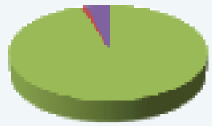
CLOSED REIT

Nontraded REIT Industry Review: First Quarter 2015

BLUE VAULT

Landmark Apartment Trust, Inc.

Total Assets	$1,782.0 Million
Real Estate Assets	$1,695.0 Million
Cash	$17.6 Million
Securities	$0.0 Million
Other	$69.5 Million



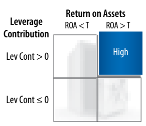
Cash to Total Assets Ratio:	1.0%
Asset Type:	Multifamily
Number of Properties:	75
Square Feet / Units / Rooms / Acres:	23,492 Units
Percent Leased:	94.3%
Weighted Average Lease Term Remaining:	Not Available
LifeStage:	Maturing
Investment Style:	Core
Weighted Average Shares Outstanding:	25,472,860

Initial Offering Date:	July 19, 2006
Offering Close Date:	July 17, 2011
Current Price per Share:	$8.15
Reinvestment Price per Share:	$8.15
Cumulative Capital Raised during Offering (including DRIP)	$201.2 Million

Historical Price

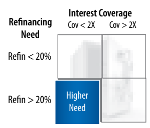
Performance Profiles

Operating Performance



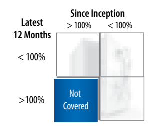
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

Financing Outlook



More than 20% of REIT's debt must be repaid within two years or is at unhedged variable rates, and interest coverage is below the 2.0X benchmark. The REIT may face difficulties in refinancing its borrowings, interest rate risks from increasing rates, and need to increase earnings to reassure lenders.

Cumulative MFFO Payout



The REIT has not achieved a level of MFFO in excess of cash distributions since inception and the latest 12 months results indicate cash distributions exceed MFFO, a trend which must be eventually reversed for distribution sustainability.

Summary

The REIT's return on assets for the last four quarters was 7.37%, well above the yield on 10-Year Treasuries, providing an additional return to shareholders. It had a positive leverage contribution with its estimated cost of debt at 6.27% and a very high 81% debt ratio. About 57% of the REIT's debt matures within two years and 23% is at unhedged variable rates, indicating significant refinancing needed and interest rate risk. The REIT's preferred stock dividends are classified as interest expense, making its trailing 12-month interest coverage only 1.3X, uncomfortably below the 2.0X benchmark. When BVP adjusts MFFO to IPA Guidelines, the MFFO cash payout ratios exceed 100% since inception and over the last 12 months.

Contact Information

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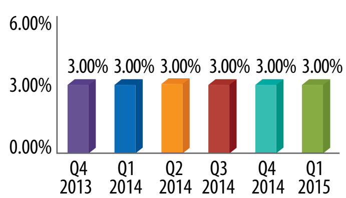
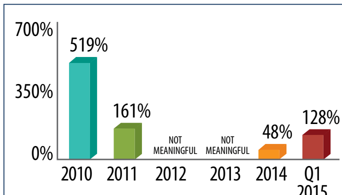
Historical Distribution

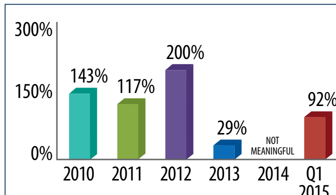


Historical FFO Payout Ratio



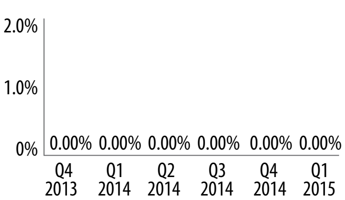
2015 YTD Dist. Paid: $1,924,000
2015 YTD FFO: $1,502,000

