

HEALTHCARE TRUST OF AMERICA, INC. *Scorecard*

	ADVISOR (before)	SELF MANAGEMENT (current)
ORGANIZATION		
Management Conflict of Interest	Yes	None
Director Conflict of Interest	Yes	None
Transaction Based Fees, excluding promote	Yes	None
Performance Based Compensation	No	Yes
Acquisition Conflict of Interest	Yes	None
Dealer Manager Independence	No	Yes
Promote Structure	15% ¹	9.5% ²
3rd Party Property Management	No	Yes
In-House Expertise	No	Yes
Performance & Decision Making Efficiencies	No	Yes
Advisor Financial Risk	Yes	No
FINANCIAL IMPACTS		
Annuals		None ³
- Asset Management Fee ⁴	100 bpts, 50 bpts	None
- Property Management Fee ⁵	4-5%	Market (1.75%)
One-time fees		
- Acquisition Fee ⁶	3%, 2.50%	None
- Disposition Fee ⁷	1.75%	None
- Internalization Fee ⁸	Likely	None

¹ Upon a liquidity event, such as a sale of assets acquired with proceeds of our initial offering, or listing of our shares on a national securities exchange, our former advisor may be entitled to receive a subordinated distribution, subject to a number of conditions, after stockholders receive an 8% cumulative, non-compounded return.

² Upon a liquidity event, such as a sale of assets acquired with proceeds of our proposed follow-on offering, or listing of our shares on a national securities exchange, certain members of management and the board of directors and American Realty Capital II, LLC, are entitled to receive subordinated distributions after stockholders receive an 8% cumulative, non-compounded return.

³ We have incurred additional general and administrative costs under self-management as a result of having our own employees and infrastructure; however, we expect the total cost of self-management to be substantially less than the cost of being externally advised.

⁴ 100 basis points on average invested assets from inception through October 24, 2008; 50 basis points on average invested assets after October 24, 2008.

⁵ Gross Revenue

⁶ 3% on purchase price from inception through October 24, 2008; 2.5% after October 24, 2008 through expiration of the advisory agreement, based on contract price of properties acquired.

⁷ Sales Price

⁸ In the event we decided to list our shares on a national securities exchange while externally advised, we likely would have paid our advisor a fee or other compensation to acquire its assets and personnel.

THIS IS NEITHER AN OFFER TO SELL NOR A SOLICITATION OF AN OFFER TO BUY THE SECURITIES DESCRIBED HEREIN. THE OFFERING IS MADE ONLY BY THE PROSPECTUS. THIS MATERIAL MUST BE READ IN CONJUNCTION WITH THE PROSPECTUS IN ORDER TO UNDERSTAND FULLY ALL OF THE IMPLICATIONS AND RISKS OF THE OFFERING OF SECURITIES TO WHICH IT RELATES. A COPY OF THE PROSPECTUS MUST BE MADE AVAILABLE TO YOU IN CONNECTION WITH THIS OFFERING. Read the prospectus carefully before you make an investment decision. An investment in Healthcare Trust of America, Inc. involves a high degree of risk and there is no assurance that the investment objectives of this program will be attained. The merits of this offering have not been endorsed by any securities regulatory agency. Any representation to the contrary is unlawful. Consult the prospectus for suitability standards in your state.

RISK FACTORS

Consider the following risks before making an investment in Healthcare Trust of America, Inc.:

- No public market exists for our common stock; there are significant limitations on the transferability and liquidity of our shares.
- Current dislocations in the credit markets and real estate markets could negatively impact us.
- We have not identified a number of the properties or other real estate related assets we plan to acquire.
- As a self-managed REIT, our success depends on the continued contributions of our internal management team.
- We have a limited operating history.
- Distributions we pay to our stockholders may include a return of capital.
- We have paid distributions from offering proceeds or borrowed funds.
- Failure to qualify as a REIT would adversely affect our operations and our ability to make distributions.

You should carefully consider the information set forth in the “Risk Factors” section of the prospectus.