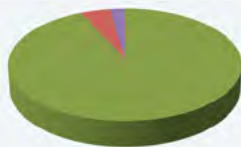


Nontraded REIT Industry Review: Third Quarter 2012



American Realty Capital Daily Net Asset Value, Inc.

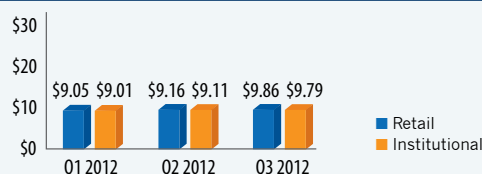
Total Assets.....	\$26.2 Million
Real Estate Assets	\$24.4 Million
Cash.....	\$1.2 Million
Securities	\$0.0 Million
Other.....	\$0.6 Million



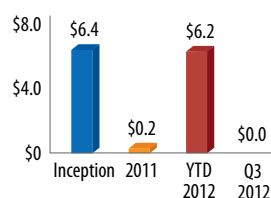
Initial Offering Date: August 15, 2011
 Number of Months Fundraising: 14
 Anticipated Offering Close Date: August 15, 2013
 Current Price per Share: See Below
 Reinvestment Price per Share: See Below

Cash to Total Assets Ratio: 4.5%
 Asset Type: Diversified
 Number of Properties: 6
 Square Feet / Units / Rooms / Acres: 148,248 Sq. Ft.
 Percent Leased: 100.0%
 LifeStage: Emerging
 Investment Style Core

Historical Price

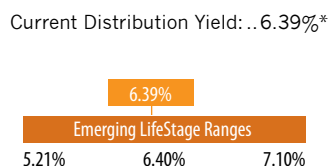


Gross Dollars Raised*

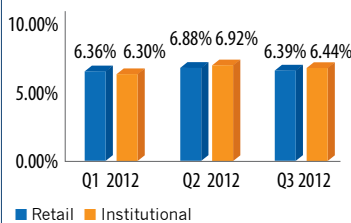


*Includes reinvested distributions (in millions)

Current Distribution



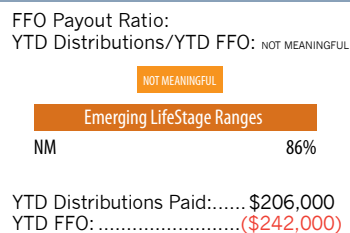
Historical Distribution



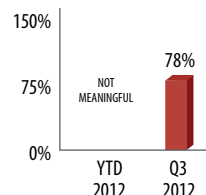
Contact Information

www.AmericanRealtyCap.com
405 Park Avenue
New York, NY 10022
212-415-6500

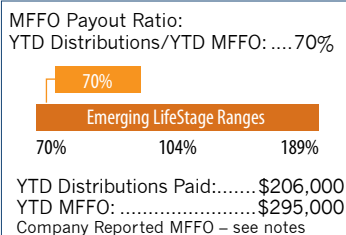
Year to Date FFO Payout Ratio



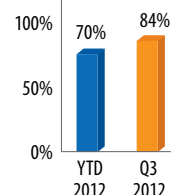
Historical FFO Payout Ratio



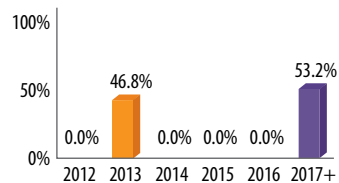
Year to Date MFFO Payout Ratio



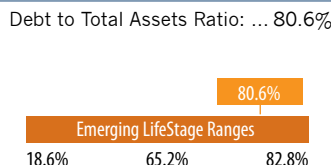
Historical MFFO Payout Ratio



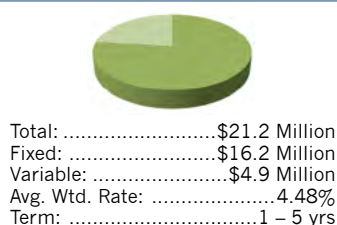
Debt Repayment Schedule



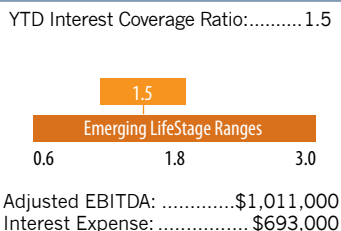
Current Debt Ratio



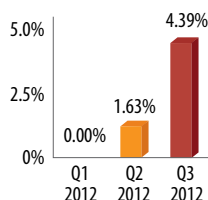
Debt Breakdown



Interest Coverage Ratio



Redemptions



Lease Expirations

Weighted average lease term
is 13.7 yrs

Trends and Items of Note

- The current distribution yield referenced above is based on the retail share price of \$9.86 as of September 30, 2012. The annualized yield based on the institutional share price of \$9.79 is 6.44% as of September 30, 2012.
- The Company did not acquire any properties during the third quarter.
- The Company's cash to total assets ratio is significantly below median compared to other REITs in the Emerging LifeStage.
- The Company hedged \$9.7 million of its variable rate debt as of September 30, 2012.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 96 for information regarding the source of distributions.