



**BlueVault**  
PARTNERS, L.L.C.

# Nontraded REIT Industry Review

Data as of June 30, 2010

## Moody National REIT I, Inc.

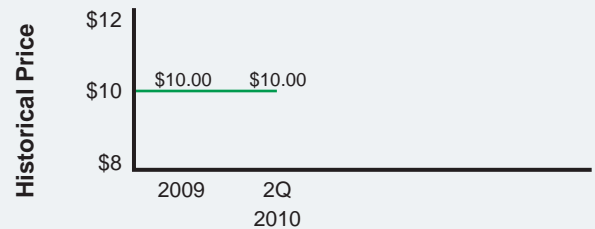
### Portfolio Details:

Total Assets	\$8.7 Million
Real Estate Assets	\$7.3 Million
Cash	\$0.2 Million
Securities	\$0.0 Million
Other	\$1.2 Million

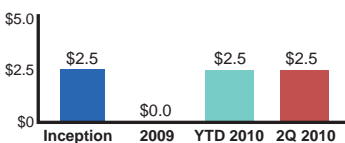


Initial Offering Date:	April 15, 2009
Number of Months Fundraising:	14
Anticipated Offering Close Date:	April 15, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	1.6%
Asset Type:	Hotels
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	128 rooms
Percent Leased:	Not Reported

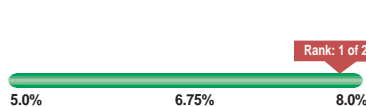


### Gross Dollars Raised

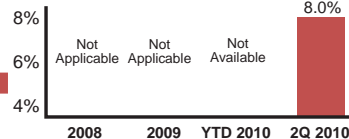


### Current Distribution

Current Distribution Yield: .....8.0%



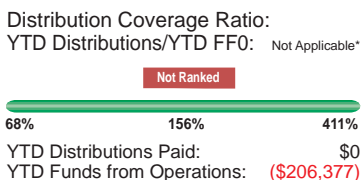
### Historical Distribution



### Contact Information

**Moody National REIT I, Inc.**  
Attn: Investor Relations  
6363 Woodway Drive  
Suite 110  
Houston, TX 77057  
(713) 977-7500

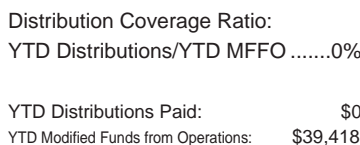
### Distribution Coverage/ Current FFO - YTD



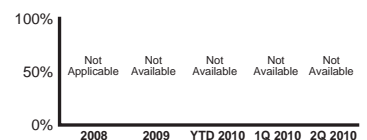
### Distribution Coverage/ Historical FFO



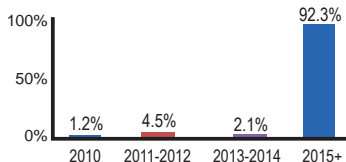
### Distribution Coverage/ Current MFFO - YTD



### Distribution Coverage/ Historical MFFO

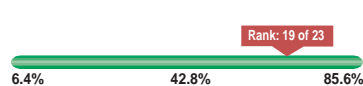


### Debt Maturity



### Current Debt Ratio

Debt to Real Estate Assets Ratio: .....72.1%



### Debt Breakdown

Total:	\$5.3 Million
Fixed:	\$5.3 Million
Variable:	\$0.0 Million
Rate:	1.25 - 6.5%
Term:	1 - 5 yrs

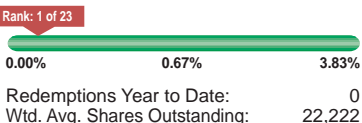
### Interest Coverage Ratio

YTD Interest Coverage Ratio: .....Not Meaningful



### Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: .....0.0%



### Lease Expiration

Not Reported

### NOTES:

On May 18, 2010, the Company raised the minimum offering amount of \$2,000,000 and all of the subscription proceeds held in escrow, plus interest, were released to the Company. On June 30, 2010, the Company had declared a distribution payable on July 15, 2010 in the aggregate amount of \$19,758. As such, the Distribution / FFO Coverage ratio is not applicable because no distributions were paid to shareholders during the second quarter of 2010.