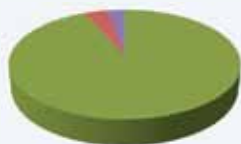


# Nontraded REIT Industry Review: Third Quarter 2011



## American Realty Capital Healthcare Trust, Inc.

Total Assets.....	\$74.4 Million
Real Estate Assets .....	\$69.3 Million
Cash .....	\$2.8 Million
Securities .....	\$0.0 Million
Other .....	\$2.2 Million



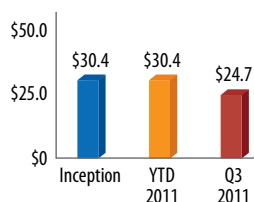
Initial Offering Date: .....	February 18, 2011
Number of Months Fundraising: .....	7
Anticipated Offering Close Date: .....	February 18, 2013
Current Price per Share: .....	\$10.00
Reinvestment Price per Share: .....	\$9.50

Cash to Total Assets Ratio: ..... 3.8%  
 Asset Type: ..... Medical Office / Healthcare  
 Number of Properties: ..... 6  
 Square Feet / Units / Rooms / Acres: ..... 271,112  
 Percent Leased: ..... 93.2%  
 LifeStage..... Emerging  
 Investment Style ..... Core

### Historical Price



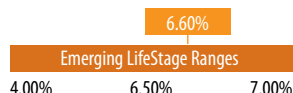
### Gross Dollars Raised\*



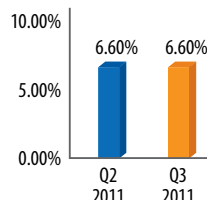
\*Includes reinvested distributions (in millions)

### Current Distribution

Current Distribution Yield: ... 6.60%



### Historical Distribution



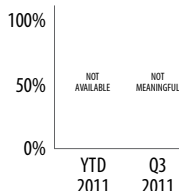
### Contact Information

**www.AmericanRealtyCap.com**  
**405 Park Avenue**  
**New York, NY 10022**  
**877-373-2522**

### Year to Date FFO Payout Ratio

Not Available

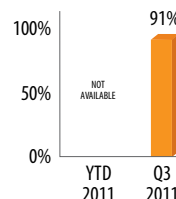
### Historical FFO Payout Ratio



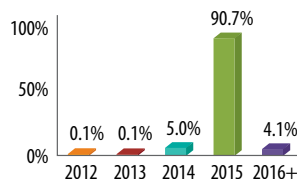
### Year to Date MFFO Payout Ratio

Not Available

### Historical MFFO Payout Ratio

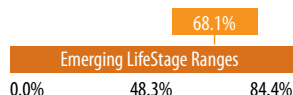


### Debt Maturity



### Current Debt Ratio

Debt to Total Assets Ratio: ... 68.1%



### Debt Breakdown

Total: ..... 50.6 Million  
 Fixed: ..... 50.6 Million  
 Variable: ..... \$0.0 Million  
 Rate: ..... 5.01% – 8.0%  
 Term: ..... 3 – 5yrs

### Interest Coverage Ratio

YTD Interest Coverage Ratio: ..... 0.9



Adjusted EBITDA: ..... \$112,000  
 Interest Expense: ..... \$129,000

### Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: ..... 0.00%



Redemptions Year to Date: ..... 0  
 Wtd. Avg. Shares Outstanding as of 6/30/11: ..... 125,647

See Notes

### Lease Expirations

Weighted Average Lease Term is 8.2 yrs

### Trends and Items of Note

- The REIT was declared effective by the SEC in February 2011 and raised proceeds sufficient to break escrow in May 2011.
- The first distribution to stockholders was paid on August 1, 2011.
- The REIT purchased 4 properties with base purchase prices totaling \$62.9 million and an average weighted capitalization rate of 8.6% during the third quarter 2011.
- There are no share redemptions due to the fact that the REIT has been effective for less than 12 months. The weighted average shares are for the six months ended June 30, 2011.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 67 for information regarding the source of distributions.