



BlueVault
PARTNERS, LLC

Nontraded REIT Industry Review

Data as of June 30, 2010

Inland Diversified Real Estate Trust, Inc.

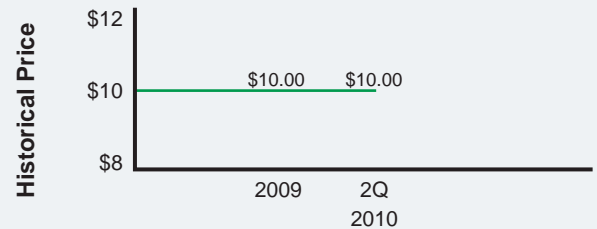
Portfolio Details:

Total Assets	\$240.2 Million
Real Estate Assets	\$139.4 Million
Cash	\$65.1 Million
Securities	\$0.0 Million
Other	\$35.7 Million

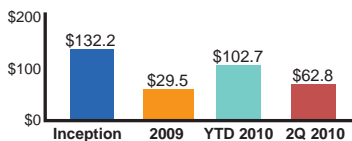


Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	10
Anticipated Offering Close Date:	August 24, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	27.1%
Asset Type:	Diversified
Number of Properties:	6
Square Feet / Units / Rooms / Acres:	1,155,199 sq. ft.
Percent Leased:	95.7%



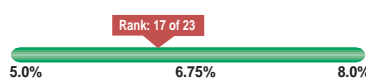
Gross Dollars Raised*



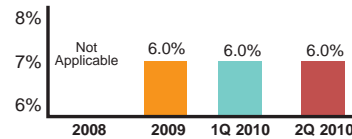
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:6.0%



Historical Distribution



Contact Information

www.InlandDiversified.com
Inland Securities Corporation
2901 Butterfield Road
Oak Brook, Illinois 60523
(800) 826-8228

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD FFO Not Meaningful*

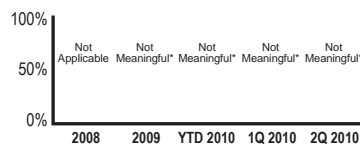


YTD Distributions Paid: \$1,757,576

YTD Funds from Operations: (\$352,264)

*See Notes

Distribution Coverage/ Historical FFO



*See Notes

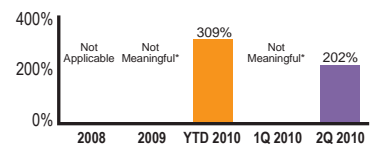
Distribution Coverage/ Current MFFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD MFFO309%

YTD Distributions Paid: \$1,757,576

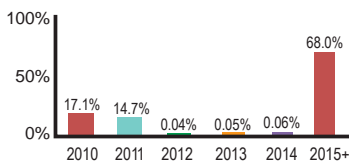
YTD Modified Funds from Operations: \$569,447

Distribution Coverage/ Historical MFFO



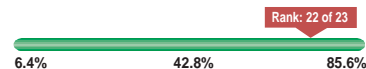
*See Notes

Debt Maturity



Current Debt Ratio

Debt to Real Estate
Assets Ratio:80.8%



Debt Breakdown

Total:	\$112.6 Million
Fixed:	\$112.6 Million
Variable:	\$0.0 Million
Rate:	4.25 - 7.33%
Term:	5 - 21 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio:1.7

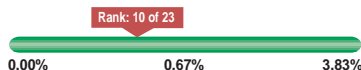


EBITDA: \$1,119,080
Interest Expense: \$664,564

*See Notes

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:0.54%



Redemptions Year to Date: 2,000

Wtd. Avg. Shares Outstanding: 367,888

Lease Expiration

Lease terms range from 1 - 18 yrs.

NOTES:

For the six months ended June 30, 2010, the Sponsor contributed \$1,757,576 to the Company to pay distributions to stockholders. The Distribution Coverage Ratio is listed as "Not Meaningful" when Funds from Operations (FFO) or Modified Funds from Operations (MFFO) during that period are negative. A negative FFO or MFFO indicates a loss – no accounting earnings to cover the distribution. Keep in mind, however that FFO or MFFO does not indicate when cash actually changed hands. FFO or MFFO is an accrual or accounting measure of profitability that records revenues and expenses when they are incurred – regardless of when cash is exchanged.