

Nontraded REIT Industry Review: Third Quarter 2012



Cole Credit Property Trust IV, Inc.

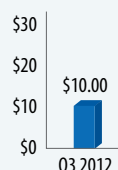
Total Assets.....	\$175.7 Million
Real Estate Assets	\$159.1 Million
Cash	\$12.0 Million
Securities	\$0.0 Million
Other	\$4.6 Million



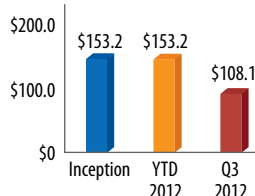
Initial Offering Date:	January 26, 2012
Number of Months Fundraising:	8
Anticipated Offering Close Date:	January 26, 2014
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	6.8%
Asset Type:	Retail
Number of Properties:	32
Square Feet / Units / Rooms / Acres:	582,000 Sq. Ft.
Percent Leased:	99.8%
LifeStage	Emerging
Investment Style	Core

Historical Price



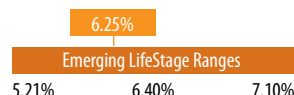
Gross Dollars Raised*



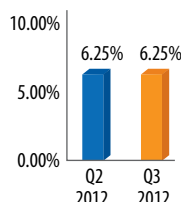
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.25%



Historical Distribution



Contact Information

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

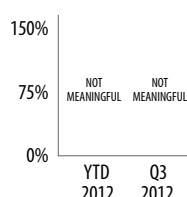
Year to Date FFO Payout Ratio

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



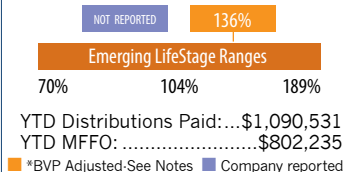
YTD Distributions Paid: ... \$1,090,531
 YTD FFO: ... (\$3,947,543)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

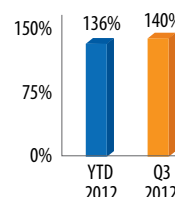
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 136%



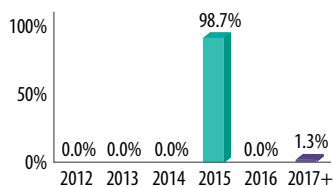
YTD Distributions Paid: ... \$1,090,531
 YTD MFFO: ... \$802,235

■ *BVP Adjusted-See Notes ■ Company reported

Historical MFFO Payout Ratio

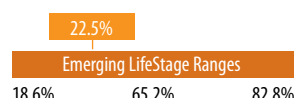


Debt Repayment Schedule



Current Debt Ratio

Debt to Total Assets Ratio: ... 22.5%



Debt Breakdown

Total: ... \$39.5 Million
 Fixed: ... \$0.5 Million
 Variable: ... \$39.0 Million
 Avg. Wtd. Rate: ... 2.69%
 Term: ... 3 yrs



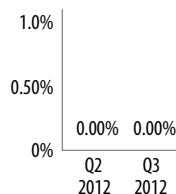
Interest Coverage Ratio

YTD Interest Coverage Ratio: ... 2.0



Adjusted EBITDA: ... \$1,229,510
 Interest Expense: ... \$617,635

Redemptions



Lease Expirations

Weighted average
 lease term is 16.2 years.

Trends and Items of Note

- 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 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 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.