



Data as of September 30, 2010

BlueVault
PARTNERS, LLC

United Development Funding IV

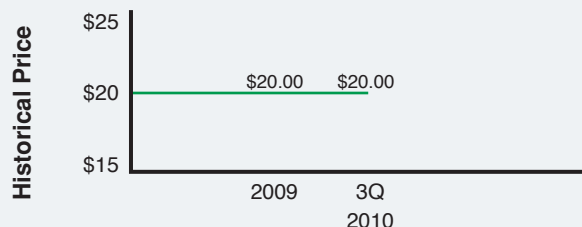
Portfolio Details:

Total Assets	\$61.0 Million
Real Estate Assets	\$52.6 Million
Cash	\$1.2 Million
Securities	\$0.0 Million
Other	\$7.2 Million

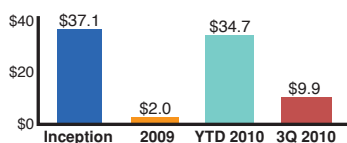


Initial Offering Date:	November 12, 2009
Number of Months Fundraising:	10
Offering Close Date:	November 12, 2011
Current Price per Share:	\$20.00
Reinvestment Price per Share:	\$20.00

Cash to Total Assets Ratio:2.0%
 Asset Type:.....Mortgage Loans
 Number of Properties:.....7 participation agreement, 12 notes
 Square Feet / Units / Rooms / Acres:.....Not Applicable
 Percent Leased:.....Not Applicable



Gross Dollars Raised*



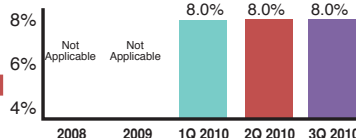
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:8.00%



Historical Distribution

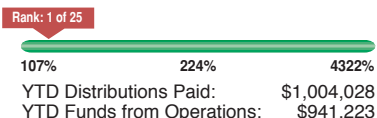


Contact Information

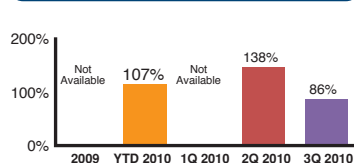
www.umth.com
United Development Funding IV
 Investor Services
 The United Development Funding
 Building, Suite 100
 1301 Municipal Way
 Grapevine, Texas 76051
 (214) 370-8960

Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO:107%

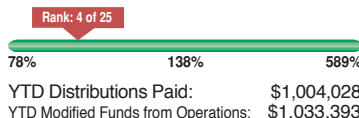


Historical FFO Payout Ratio

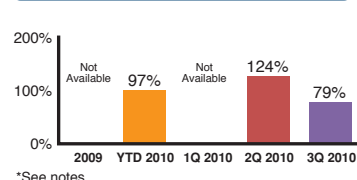


Year to Date MFFO Payout Ratio

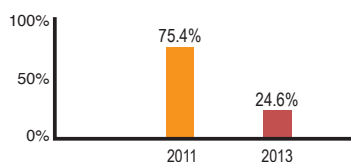
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO97%



Historical MFFO Payout Ratio

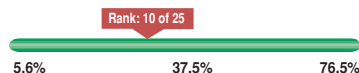


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio:31.4%

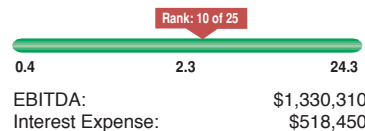


Debt Breakdown

Total:	\$19.2 Million
Fixed:	\$14.5 Million
Variable:	\$4.7 Million
Rate:	5.5 - 8.5%
Term:	1 - 3 YRS

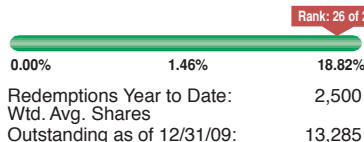
Interest Coverage Ratio

YTD Interest Coverage Ratio:.....2.6



Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:.....18.82%



Lease Expiration*

Not Reported

NOTES: On September 8, 2010, our board of trustees authorized a special distribution to our shareholders of record as of the close of business on September 15, 2010. This special distribution was paid in cash pro rata over all common shares of beneficial interest outstanding as of September 15, 2010 in an amount equal to \$0.05 per common share of beneficial interest. This special distribution was paid in cash in October 2010. Percent of shares redeemed is for comparison purposes only and does not reflect the company's redemption limitations as set forth in the share redemption plan.