



BlueVault
PARTNERS, LLC

Nontraded REIT Industry Review

Data as of June 30, 2010

Inland Western Retail Real Estate Trust, Inc.

Portfolio Details:

Total Assets	\$6,722.4 Million
Real Estate Assets	\$6,150.8 Million
Cash	\$111.2 Million
Securities	\$34.6 Million
Other	\$425.8 Million



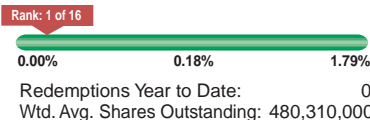
Initial Offering Date:	September 15, 2003
Offering Close Date:	September 9, 2005
Current Price per Share:	\$6.85
Reinvestment Price per Share:	\$6.85

Cash to Total Assets Ratio:	1.7%
Asset Type:	Retail
Number of Properties:	294
Square Feet / Units / Rooms / Acres:	44.2 million sq. ft.
Percent Leased:	88.4%



Redemptions

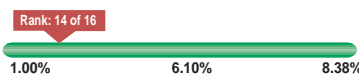
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:0.00%



Redemptions Year to Date: 0
Wtd. Avg. Shares Outstanding: 480,310,000

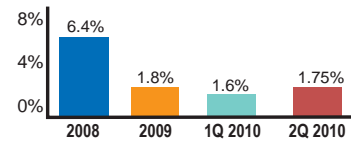
Current Distribution

Current Distribution Yield:1.75%*



*See Notes

Historical Distribution



Contact Information

www.Inland-Western.com
Inland Western Retail Real Estate Trust Inc.
2901 Butterfield Road
Oak Brook, IL 60523
800-541-7661

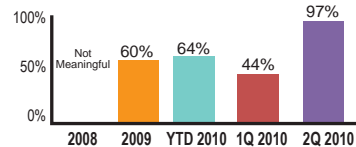
Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD FFO64%



YTD Distributions Paid: \$36,765,000
YTD Funds from Operations: \$57,598,000

Distribution Coverage/ Historical FFO

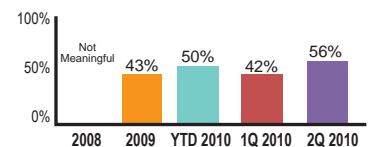


Distribution Coverage/ Current MFFO - YTD

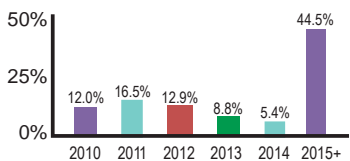
Distribution Coverage Ratio:
YTD Distributions/YTD MFFO50%

YTD Distributions Paid: \$36,765,000
YTD Modified Funds from Operations: \$74,082,000

Distribution Coverage/ Historical MFFO

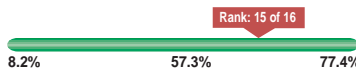


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:65.7%



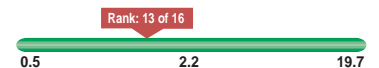
Debt Breakdown

Total: \$4,038.5 Million
Fixed: \$3,781.8 Million
Variable: \$256.7 Million

Rate: 2 - 14%
Term: 1 - 27 yrs

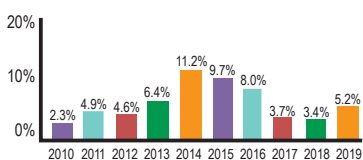
Interest Coverage Ratio

Interest Coverage Ratio:1.6



EBITDA: \$210,270,000
Interest Expense: \$132,842,000

Lease Expiration



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. The Company reported debt to total assets of 60.1% for the period ending June 30, 2010.