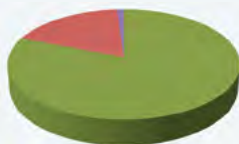


Nontraded REIT Industry Review: Third Quarter 2012



Cole Corporate Income Trust, Inc.

Total Assets.....	\$120.1 Million
Real Estate Assets	\$97.2 Million
Cash	\$21.7 Million
Securities	\$0.0 Million
Other	\$1.2 Million



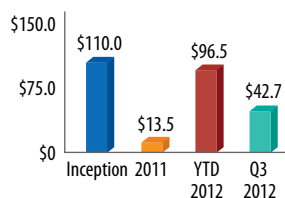
Initial Offering Date:	February 10, 2011
Number of Months Fundraising:	19
Anticipated Offering Close Date:	February 10, 2014
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	18.1%
Asset Type:	Office & Industrial
Number of Properties:	6
Square Feet / Units / Rooms / Acres:	614,000 Sq. Ft.
Percent Leased:	100%
LifeStage	Emerging
Investment Style	Core

Historical Price



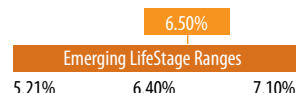
Gross Dollars Raised*



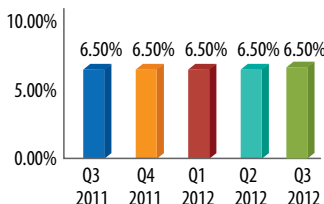
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution



Contact Information

www.colecapital.com
Cole Corporate Income Trust, Inc.
 2325 East Camelback Road,
 Suite 1100
 Phoenix, Arizona, 85016
 866-341-2653

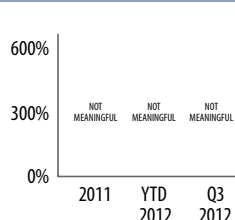
Year to Date FFO Payout Ratio

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



YTD Distributions Paid: ... \$1,999,629
 YTD FFO: ... (\$117,032)

Historical FFO Payout Ratio



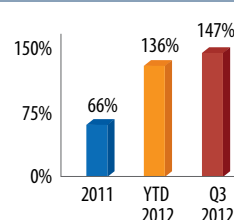
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 136%

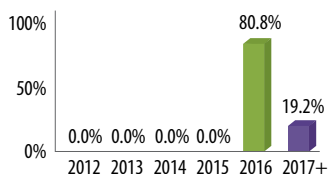


YTD Distributions Paid: ... \$1,999,629
 YTD MFFO: ... \$1,474,031
 *BVP Adjusted-See Notes *Company reported

Historical MFFO Payout Ratio

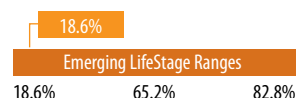


Debt Repayment Schedule



Current Debt Ratio

Debt to Total Assets Ratio: ... 18.6%



Debt Breakdown

Total: ... \$22.4 Million
 Fixed: ... \$22.4 Million
 Variable: ... \$0.0 Million
 Avg. Wtd. Rate: ... 4.62%
 Term: ... 4.3 yrs

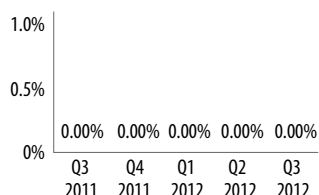
Interest Coverage Ratio

YTD Interest Coverage Ratio: ... 3.0



Adjusted EBITDA: ... \$2,289,129
 Interest Expense: ... \$775,542

Redemptions



Lease Expirations

Weighted average lease term
 of 9.3 years.

Trends and Items of Note

- During the nine months ended September 30, 2012, the Company acquired three commercial properties for an aggregate purchase price of \$64.6 million
- The cash to total assets ratio of 18.6% declined significantly compared to the second quarter ratio of 49.1%.
- The Company's interest coverage ratio of 3.0 as of Q3 2012 improved from 2.4 in 2Q 2012 and is better than the median for Emerging LifeStage REITs.
- The Company did not report MFFO for Q3 2012. The MFFO Payout Ratios reported above were estimated by Blue Vault Partners based on the IPA Guidelines.
- See additional notes on page 97 for information regarding the source of distributions.