



Nontraded REIT Industry Review: Fourth Quarter 2010

Steadfast Income REIT, Inc.

Total Assets.....	\$20.2 Million
Real Estate Assets	\$17.0 Million
Cash	\$2.9 Million
Securities	\$0.0 Million
Other	\$0.3 Million



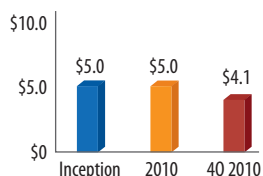
Initial Offering Date:	July 19, 2010
Number of Months Fundraising:	5
Anticipated Offering Close Date:	July 19, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	14.2%
Asset Type:	Multifamily
Number of Properties:	2
Square Feet / Units / Rooms / Acres:	337 units, 99,700 sq feet
Percent Leased:	86% & 87%

Historical Price



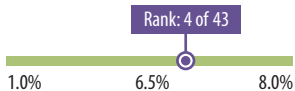
Gross Dollars Raised*



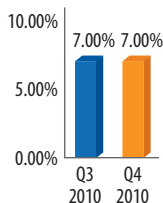
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution



Contact Information

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Year to Date FFO Payout Ratio

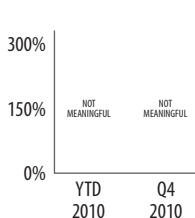
FFO Payout Ratio:
 YTD Distributions/YTD FFO: NOT MEANINGFUL

Rank: 16 of 43



YTD Distributions Paid:..... \$166,838
 YTD FFO:, (\$1,623,009)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

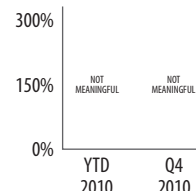
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: NOT MEANINGFUL

Rank: 22 of 43



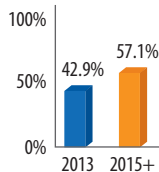
YTD Distributions Paid:..... \$166,838
 YTD MFFO:, (\$941,466)
 *Blue Vault calculated MFFO – see notes

Historical MFFO Payout Ratio



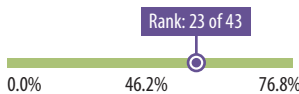
Figures prior to YTD 2010 and Q4 2010 are as previously defined.

Debt Maturity

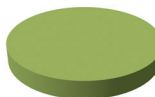


Current Debt Ratio

Debt to Total Assets Ratio: ... 57.8%



Debt Breakdown

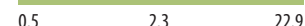


Total:\$11.65 Million
 Fixed:\$11.65 Million
 Variable:\$0.00 Million
 Rate: 5.25% – 6%
 Term: 4 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: NOT MEANINGFUL

Rank: 19 of 43



EBITDA: (\$777,479)
 Interest Expense: \$56,799

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:..... 0.00%

Rank: 1 of 43



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

Lease Expirations

Not Available

*As a percent of expiring base rent.

Notes

The Company did not report MFFO for FY2010. MFFO calculations are Blue Vault Partners' estimates. 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. Company declared distributions for each day during the period commencing August 12, 2010 through December 31, 2010 at an annualized rate of 7%. For the year ended December 31, 2010, all distributions paid were funded from offering proceeds. During the year ended December 31, 2010, the Company paid distributions of \$166,836; therefore, as of December 31, 2010, \$166,836 of fees earned by the Advisor have been deferred, comprising of \$134,995 of acquisition fees and \$31,841 of investment management fees.