



**BlueVault**  
PARTNERS, LLC

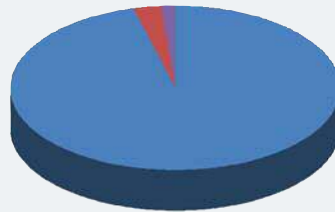
# Nontraded REIT Industry Review

Data as of December 31, 2009

## Paladin Realty Income Properties, Inc.

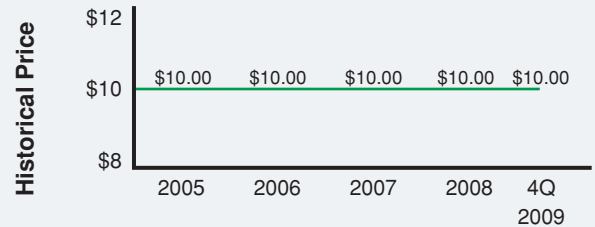
### Portfolio Details:

Total Assets	\$160.9 Million
Real Estate Assets	\$154.2 Million
Cash	\$4.7 Million
Securities	\$0.0 Million
Other	\$2.0 Million

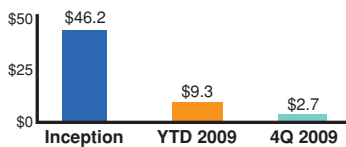


Initial Offering Date:	February 25, 2005
Number of Months Fundraising:	58
Anticipated Offering Close Date:	July 28, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Asset Type: ..... Diversified  
 Number of Properties: ..... 12  
 Square Feet / Units / Rooms / Acres: ..... 131,854 sq. ft.  
 & 2,162 units  
 Percent Leased: ..... Not Reported



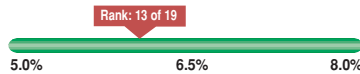
### Gross Dollars Raised\*



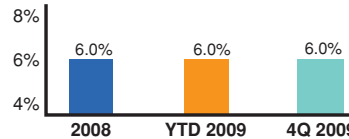
\*Includes reinvested distributions (in millions).

### Current Distribution

Current Distribution Yield: ..... 6.0%



### Historical Distribution



### Contact Information

[www.PaladinREIT.com](http://www.PaladinREIT.com)  
**Paladin Realty Advisors**  
 10880 Wilshire Boulevard  
 Suite 1400  
 Los Angeles, CA 90024  
 866-725-7348

### Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:  
 YTD Distributions/YTD FFO: Not Meaningful\*

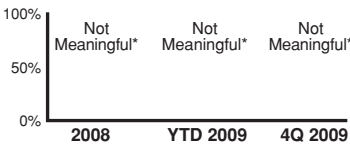


94% 140% 307%

YTD Distributions Paid: \$2,410,031  
 YTD Funds from Operations: (\$1,794,241)

\*See Notes

### Distribution Coverage/ Historical FFO



\*See Notes

### Distribution Coverage/ Current MFFO - YTD

Distribution Coverage Ratio:  
 YTD Distributions/YTD MFFO: Not Meaningful\*

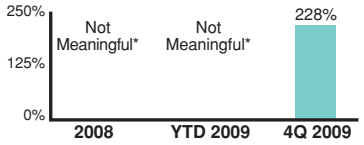


90% 144% 1835%

YTD Distributions Paid: \$2,410,031  
 YTD Modified Funds from Operations: (\$821,194)

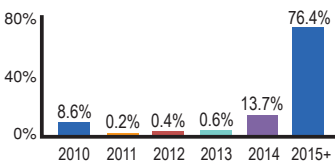
\*See Notes

### Distribution Coverage/ Historical MFFO



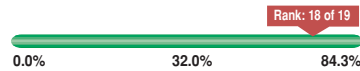
\*See Notes

### Debt Maturity



### Current Debt Ratio

Debt to Real Estate Assets Ratio: ..... 78.7%

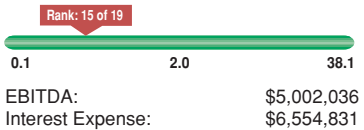


### Debt Breakdown

Total: \$121.4 Million  
 Fixed: \$121.4 Million  
 Variable: \$0.0 Million  
 Rate: 5.49 - 7.0%  
 Term: 1 - 10 yrs

### Interest Coverage Ratio

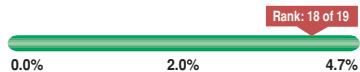
YTD Interest Coverage Ratio: ..... 0.8



EBITDA: \$5,002,036  
 Interest Expense: \$6,554,831

### Redemptions

Ratio of Shares Redeemed to Wtd.  
 Avg. Shares Outstanding: ..... 4.4%



Redemptions Year to Date: 143,238  
 Wtd. Avg. Shares Outstanding: 3,219,095

### Lease Expiration

Not Reported

**NOTES:** Of the 12 properties owned, 11 were acquired through joint ventures. The Distribution Coverage Ratio is listed as "Not Meaningful" when Funds from Operations (FFO) or Modified Funds from Operations (MFFO) during that period are negative. A negative FFO or MFFO indicates a loss – no accounting earnings to cover the distribution. Keep in mind, however that FFO or MFFO does not indicate when cash actually changed hands. FFO or MFFO is an accrual or accounting measure of profitability that records revenues and expenses when they are incurred – regardless of when cash is exchanged.