



## Company Profile

Inland American Real Estate Trust, Inc. (Inland American), a diversified REIT, was formed to acquire and develop primarily the following types of commercial real estate in the United States and Canada: retail properties, industrial/distribution buildings, lodging facilities, multi-family, office and triple-net, single use properties. Inland American acquires these assets directly by purchasing the property or indirectly by purchasing interests, including controlling interests in REITs and real estate operating companies such as real estate management or development companies

## Inland American At a Glance

Distribution <sup>1</sup>	Adjustable with a 5% floor Determined monthly
Offering stock price	Closed effective April 6, 2009
Dividend Reinvestment	\$9.50 per share
Share Repurchase <sup>2</sup>	Suspended effective March 30, 2009

## Property Location

Inland American currently owns properties in 36 states and Washington, DC.



## Investment Allocation<sup>3</sup>

Core Properties	\$9.1 billion in 946 properties
Joint Ventures	\$490.2 million in agreements with 16 entities
Loans Funded	\$474.8 million secured by first and second mortgages
Marketable Securities	\$213.1 million of preferred and common stock of other REITs

## Core Property Allocation<sup>3</sup>

Sector	No. Properties	Book Value	Percentage	Sq Footage/Units
Retail	711	\$3.2 billion	35%	16.2 million square feet
Lodging	99	\$2.5 billion	27%	15,125 rooms
Industrial/Distribution	64	\$837 million	9%	15.4 million square feet
Office	48	\$1.9 billion	21%	11.1 million square feet
Multi-Family	24	\$695 million	8%	8,544 units
<b>Total</b>	<b>946</b>	<b>\$9.1 billion</b>		

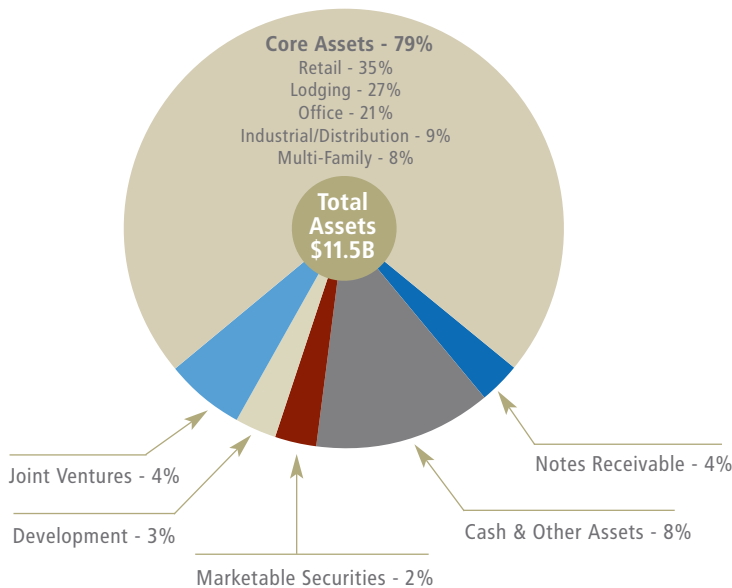
This material is neither an offer to sell nor the solicitation of an offer to buy any security, which can be made only by a prospectus, filed or registered with appropriate state and federal regulatory agencies, and sold only by broker dealers authorized to do so. Consult Inland American's most recent Annual Report on Form 10-K and any subsequent Quarterly Reports on Form 10-Q for a discussion of the specific risks.

<sup>1</sup> In January 2009, the Inland American board of directors voted to determine each monthly distribution rate on an adjustable basis, with a floor of \$0.50 per share, which equates to a 5% annualized yield on a share purchase of \$10.00 (the price at which we last offered shares of our common stock in the primary offering completed in April, 2009).

<sup>2</sup> The Inland American board of directors voted to suspend the Share Repurchase Program until further notice effective March 30, 2009.

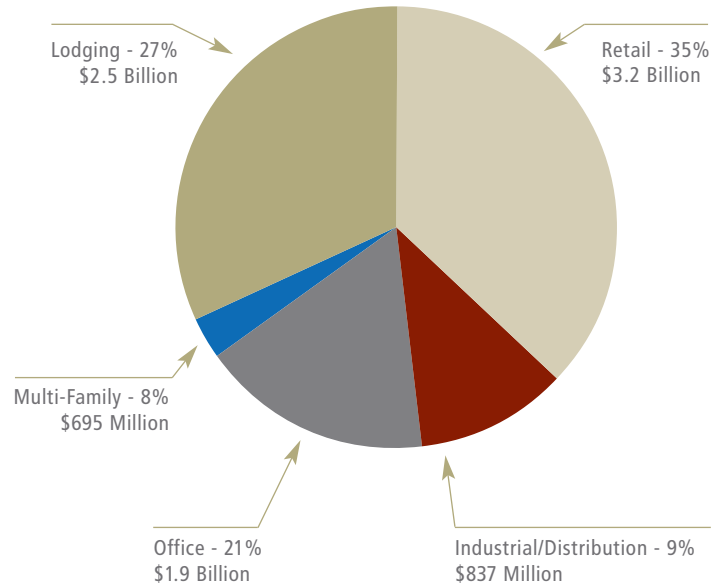
<sup>3</sup> Figures include offering proceeds and debt. Tenants and allocations are subject to change.

### Investment Allocation - \$11.5 Billion\*



\*Figure includes offering proceeds and debt. Approximate book value. Tenants and allocations are subject to change.

### Core Property Allocation - \$9.1 Billion\*



\*Figure includes offering proceeds and debt. Approximate book value. Tenants and allocations are subject to change.

### Top 10 Tenants<sup>1</sup>

Tenant	Type	Rent <sup>2</sup>	Space <sup>3</sup>
1. SunTrust Banks	Retail/Office	9.83%	4.69%
2. AT&T Centers	Office	8.15%	7.46%
3. Citizens Banks	Retail	3.38%	1.87%
4. Sanofi-Aventis	Office	2.94%	1.52%
5. United Healthcare Services	Office	2.85%	2.5%
6. C&S Wholesalers	Industrial/Distribution	2.68%	6.26%
7. Atlas Cold Storage	Industrial/Distribution	2.33%	3.92%
8. Stop & Shop	Retail	1.86%	1.24%
9. Lockheed Martin Corporation	Office	1.75%	0.71%
10. American Express Travel Service	Industrial/Distribution	1.23%	1.62%

<sup>1</sup> Top 10 Tenants: This table includes information regarding the 10 individual tenants comprising the greatest 2009 annualized base rent based on the properties owned as of September 30, 2009, excluding our lodging, multi-family and development properties. The information set forth in this table is subject to change.

<sup>2</sup> Rent is the percentage of total portfolio annualized income as of September 30, 2009.

<sup>3</sup> Space is the percentage of total portfolio square footage as of September 30, 2009.

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