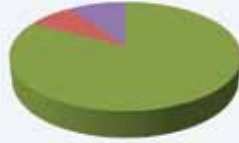


Nontraded REIT Industry Review: Third Quarter 2011



American Realty Capital New York Recovery REIT, Inc.

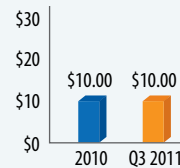
Total Assets.....	\$91.5 Million
Real Estate Assets	\$75.6 Million
Cash.....	\$7.1 Million
Securities	\$0.0 Million
Other.....	\$8.7 Million



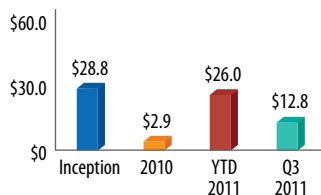
Initial Offering Date:	September 2, 2010
Number of Months Fundraising:	12
Anticipated Offering Close Date:	September 2, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio: 7.8%
 Asset Type: Office & Retail
 Number of Properties: 8
 Square Feet / Units / Rooms / Acres: 109,780
 Percent Leased: 89.2%
 LifeStage..... Growth
 Investment Style Value Add

Historical Price



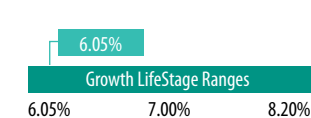
Gross Dollars Raised*



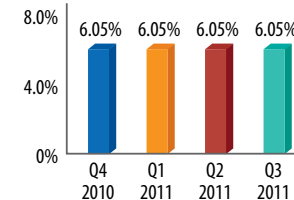
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.05%



Historical Distribution

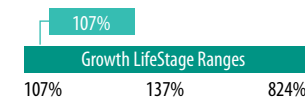


Contact Information

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

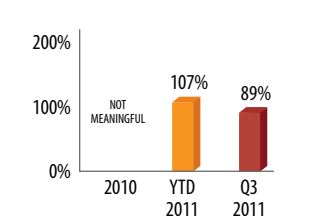
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 107%



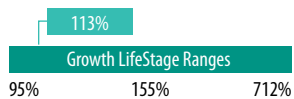
YTD Distributions Paid:.. \$1,550,000
 YTD FFO: \$1,445,000

Historical FFO Payout Ratio



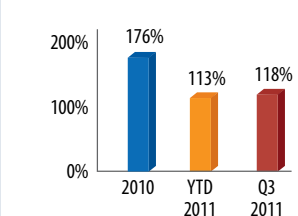
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...113%

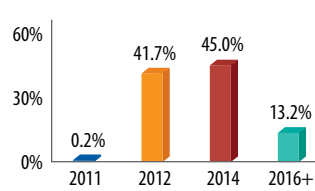


YTD Distributions Paid:.. \$1,550,000
 YTD MFFO: \$1,366,000
 *BVP Adjusted MFFO – see notes

Historical MFFO Payout Ratio

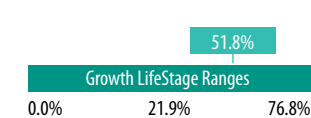


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 51.8%

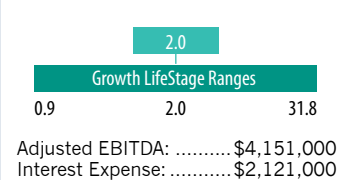


Debt Breakdown

Total:\$47.4 Million
 Fixed:\$47.4 Million
 Variable:\$0.0 Million
 Rate: 4.3 – 9.0%
 Term: 1 – 5 yrs

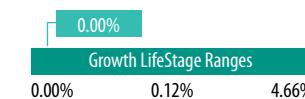
Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.0



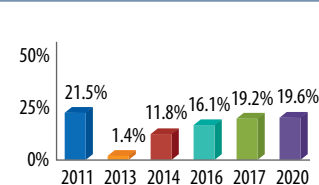
Redemptions

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



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 36,108

Lease Expirations*



*Data as of 12/31/10

Trends and Items of Note

- The REIT did not purchase any properties during the third quarter 2011.
- Debt consists of 100% fixed rate mortgages and is consistent with the past two quarters.
- The interest coverage ratio improved slightly to 2.0X for the year to date period ending September 30, 2011 compared to 1.9X for the second quarter.
- The Company reported YTD 2011 MFFO of \$1,381,000 which includes a \$15,000 contribution from the sponsor. Blue Vault Partners has eliminated the contribution from the sponsor to report YTD 2011 MFFO of \$1,366,000.
- See additional notes on page 67 for information regarding the source of distributions.