratio to Interest Coverage Ratio



*As reported by Smith Travel Research.