



BlueVault
PARTNERS, LLC

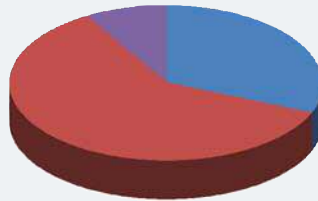
Nontraded REIT Industry Review

Data as of December 31, 2009

Inland Diversified Real Estate Trust, Inc.

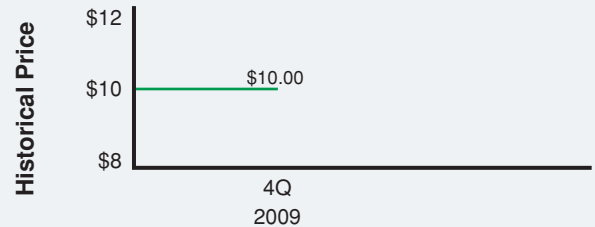
Portfolio Details:

Total Assets	\$26.4 Million
Real Estate Assets	\$8.3 Million
Cash	\$15.8 Million
Securities	\$0.0 Million
Other	\$2.3 Million

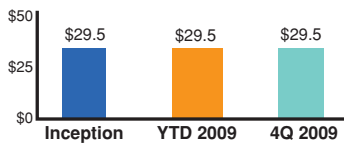


Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	4
Anticipated Offering Close Date:	August 24, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Asset Type:Diversified
 Number of Properties:1
 Square Feet / Units / Rooms / Acres:82,292 sq. ft.
 Percent Leased:96.8%



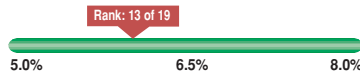
Gross Dollars Raised*



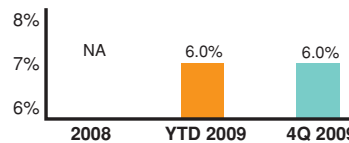
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:6.0%



Historical Distribution



Contact Information

www.InlandDiversified.com
 Inland Securities Corporation
 2901 Butterfield Road
 Oak Brook, Illinois 60523
 (630) 218-8000

Distribution Coverage/ Current FFO - YTD

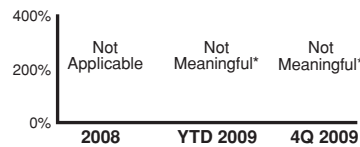
Distribution Coverage Ratio:
 YTD Distributions/YTD FFO Not Meaningful*



YTD Distributions Paid: \$96,035
 YTD Funds from Operations: (\$268,314)

*See Notes

Distribution Coverage/ Historical FFO



*See Notes

Distribution Coverage/ Current MFFO - YTD

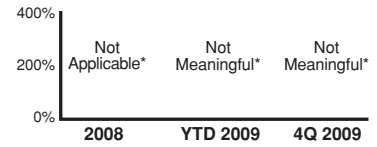
Distribution Coverage Ratio:
 YTD Distributions/YTD MFFO Not Meaningful*



YTD Distributions Paid: \$96,035
 YTD Modified Funds from Operations: (\$268,314)

*See Notes

Distribution Coverage/ Historical MFFO



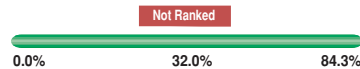
*See Notes

Debt Maturity

No Debt as of 12/31/09

Current Debt Ratio

Debt to Real Estate
 Assets Ratio:NA



Debt Breakdown

No Debt Reported
 Total: \$0.0 Million
 Fixed: \$0.0 Million
 Variable: \$0.0 Million
 Rate: NA
 Term: NA

Interest Coverage Ratio

YTD Interest Coverage Ratio:Not Meaningful*

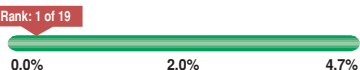


EBITDA: (\$271,350)
 Interest Expense: \$0

*See Notes

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:0.0%



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding: 367,888

Lease Expiration

Lease range from 1 - 17 yrs.

NOTES: Average weighted shares noted above are for the year ending 2009. 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. In addition, because this REIT does not have any debt, this ratio can not be calculated.