Historical MFFO Payout Ratio

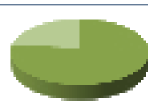


2015 YTD Dist. Paid: $1,924,000
2015 YTD MFFO: $2,094,000
BVP Adjusted MFFO – see notes

Redemptions

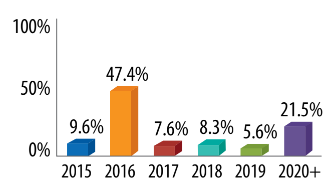


Debt Breakdown

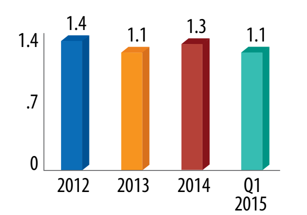


Debt to Total Assets Ratio:	81.0%
Total:	$1,443.5 Million
Fixed:	$1,108.4 Million
Variable	$335.0 Million
Avg. Wtd. Rate:	6.27%
Loan Term:	<1 – 9 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- The Company did not complete any acquisitions during the three months ended March 31, 2015.
- During the three months ended March 31, 2015, the REIT sold two properties, Avondale by the Lakes and Landmark at Savoy Square, with an aggregate of 486 apartment units for a combined purchase price of $31.6 million. As of the date of disposal, the properties had a net carrying value of $26.4 million. The gain on the sale of the properties was $2.3 million, net of $1.7 million in taxes due related a prior year disposition.
- As of March 31, 2015, the Company consolidated 75 properties, including six properties held through consolidated joint ventures, and two parcels of undeveloped land with an aggregate of 23,492 apartment units, which had an aggregate gross carrying value of $1.8 billion.
- As of March 31, 2015, the REIT also managed 26 properties, in two of which it owned a direct minority interest, and eight of which are owned by Timbercreek U.S. Multi-Residential Operating L.P., in which it own an indirect minority interest. It refers to these ten communities as its managed equity investment properties, which have an aggregate of 3,446 apartment units at March 31, 2015.
- On April 30, 2015, the Company obtained five separate mortgage loans from CBRE Capital Markets. Each of the five loans is secured by one of the Company's existing multifamily residential properties, and each of the loans is cross-collateralized and cross-defaulted with the other four loans. The new mortgage loans each have a 10-year term maturing on May 1, 2025, and each accrue interest at a floating rate equal to 1-month LIBOR plus 1.72%. The Company has purchased interest rate caps for each loan. The aggregate balance of the new loans is approximately $112.4 million. The Company intends to use the net proceeds from the new loans to repay in full the $82.6 million outstanding balance on the five existing loans and to pay approximately $3.5 million in other property related obligations. The Company expects to use the remainder of the net proceeds to redeem a portion of the Company's outstanding Series D Preferred Stock and Series E Preferred Stock.
- The board of directors approved the distribution rate to be an amount equal to a 3.00% annualized rate based upon a purchase price of $10.00 per share, and a 3.68% annualized rate, based upon the most recent estimated value of shares of $8.15 per share.
- The REIT's Cash to Total Assets ratio increased slightly to 1.0% as of 1Q 2015 compared to 0.2% as of 1Q 2014.
- The REIT's Debt to Total Assets ratio increased to 81.0% as of 1Q 2015 compared to 79.6% as of 1Q 2014.
- The REIT has hedged $90.9 million of its variable rate debt.
- The Company reported 2014 AFFO of $15.563 million, which included $13.071 million of "Expenses for preferred stock." The Company does not report MFFO according to IPA Guidelines and does not provide the adjustments to FFO necessary for BVP to estimate MFFO according to IPA Guidelines.
- For the three months ended March 31, 2015 and 2014, the REIT paid aggregate common stock distributions of $1.9 million in each period, which were paid 100% from cash flows for such periods. For the three months ended March 31, 2015 and 2014, FFO was $1.5 million and $(1.3) million, respectively, while adjusted FFO, or AFFO, was $15.6 million and $11.2 million, respectively. From its inception through March 31, 2015, the REIT has paid cumulative distributions of approximately $62.1 million ($39.3 million in cash and $22.8 million of which was reinvested in shares of its common stock pursuant to the DRIP), as compared to cumulative cash flows provided by operating activities of $45.3 million. The cumulative distributions paid in excess of cash flows provided by operating activities were paid primarily from net proceeds from public offerings of common stock. The distributions of amounts in excess of current and accumulated earnings and profits have resulted in a return of capital to its stockholders.