



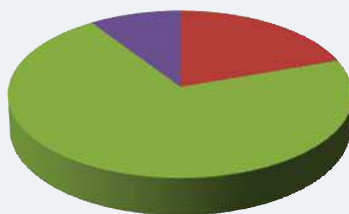
Data as of September 30, 2010

**BlueVault**  
PARTNERS, LLC

## Steadfast Income REIT, Inc.

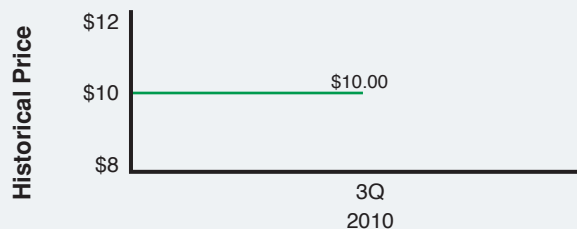
### Portfolio Details:

Total Assets	\$12.3 Million
Real Estate Assets	\$9.3 Million
Cash	\$2.8 Million
Securities	\$0.0 Million
Other	\$0.2 Million

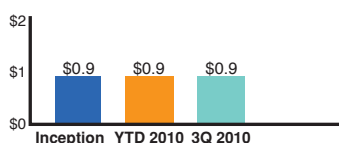


Initial Offering Date:	July 19, 2010
Number of Months Fundraising:	2
Anticipated Offering Close Date:	July 19, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	23.1%
Asset Type:	Multifamily
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	190 units, 8,800 sq. ft.
Percent Leased:	86%



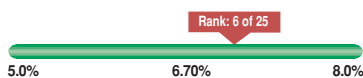
### Gross Dollars Raised\*



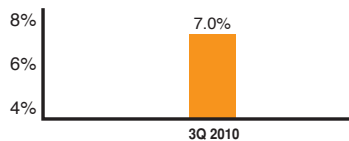
\*See notes. Includes reinvested distributions (in millions).

### Current Distribution

Current Distribution Yield: .....7.0%



### Historical Distribution

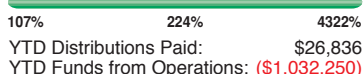


### Contact Information

[www.SteadfastREITs.com](http://www.SteadfastREITs.com)  
Steadfast Capital Markets Group, LLC  
18100 Von Karman Avenue  
Suite 500  
Irvine, California 92612

### Year to Date FFO Payout Ratio

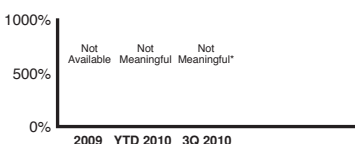
FFO Payout Ratio:  
YTD Distributions/YTD FFO: ...Not Meaningful\*  
Rank: 17 of 25



YTD Distributions Paid: \$26,836  
YTD Funds from Operations: (\$1,032,250)

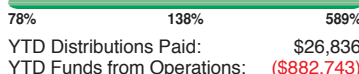
\*See notes.

### Historical FFO Payout Ratio



### Year to Date MFFO Payout Ratio

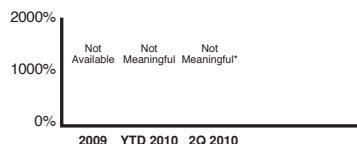
MFFO Payout Ratio:  
YTD Distributions/YTD MFFO ...Not Meaningful\*  
Rank: 21 of 25



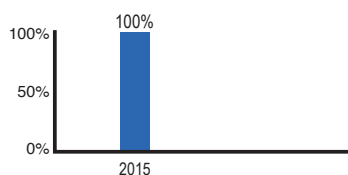
YTD Distributions Paid: \$26,836  
YTD Funds from Operations: (\$882,743)

\*See notes.

### Historical MFFO Payout Ratio

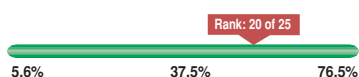


### Debt Maturity



### Current Debt Ratio

Debt to Total Assets Ratio: .....53.9%

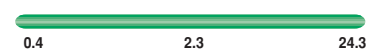


### Debt Breakdown

Total:	\$6.65 Million
Fixed:	\$6.65 Million
Variable:	\$0.0 Million
Rate:	6%
Term:	5 yrs

### Interest Coverage Ratio

YTD Interest Coverage Ratio: .....Not Meaningful\*  
Rank: 23 of 25

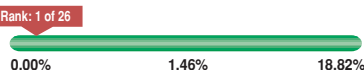


EBITDA: (\$974,451)  
Interest Expense: \$56,799

\*See notes.

### Redemptions

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



Redemptions Year to Date: 0  
Wtd. Avg. Shares Outstanding as of 12/31/09: 365,924

### Lease Expiration

Not Reported

**NOTES:** The Company began a private offering of shares on October 13, 2009 and raised \$5.8 million as of July 9, 2010. The private offering ended on July 9, 2010. Distributions were declared from August 12, 2010 to September 30, 2010 at a rate of \$0.001917 which equates to an annualized yield of 7%. The occupancy rates for the 8,800 sq ft of commercial space was 95% as of September 30, 2010. 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. The interest coverage ratio is not meaningful because the Company had a negative EBITDA for the period ending September 30, 2010.