

Nontraded REIT Industry Review: Second Quarter 2014



Moody National REIT I, Inc.

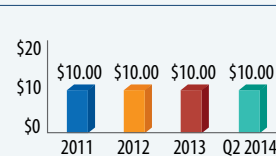
Total Assets.....	\$107.8 Million
Real Estate Assets	\$92.3 Million
Cash	\$8.5 Million
Securities	\$0.0 Million
Other	\$7.0 Million



Cash to Total Assets Ratio:	7.9%
Asset Type:	Hospitality
Number of Properties:	7
Square Feet / Units / Rooms / Acres:	714 Rooms
Occupancy:	Not Available
Weighted Average Lease Term Remaining:	Not Applicable
LifeStage:	Stabilizing
Investment Style:	Core
Weighted Average Shares Outstanding:	4,824,021

Initial Offering Date:	April 15, 2009
Offering Status:	Follow-On
Number of Months Fundraising:	62
Anticipated Offering Close Date:	October 12, 2014
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Historical Price

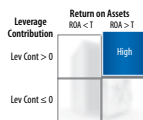


Contact Information

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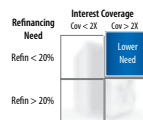
Performance Profiles

Operating Performance



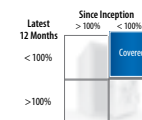
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

Financing Outlook



Interest coverage ratio exceeds the 2.0X benchmark and the REIT does not have over 20% of debt maturing within 2 years or at unhedged variable rates. The REIT does not face an immediate need to refinance a significant portion of its debt, and has sufficient earnings to cover interest expense.

Cumulative MFFO Payout

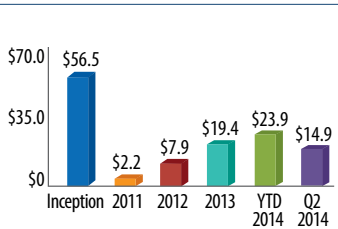


Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can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

Summary

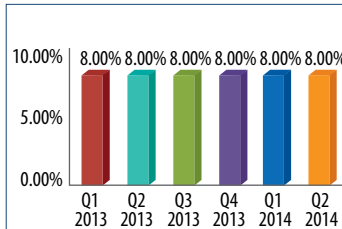
The REIT's return on assets for the last four quarters was 6.17%, above the yield on 10-Year Treasuries of 2.50%, providing an additional return to shareholders. It had a positive leverage contribution with its average cost of debt at 4.88% and a 57.8% debt ratio. Only about 3% of the REIT's debt matures within two years and none is at unhedged variable rates, indicating no great refinancing need and little or no interest rate risk. Its trailing 12-month interest coverage ratio was 2.1X, just above the 2.0X benchmark. Since inception the REIT has paid out 88% of estimated MFFO in cash distributions, excluding DRP, and this rate was 68% for the last four quarters, a positive trend toward sustainability.

Gross Dollars Raised*

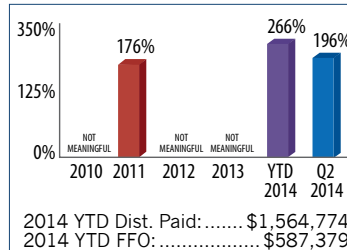


*Includes reinvested distributions (in millions)

Historical Distribution

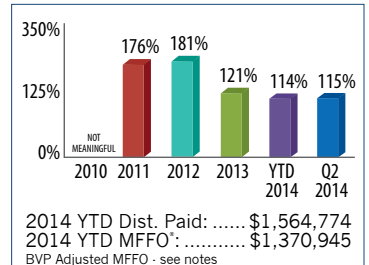


Historical FFO Payout Ratio



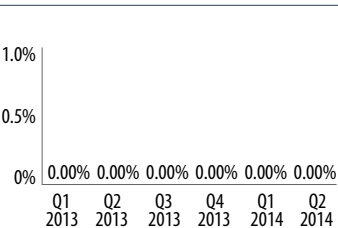
2014 YTD Dist. Paid: \$1,564,774
 2014 YTD FFO: \$587,379

Historical MFFO Payout Ratio

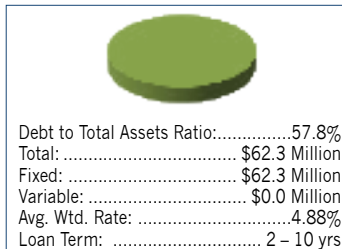


2014 YTD Dist. Paid: \$1,564,774
 2014 YTD MFFO*: \$1,370,945
 BVP Adjusted MFFO - see notes

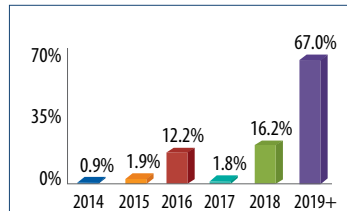
Redemptions



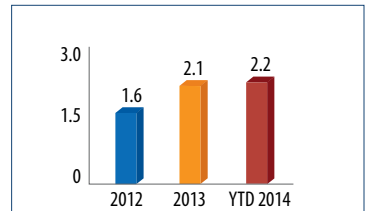
Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- The Company purchased one property for \$10 million during 2Q 2014.
- On June 30, 2014 the Company declared a distribution in the aggregate amount of \$351,117, of which \$241,796 was paid in cash on July 15, 2014 and \$109,321 was paid pursuant to the DRIP in the form of additional shares of the Company's common stock. On July 31, 2014, the Company declared a distribution in the aggregate amount of \$406,474 which is scheduled to be paid in cash and through the DRIP in the form of additional shares of the Company's common stock on August 15, 2014.
- The REIT's Cash to Total Assets ratio decreased to 7.9% as of 2Q 2014 compared to 13.0% as of 2Q 2013.
- The REIT's Debt to Total Assets ratio decreased to 57.8% as of 2Q 2014 compared to 58.6% as of 2Q 2013.
- The Company did not report MFFO according to the IPA Guidelines. The payout ratios presented above reflect both Blue Vault's estimate based on the IPA Guidelines as well as the ratio based on the REIT's reported MFFO which includes an adjustment for stock/unit-based compensation.
- For the six months ended June 30, 2014, approximately 12% of distributions were paid from cash provided by operating activities and the remaining approximately 88% was paid from offering proceeds.