



**BlueVault**  
PARTNERS, LLC

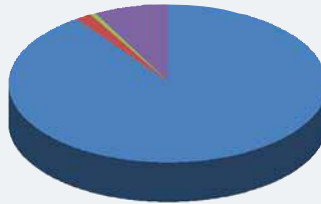
# Nontraded REIT Industry Review

Data as of December 31, 2009

## Inland Western Retail Real Estate Trust, Inc.

### Portfolio Details:

Total Assets	\$6,928.4 Million
Real Estate Assets	\$6,229.2 Million
Cash	\$125.9 Million
Securities	\$29.1 Million
Other	\$544.2 Million



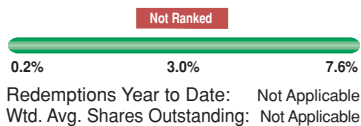
Initial Offering Date:	September 15, 2003
Offering Close Date:	September 9, 2005
Current Price per Share:	\$6.85
Reinvestment Price per Share:	\$6.85

Asset Type: ..... Retail  
 Number of Properties: ..... 299  
 Square Feet / Units / Rooms / Acres: ..... 44.5 million sq. ft.  
 Percent Leased: ..... 86%



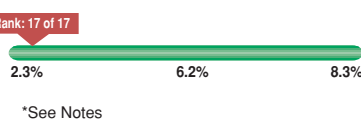
### Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: ..... Not Applicable

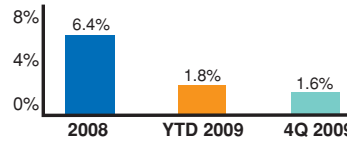


### Current Distribution

Current Distribution Yield: ..... 1.8%\*



### Historical Distribution

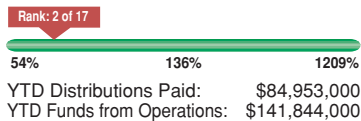


### Contact Information

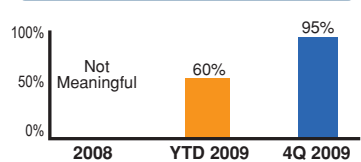
[www.Inland-Western.com](http://www.Inland-Western.com)  
**Inland Western Retail Real Estate Trust Inc.**  
 2901 Butterfield Road  
 Oak Brook, IL 60523  
 800-826-8228

### Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio: YTD Distributions/YTD FFO ..... 60%



### Distribution Coverage/ Historical FFO

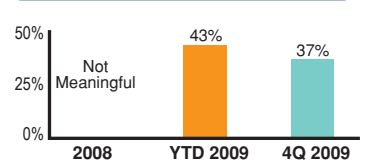


### Distribution Coverage/ Current MFFO - YTD

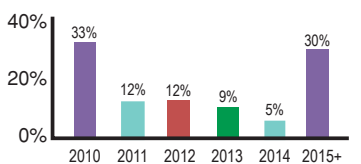
Distribution Coverage Ratio: YTD Distributions/YTD MFFO ..... 43%



### Distribution Coverage/ Historical MFFO

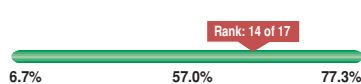


### Debt Maturity



### Current Debt Ratio

Debt to Real Estate Assets Ratio: ..... 64.3%



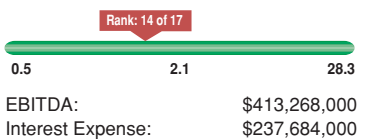
### Debt Breakdown

Total: \$4,004.0 Million  
 Fixed: \$3,890.4 Million  
 Variable: \$113.6 Million

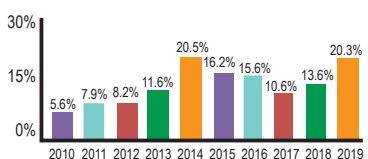
Rate: 2 - 14%  
 Term: 1 - 28 yrs

### Interest Coverage Ratio

Interest Coverage Ratio: ..... 1.7



### Lease Expiration



### NOTES:

Distribution yield is calculated based on a \$10 price per share.