



Data as of September 30, 2010

BlueVault
PARTNERS, LLC

Inland Diversified Real Estate Trust, Inc.

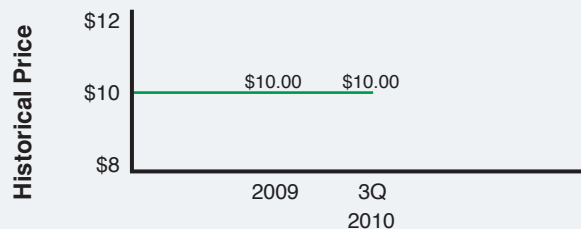
Portfolio Details:

Total Assets	\$324.2 Million
Real Estate Assets	\$209.7 Million
Cash	\$51.3 Million
Securities	\$4.0 Million
Other	\$59.2 Million

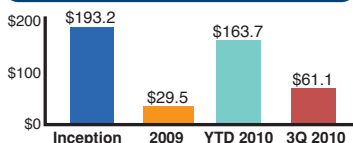


Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	13
Anticipated Offering Close Date:	August 24, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	15.8%
Asset Type:	Diversified
Number of Properties:	13
Square Feet / Units / Rooms / Acres:	1.7 million sq. ft.
Percent Leased:	96.0%



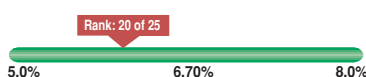
Gross Dollars Raised*



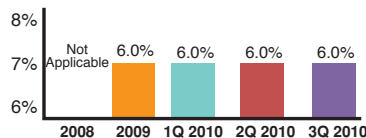
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:6.0%



Historical Distribution



Contact Information

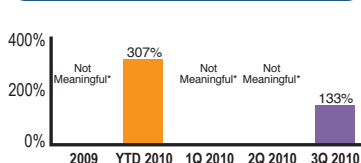
www.InlandDiversified.com
Inland Securities Corporation
2901 Butterfield Road
Oak Brook, Illinois 60523
(800) 826-8228

Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO.....307%

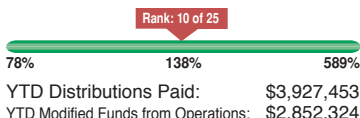


Historical FFO Payout Ratio

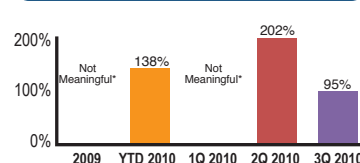


Year to Date MFFO Payout Ratio

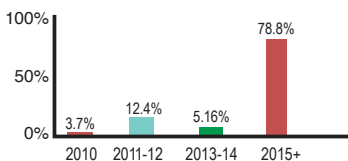
MFFO Payout Ratio:
YTD Distributions/YTD MFFO138%



Historical MFFO Payout Ratio

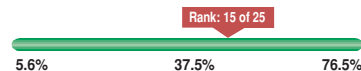


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio:42.2%



Debt Breakdown

Total:	\$136.7 Million
Fixed:	\$136.7 Million
Variable:	\$0.0 Million
Rate:	4.25 - 7.33%
Term:	5 - 21 yrs

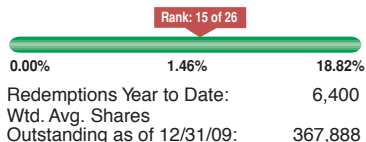
Interest Coverage Ratio

YTD Interest Coverage Ratio:2.1



Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:1.74%



Lease Expiration

Lease terms range from 1 - 20 yrs.

NOTES: 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. For the nine months ended September 30, 2010, the Sponsor contributed \$2,889,277 to the Company to pay distributions to stockholders.