



Nontraded REIT Industry Review: Second Quarter 2014

Lightstone Value Plus Real Estate Investment Trust, Inc.

Total Assets	\$672.8 Million
Real Estate Assets	\$426.2 Million
Cash	\$37.8 Million
Securities	\$175.2 Million
Other	\$33.7 Million



Cash to Total Assets Ratio	5.6%
Asset Type	Diversified
Number of Properties	39
Square Feet / Units / Rooms / Acres	3.2 Million Sq. Ft.; 1,784 Units; 1,557 Rooms
Percent Leased	See Notes*
Weighted Average Lease Term Remaining	Not Available
LifeStage	Maturing
Investment Style	Value Add
Weighted Average Shares Outstanding	25,785,000

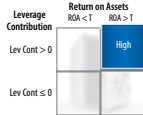
Initial Offering Date	May 23, 2005
Offering Close Date	October 10, 2008
Current NAV per Share	\$11.80
Reinvestment Price per Share	\$11.21
Cumulative Capital Raised during Offering (including DRP)	\$307.0 Million

Historical Price



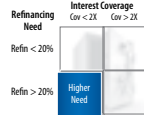
Performance Profiles

Operating Performance



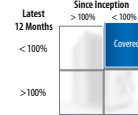
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

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 a need to increase earnings to reassure lenders.

Cumulative MFFO Payout



Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can be maintained.

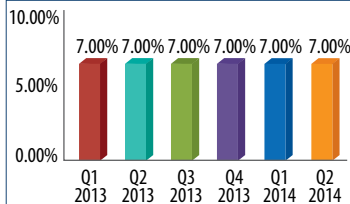
Summary

The REIT's return on assets for the last four quarters was 5.56%, above the yield on 10-Year Treasuries of 2.50%, providing additional returns to shareholders. It had a small leverage contribution with its average cost of debt at 5.5% and a 49% debt ratio. Over 36% of the REIT's debt matures within two years and most of that debt is at unhedged variable rates, indicating a significant refinancing need with interest rate risk. Its interest coverage ratio for the last four quarters was 1.8X, below the 2.0X benchmark, which bears watching in light of the refinancing required. Since inception the REIT has paid out 72% of MFFO in cash distributions excluding DRP, and this rate was 66% for the last four quarters, a sustainable payout ratio.

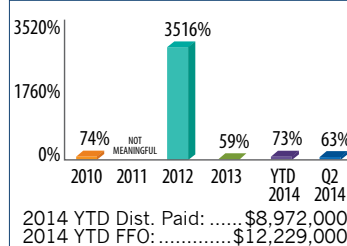
Contact Information

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Historical Distribution

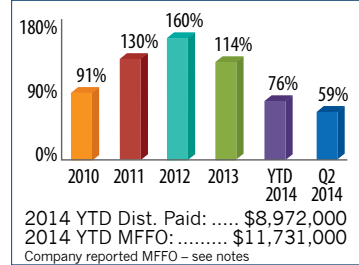


Historical FFO Payout Ratio



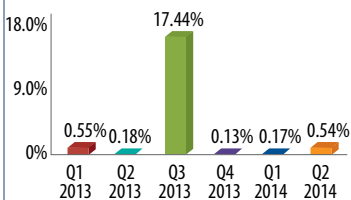
2014 YTD Dist. Paid:\$8,972,000
 2014 YTD FFO:\$12,229,000

Historical MFFO Payout Ratio



2014 YTD Dist. Paid:\$8,972,000
 2014 YTD MFFO:\$11,731,000
 Company reported MFFO - see notes

Redemptions

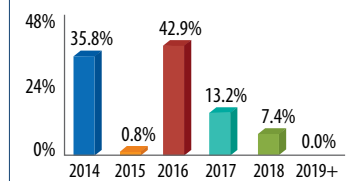


Debt Breakdown

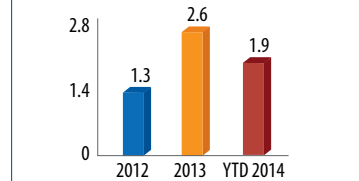


Debt to Total Assets Ratio	49.3%
Total	\$331.8 Million
Fixed	\$214.1 Million
Variable	\$117.7 Million
Avg. Wtd. Rate	5.46%
Loan Term	< 1 - 4 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- During 2Q 2014 the Company did not acquire any properties
- As of June 30, 2014, the retail properties, the industrial properties, the multi-family residential properties and the office property were 84.5%, 85.5%, 95.2% and 79.7% occupied based on a weighted-average basis, respectively. Its hotel hospitality properties' average revenue per available room ("Rev PAR") was \$74.19 and occupancy was 63.9%, respectively for the three months ended June 30, 2014.
- The REIT's Cash to Total Assets ratio decreased to 5.6% as of 2Q 2014 compared to 10.0% as of 2Q 2013.
- The REIT's Debt to Total Assets ratio increased to 49.3% as of 2Q 2014 compared to 40.4% as of 2Q 2013.
- The Company had hedged \$18.3 million of its variable rate debt as of June 30, 2014.
- The Company used Modified Funds from Operations ("MFFO") as defined by the Investment Program Association ("IPA").
- The distribution for the three-month period ending June 30, 2014 of approximately \$4.5 million was paid in full using a combination of cash and approximately 0.1 million shares of the Company's common stock issued pursuant to the Company's Distribution Reinvestment Program ("DRIP"), at a discounted price of \$11.21 per share. The distribution was paid from cash flows provided from operations (approximately \$3.1 million or 68%) and excess cash proceeds from the issuance of common stock through the Company's DRIP (approximately \$1.4 million or 32%).