



Data as of September 30, 2010

**BlueVault**  
PARTNERS, LLC

## Inland Western Retail Real Estate Trust, Inc.

### Portfolio Details:

Total Assets	\$6,651.9 Million
Real Estate Assets	\$5,975.1 Million
Cash	\$116.0 Million
Securities	\$33.3 Million
Other	\$527.5 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:	291
Square Feet / Units / Rooms / Acres:	43.8 million sq. ft.
Percent Leased:	90.6%



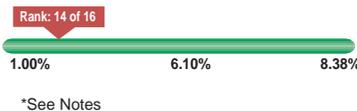
### Redemptions

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

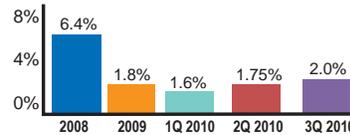


### Current Distribution

Current Distribution Yield: .....2.0%\*



### Historical Distribution



### Contact Information

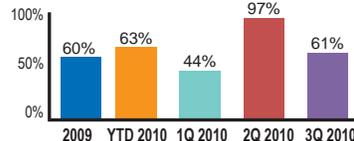
[www.Inland-Western.com](http://www.Inland-Western.com)  
Inland Western Retail Real Estate Trust Inc.  
2901 Butterfield Road  
Oak Brook, IL 60523  
800-541-7661

### Year to Date FFO Payout Ratio

FFO Payout Ratio:  
YTD Distributions/YTD FFO .....63%



### Historical FFO Payout Ratio

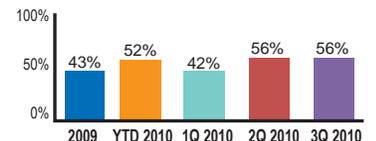


### Year to Date MFFO Payout Ratio

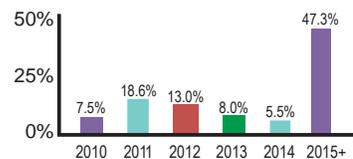
MFFO Payout Ratio:  
YTD Distributions/YTD MFFO .....52%



### Historical MFFO Payout Ratio

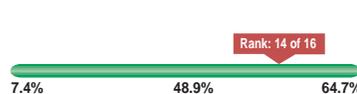


### Debt Maturity



### Current Debt Ratio

Debt to Total Assets Ratio: .....58.6%

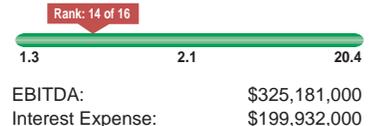


### Debt Breakdown

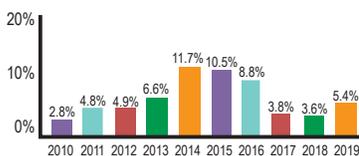
Total: \$3,895.8 Million  
Fixed: \$3,643.7 Million  
Variable: \$252.1 Million  
Rate: 2.48 - 14%  
Term: 1 - 27 yrs

### Interest Coverage Ratio

Interest Coverage Ratio: .....1.6



### 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 \$81.4 million of variable rate debt that was effectively swapped to a fixed rate. Debt totals noted above do not include mortgages on assets held for sale as of September 30, 2010. On September 4, 2010, the Board declared the third quarter 2010 distribution of \$0.05 per share.