EFFECTIVE REIT

Nontraded REIT Industry Review: Third Quarter 2012



Cole Credit Property Trust IV, Inc.

Total Assets\$175.7 M Real Estate Assets\$159.1 M Cash\$12.0 M Securities\$0.0 M Other\$4.6 M	illion illion illion	Number of Months Fundraising: Anticipated Offering Close Date: Current Price per Share:	January 26, 2012
Cash to Total Assets Ratio: Asset Type: Number of Properties: Square Feet / Units / Rooms / A Percent Leased: LifeStage Investment Style		Historical Price \$30 \$20 \$10 \$0 Q3 2012	
Gross Dollars Raised*	Current Distribution	Historical Distribution	Contact Information
\$200.0 \$100.0 \$0 \$0 \$100.0 \$0 \$100.0 \$0 \$153.2 \$153.2 \$108.1 \$108.1 \$108.1 \$108.1 \$100.0 \$0 \$100.0 \$	Current Distribution Yield: 6.25% 6.25% Emerging LifeStage Ranges 5.21% 6.40% 7.10%	10.00% 5.00% 00%	www.colecapital.com Cole Credit Property Trust IV, Inc. 2325 East Camelback Road, Suite 1100 Phoenix, Arizona, 85016 866-341-2653
Year to Date FFO Payout Ratio	Historical FFO Payout Ratio	Year to Date MFFO Payout Ratio	Historical MFFO Payout Ratio
FFO Payout Ratio: YTD Distributions/YTD FFO:NOT MEANINGFUL NOT MEANINGFUL Emerging LifeStage Ranges NM 86% YTD Distributions Paid:\$1,090,531 YTD FFO:(\$3,947,543)	150% 75% NOT NOT 0% YTD Q3 2012 2012	MFFO Payout Ratio: YTD Distributions/YTD MFFO:136% MOT REPORTED 136% Emerging LifeStage Ranges 70% 104% 189% YTD Distributions Paid:\$1,090,531 YTD MFFO:\$802,235 *BVP Adjusted See Notes Company reported	150% 75% 0% YTD Q3 2012 2012
Debt Repayment Schedule	Current Debt Ratio	Debt Breakdown	Interest Coverage Ratio
100% 98.7% 50% 0.0% 0.0% 0.0% 1.3% 0% 0.0% 0.0% 0.0% 1.3% 2012 2013 2014 2015 2016 2017+	Debt to Total Assets Ratio: 22.5% 22.5% Emerging LifeStage Ranges 18.6% 65.2% 82.8%	Total: \$39.5 Million Fixed: \$0.5 Million Variable: \$39.0 Million Avg. Wtd. Rate: 2.69% Term: 3 yrs	YTD Interest Coverage Ratio:2.0 2.0 Emerging LifeStage Ranges 0.6 1.8 3.0 Adjusted EBITDA:\$1,229,510 Interest Expense:\$617,635
Redemptions	Lease Expirations	Trends and Items of Note	
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	Weighted average lease term is 16.2 years.	 During the nine months ended September 30, 2012, the Company acquired 16 commercial properties for an aggregate purchase price of \$92.7 million. As of September 30, 2012, two of the Company's tenants, Walgreen Co. and Town & Country Food Stores, Inc., each accounted for 11% of the REIT's 2012 gross annualized rental revenues. The Company's debt to total assets ratio declined to of 22.5% compared to 40.7% for the previous quarter. The Company's interest coverage ratio increased to 2.0 in Q3 2012 from 1.2 as of 2Q 2012. The Company's dud 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. 	

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