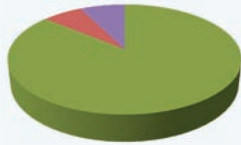


Nontraded REIT Industry Review: Second Quarter 2012



United Development Funding IV

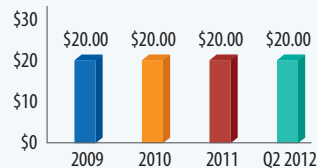
Total Assets.....	\$234.1 Million
Real Estate Assets	\$201.3 Million
Cash	\$15.3 Million
Securities	\$0.0 Million
Other	\$17.5 Million



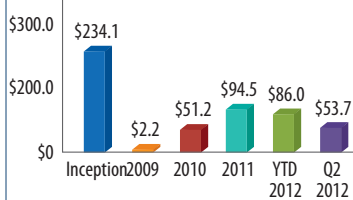
Cash to Total Assets Ratio: 6.5%
 Asset Type: Mortgage Loans
 Number of Properties: .15 Related Party Notes and Participation
 Agreements, 34 Loans with Third-Parties
 Square Feet / Units / Rooms / Acres: N/A
 Percent Leased: N/A
 LifeStage: Growth
 Investment Style Debt

Initial Offering Date: November 12, 2009
 Number of Months Fundraising: 31
 Anticipated Offering Close Date: November 12, 2012
 Current Price per Share: \$20.00
 Reinvestment Price per Share: \$20.00

Historical Price



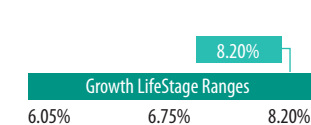
Gross Dollars Raised*



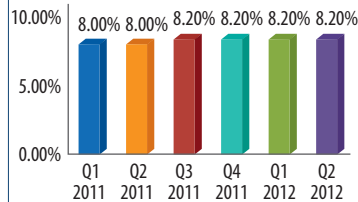
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 8.20%



Historical Distribution

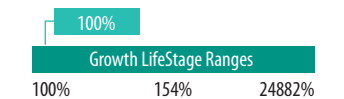


Contact Information

www.umth.com
**United Development
 Funding IV Investor Services**
**The United Development
 Funding Building, Suite 100**
1301 Municipal Way
Grapevine, Texas 76051
Telephone: (214) 370-8960

Year to Date FFO Payout Ratio

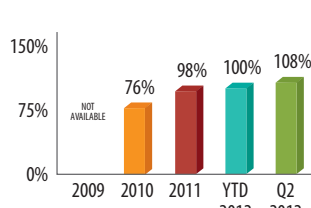
FFO Payout Ratio:
 YTD Distributions/YTD FFO: 100%



YTD Distributions Paid:.... \$7,497,000

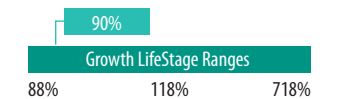
YTD FFO: \$7,531,298

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 90%

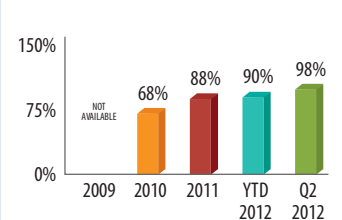


YTD Distributions Paid:.. \$7,497,000

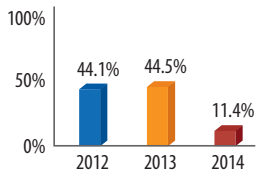
YTD MFFO: \$8,328,985

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

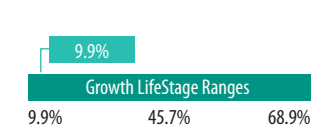


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: 9.9%



Debt Breakdown



Total: \$23.1 Million

Fixed: \$4.6 Million

Variable: \$18.5 Million

Avg. Wtd. Rate: 5.97%

Term: 1 – 3 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: ... 11.1

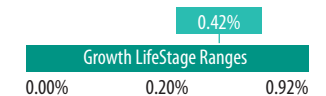


Adjusted EBITDA: \$8,850,083

Interest Expense: \$798,684

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: 0.42%



Redemptions Year to Date:.... 38,417

Wtd. Avg. Shares

Outstanding:..... 9,183,106

Lease Expirations

Not Applicable

Trends and Items of Note

- On March 1, 2012, the board authorized a special distribution to its shareholders of record as of the close of business on April 30, 2012, equal to \$0.05 per common share. The special distribution was paid in May 2012 either in cash or in common shares for shareholders participating in the DRP.
- On August 15, 2012, the board authorized a special distribution to the Registrant's shareholders of record as of the close of business on October 1, 2012, equal to \$0.05. This special distribution will be paid in October 2012 either in cash or in common shares for shareholders participating in the DRP.
- As of 6/30, 2012, the Company had originated or purchased 63 loans, including 14 loans that have repaid in full by the borrower. For the six months ended June 30, 2012, the Company originated 10 loans, purchased one loan and entered into two participation interests.
- The Company made no real property acquisitions in the 2Q 2012.
- The REIT's interest coverage increased to 11.1x as of Q2 2012 compared to 6.1x as of year-end 2011.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 77 for information regarding the source of distributions.