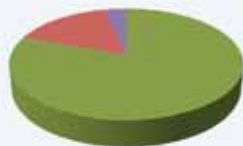


Nontraded REIT Industry Review: Third Quarter 2011



Cole Corporate Income Trust, Inc.

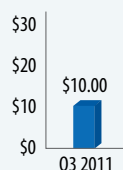
Total Assets.....	\$42.4 Million
Real Estate Assets	\$34.2 Million
Cash	\$6.7 Million
Securities	\$0.0 Million
Other	\$1.5 Million



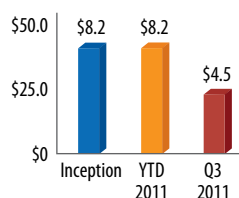
Initial Offering Date:	February 10, 2011
Number of Months Fundraising:	7
Anticipated Offering Close Date:	February 10, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	15.7%
Asset Type:	Office & Industrial
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	145,025 Sq. Ft.
Percent Leased:	100%
LifeStage	Emerging
Investment Style	Core

Historical Price



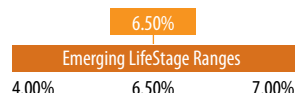
Gross Dollars Raised*



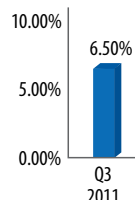
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution



Contact Information

www.colecapital.com
Cole Corporate Income Trust, Inc.
2575 East Camelback Road,
Suite 500
Phoenix, Arizona, 85016
866-341-2653

Year to Date FFO Payout Ratio

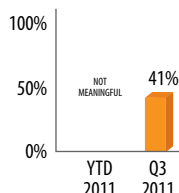
FFO Payout Ratio:
 YTD Distributions/YTD FFO: NOT MEANINGFUL

NOT MEANINGFUL

Emerging LifeStage Ranges

YTD Distributions Paid:.....\$64,000
 YTD FFO:,(\$674,215)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

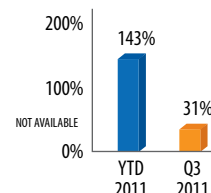
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:143%

143%

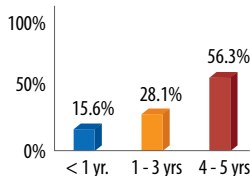
Emerging LifeStage Ranges

113% 954% 1287%
 YTD Distributions Paid:.....\$64,000
 YTD MFFO:\$44,624
 *Blue Vault Estimated MFFO – see notes

Historical MFFO Payout Ratio

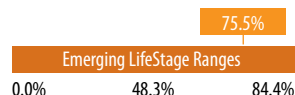


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 75.5%



Debt Breakdown

Total:\$32.0 Million
 Fixed:\$32.0 Million
 Variable:\$0.0 Million
 Rate:4.65%
 Term:1 yr. – 5 yrs..

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.1



Adjusted EBITDA:\$467,728
 Interest Expense:\$423,104

Redemptions

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

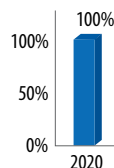
0.00%

Emerging LifeStage Ranges

0.00% 0.45%
 Redemptions Year to Date:0
 Wtd. Avg. Shares Outstanding
 as of 6/30/11:32,503

*See Notes

Lease Expirations



Trends and Items of Note

- The REIT was declared effective by the SEC in February 2011 and raised proceeds sufficient to break escrow in June 2011. The distribution start date was June 29, 2011.
- Year to date, the Company has acquired one property for \$32.9 million.
- The debt to total assets ratio of 75.5% is significantly above the median of 48.3% for all Emerging LifeStage REITs as of September 30, 2011.
- The Company did not report MFFO for 2011. The MFFO figures above are Blue Vault Partners' estimate.
- See additional notes on page 68 for information regarding the source of distributions.