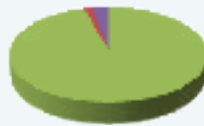




Steadfast Income REIT, Inc.

Total Assets.....	\$1,599.8 Million
Real Estate Assets	\$1,530.1 Million
Cash	\$23.9 Million
Securities	\$0.0 Million
Other	\$45.8 Million



Cash to Total Assets Ratio: 1.5%
 Asset Type: Multifamily
 Number of Properties: 66
 Square Feet / Units / Rooms / Acres: 25,973 Sq. Ft.;
 16,493 Units Commercial Space
 Percent Leased: 97.7%
 Weighted Average Lease Term Remaining: Not Applicable
 LifeStage: Maturing
 Investment Style: Core
 Weighted Average Shares Outstanding: 75,164,490

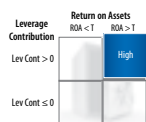
Initial Offering Date: July 19, 2010
 Offering Close Date: December 20, 2013
 Current Price per Share: \$10.24
 Reinvestment Price per Share: \$9.73
 Cumulative Capital Raised during
 Offering (including DRP)..... \$745.4 Million

Historical Price



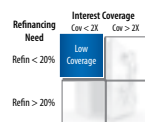
Performance Profiles

Operating Performance



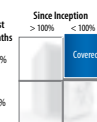
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

Financing Outlook



The REIT's interest coverage ratio is below the 2.0X benchmark but 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, but may need to increase earnings to provide lenders with sufficient interest coverage.

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.

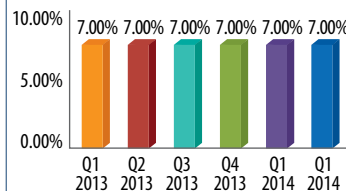
Summary

The REIT's return on assets was 6.31% for the last four quarters, well above the yield on 10-Year Treasuries, and its leverage contribution was positive, given its weighted average cost of debt of 3.38% and 66.3% debt ratio. The interest coverage ratio was 1.4X for the last four quarters, uncomfortably below the 2.0X benchmark. Only 4.2% of debt was maturing in the next two years, and unhedged variable rate debt was 11.6% of the total, indicating low refinancing needs and minimal interest rate risk. The REIT had a ratio of cash distributions (excluding DRP) to cumulative MFFO of 73% since inception and 72% for the last four quarters.

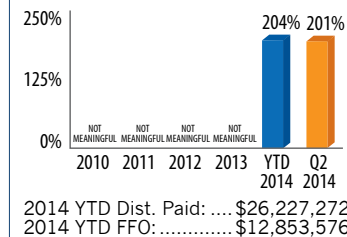
Contact Information

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 18100 Von Karman Avenue
 Suite 500
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 (949) 852-0700

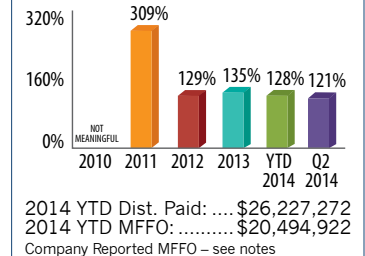
Historical Distribution



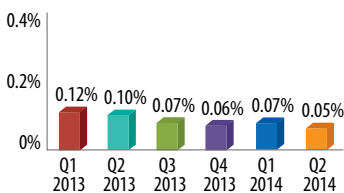
Historical FFO Payout Ratio



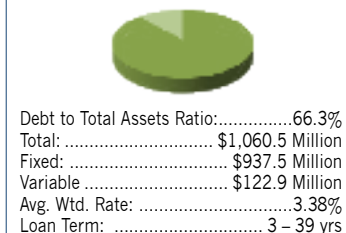
Historical MFFO Payout Ratio



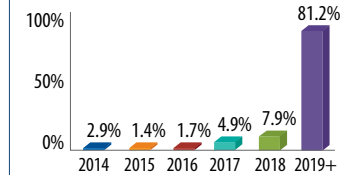
Redemptions



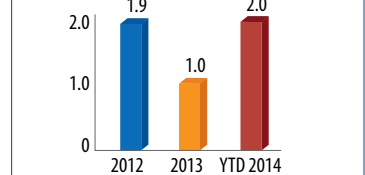
Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- During 2Q 2014 the Company acquired 2 properties for a total purchase price of approximately \$45.2 million.
- On July 1, 2014, the Company, through an indirect, wholly-owned subsidiary, sold its fee simple interest in Arbor Pointe Apartments, a 130-unit residential property located in Louisville, Kentucky, for an aggregate purchase price of \$8,325,000, excluding closing costs.
- On August 6, 2014, the Company, through an indirect, wholly-owned subsidiary, sold its fee simple interest in Prairie Walk Apartments, a 128-unit residential property located in Kansas City, Missouri, for an aggregate purchase price of \$6,700,000, excluding closing costs.
- The REIT's Cash to Total Assets ratio decreased to 1.5% as of 2Q 2014 compared to 5.4% as of 2Q 2013.
- The REIT's Debt to Total Assets ratio decreased slightly to 66.3% as of 2Q 2014 compared to 67.1% as of 2Q 2013.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- For the three months ended June 30, 2014, the Company paid aggregate distributions of \$13.54 million, including \$6.83 million paid in cash and 689,571 shares of common stock issued pursuant to the distribution reinvestment plan for \$6.71 million. For the three months ended June 30, the Company had funds from operations, or FFO, of \$6.73 million and net cash provided by operating activities was \$9.50 million. For the three months ended June 30, 2014, the Company funded 70% of distributions paid, which includes net cash distributions and dividends reinvested by stockholders, with net cash provided by operating activities and 30% with proceeds from the public offering and DRP.