



BlueVault
PARTNERS, LLC

Nontraded REIT Industry Review

Data as of March 31, 2010

Inland Western Retail Real Estate Trust, Inc.

Portfolio Details:

Total Assets	\$6,882.0 Million
Real Estate Assets	\$6,168.8 Million
Cash	\$130.2 Million
Securities	\$38.2 Million
Other	\$544.8 Million



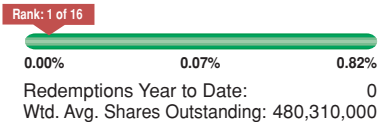
Initial Offering Date:	September 15, 2003
Offering Close Date:	September 9, 2005
Current Price per Share:	\$6.85
Reinvestment Price per Share:	\$6.85

Cash to Total Assets Ratio:1.9%
Asset Type:Retail
Number of Properties:298
Square Feet / Units / Rooms / Acres:44.4 million sq. ft.
Percent Leased:86%



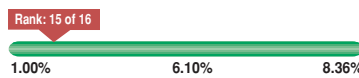
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:0.00%

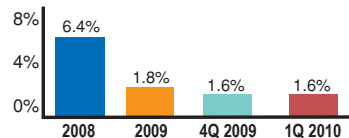


Current Distribution

Current Distribution Yield:1.60%*



Historical Distribution

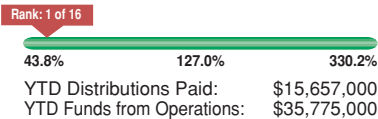


Contact Information

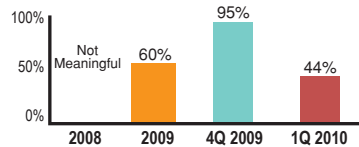
www.Inland-Western.com
Inland Western Retail Real Estate Trust Inc.
2901 Butterfield Road
Oak Brook, IL 60523
800-826-8228

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio: YTD Distributions/YTD FFO44%

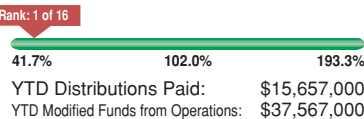


Distribution Coverage/ Historical FFO

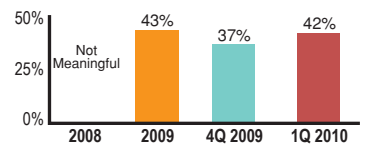


Distribution Coverage/ Current MFFO - YTD

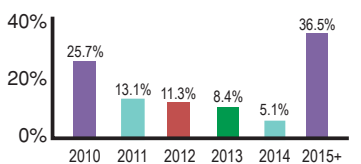
Distribution Coverage Ratio: YTD Distributions/YTD MFFO42%



Distribution Coverage/ Historical MFFO

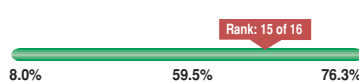


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:66.8%

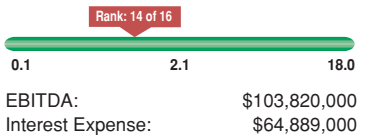


Debt Breakdown

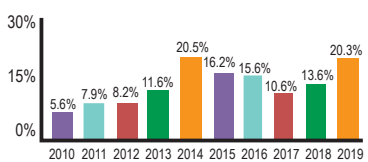
Total:	\$4,118.9 Million
Fixed:	\$3,852.4 Million
Variable:	\$266.5 Million
Rate:	2 - 14%
Term:	1 - 27 yrs

Interest Coverage Ratio

Interest Coverage Ratio:1.6



Lease Expiration*



*Data as of 12/31/09.

NOTES:

Effective November 19, 2008, the board of directors voted to suspend the Share Repurchase Plan until further notice. Distribution yield is calculated based on a \$10 price per share. The fixed rate debt above includes \$83.2 million of variable rate debt that was effectively swapped to a fixed rate.