

Nontraded REIT Industry Review: Third Quarter 2012



American Realty Capital Healthcare Trust, Inc.

Total Assets.....	\$486.5 Million
Real Estate Assets	\$446.7 Million
Cash	\$28.8 Million
Securities	\$0.0 Million
Other.....	\$11.0 Million



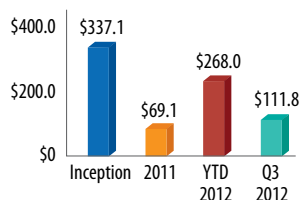
Initial Offering Date:	February 18, 2011
Number of Months Fundraising:	19
Anticipated Offering Close Date:	February 18, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio: 5.9%
 Asset Type: Medical Office / Healthcare
 Number of Properties: 36
 Square Feet / Units / Rooms / Acres: 1,518,016 Sq. Ft.
 Percent Leased: 97.7%
 LifeStage..... Growth
 Investment Style Core

Historical Price



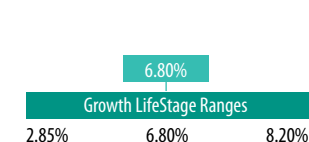
Gross Dollars Raised*



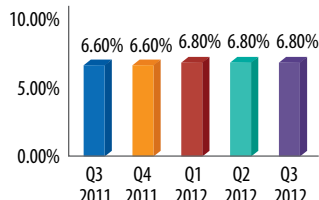
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.80%



Historical Distribution

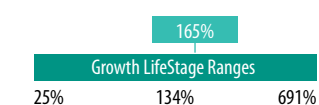


Contact Information

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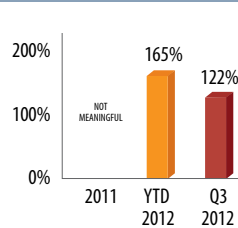
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 165%



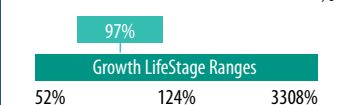
YTD Distributions Paid:..... \$8,077,000
 YTD FFO: \$4,883,000

Historical FFO Payout Ratio



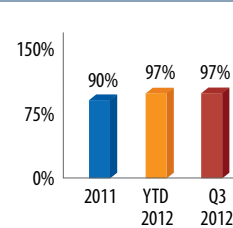
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 97%

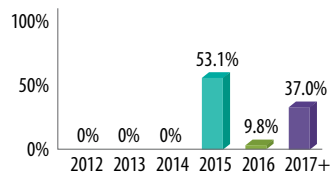


YTD Distributions Paid:..... \$8,077,000
 YTD MFFO: \$8,363,000
 Company Reported MFFO – see notes

Historical MFFO Payout Ratio

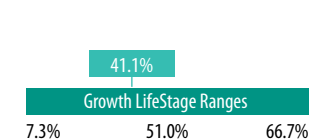


Debt Repayment Schedule



Current Debt Ratio

Debt to Total Assets Ratio: ... 41.1%

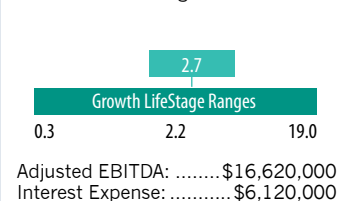


Debt Breakdown

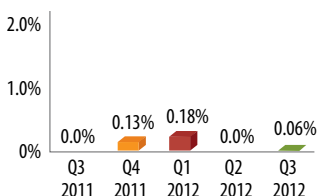
Total: \$200.1 Million
 Fixed: \$200.1 Million
 Variable: \$0.0 Million
 Avg. Wtd. Rate: 5.00%
 Term: 3 – 5 yrs

Interest Coverage Ratio

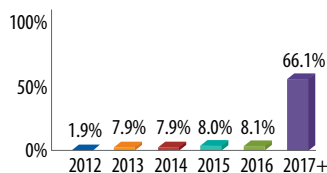
YTD Interest Coverage Ratio: 2.7



Redemptions



Lease Expirations*



*Future Minimum Base Rent Payments

Trends and Items of Note

- For the quarter ended September 30, 2012, the REIT acquired four medical office buildings and one hospital, collectively containing 366,367 square feet, representing an aggregate contract purchase price of \$109.4 million.
- On October 25, 2012, the Company amended its credit facility agreement to increase the maximum commitment to \$200.0 million with a modified "accordion" feature to allow the REIT, under defined circumstances, to increase the aggregate commitment up to a maximum of \$400.0 million.
- For the quarter ended September 30, 2012, the REIT's debt to total assets ratio declined to 41.1% compared to 45.7% during the previous quarter.
- The Company's year-to-date Interest Coverage Ratio is above median compared to other Growth LifeStage REITs.
- The Company hedged \$22.3 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.