

Nontraded REIT Industry Review: First Quarter 2011



Inland Diversified Real Estate Trust, Inc.

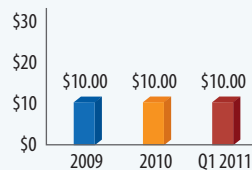
Total Assets.....	\$635.2 Million
Real Estate Assets	\$573.1 Million
Cash	\$35.4 Million
Securities	\$7.4 Million
Other	\$19.3 Million



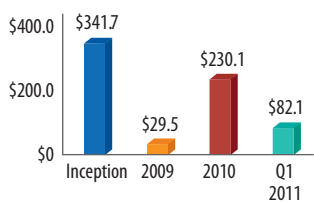
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	19
Anticipated Offering Close Date:	August 24, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	5.6%
Asset Type:	Diversified
Number of Properties:	33
Square Feet / Units / Rooms / Acres: ...	3,422,591 sq. ft. & 300 units
Percent Leased:	96.7%

Historical Price



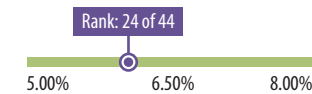
Gross Dollars Raised*



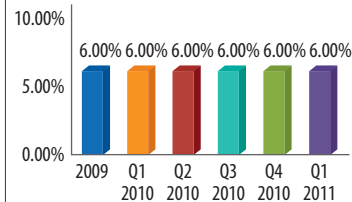
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.00%



Historical Distribution

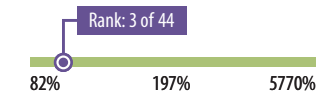


Contact Information

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 Oak Brook, Illinois 60523
 (800) 826-8228

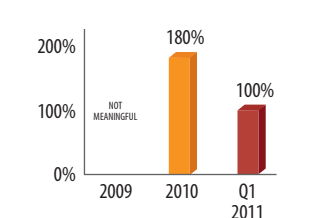
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 100%



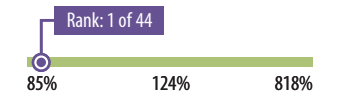
YTD Distributions Paid: ... \$4,074,050
 YTD FFO: \$4,085,799

Historical FFO Payout Ratio



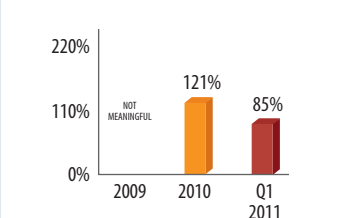
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 85%

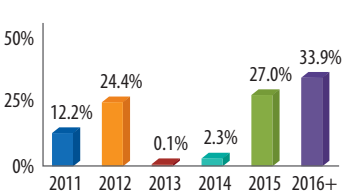


YTD Distributions Paid: .. \$4,074,050
 YTD MFFO: \$4,815,448
 *Blue Vault reported MFFO – see notes

Historical MFFO Payout Ratio

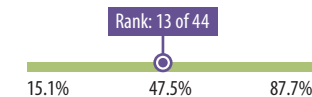


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 46.1%

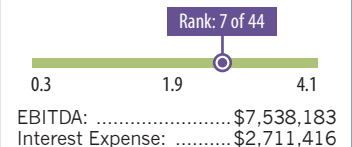


Debt Breakdown

Total: \$292.6 Million
 Fixed: \$191.0 Million
 Variable: \$101.6 Million
 Rate: 0.60% – 7.33%
 Term: 1 – 20 yrs

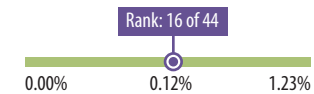
Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.8



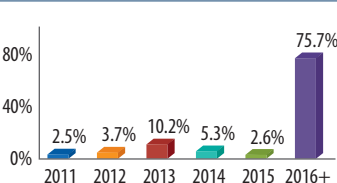
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: 0.17%



Redemptions Year to Date: ... 23,014
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 13,671,936

Lease Expirations*



*Does not include multi-family leases

Notes

The Company did not report MFFO for 1Q 2011. The 1Q 2011 MFFO figure is a Blue Vault Partners' estimate. Cash retained by the Company of \$809,070 from the waiver of the first quarter business management fee by the Business Manager had the effect of increasing cash flow from operations for this period because the Company did not have to use cash to pay the fee or reimbursement. The Company's first quarter 2011 distributions were funded from cash flows from operations. On March 10, 2011, the Sponsor forgave \$1,500,000 in liabilities related to advances used to pay administrative and offering costs prior to the commencement of the Offering that were previously funded to the Company and treated this as a capital contribution to cover a portion of distributions paid related to the three months ended December 31, 2010.