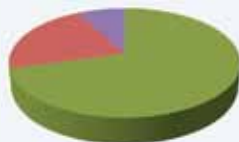


# Nontraded REIT Industry Review: Third Quarter 2011



## Global Income Trust, Inc.

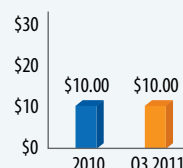
Total Assets.....	\$32.4 Million
Real Estate Assets .....	\$22.9 Million
Cash .....	\$7.0 Million
Securities .....	\$0.0 Million
Other .....	\$2.5 Million



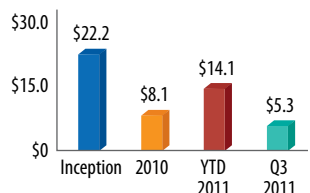
Initial Offering Date: .....	April 23, 2010
Number of Months Fundraising: .....	17
Anticipated Offering Close Date: .....	April 23, 2012
Current Price per Share: .....	\$10.00
Reinvestment Price per Share: .....	\$9.50

Cash to Total Assets Ratio: .....	21.5%
Asset Type: .....	Diversified
Number of Properties: .....	2
Square Feet / Units / Rooms / Acres: .....	170,000
Percent Leased: .....	100%
LifeStage .....	Emerging
Investment Style .....	Core

### Historical Price



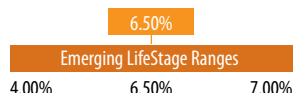
### Gross Dollars Raised\*



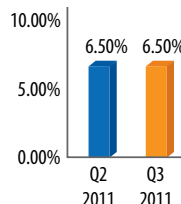
\*Includes reinvested distributions (in millions)

### Current Distribution

Current Distribution Yield: ... 6.50%



### Historical Distribution



### Contact Information

**www.IncomeTrust.com**  
**CNL Client Services**  
**P.O. Box 4920**  
**Orlando, FL 32802**  
**866-650-0650**

### Year to Date FFO Payout Ratio

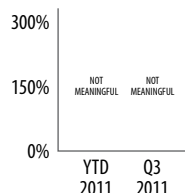
FFO Payout Ratio:  
 YTD Distributions/YTD FFO: NOT MEANINGFUL

NOT MEANINGFUL

Emerging LifeStage Ranges

YTD Distributions Paid:..... \$651,918  
 YTD FFO: ..... (\$1,592,934)

### Historical FFO Payout Ratio



### Year to Date MFFO Payout Ratio

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

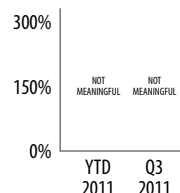
NOT MEANINGFUL

Emerging LifeStage Ranges

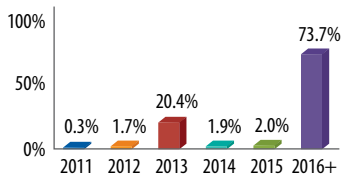
113% 954% 1287%  
 YTD Distributions Paid:..... \$651,918  
 YTD MFFO:..... (\$826,756)

\*Company reported MFFO – see notes

### Historical MFFO Payout Ratio

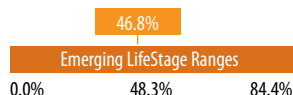


### Debt Maturity



### Current Debt Ratio

Debt to Total Assets Ratio:.... 46.8%



### Debt Breakdown



Total: ..... \$15.2 Million  
 Fixed: ..... \$12.3 Million  
 Variable: ..... \$2.8 Million  
 Rate: ..... 3.2 – 4.7%  
 Term: ..... 2 – 5 yrs

### Interest Coverage Ratio

YTD Interest Coverage Ratio: NOT MEANINGFUL

NOT MEANINGFUL

Emerging LifeStage Ranges

0.6 0.85 1.6

Adjusted EBITDA: ..... (\$439,328)  
 Interest Expense: ..... \$388,771

### 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 12/31/10: ..... 520,975

### Lease Expirations

Not Reported

### Trends and Items of Note

- The REIT was formerly known as Macquarie CNL Global Income Trust, Inc.
- As of September 30, 2011, the Company owned two properties and did not acquire any new properties during the third quarter.
- Due to the Emerging LifeStage, most metrics are not meaningful at this point.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- The REIT had a negative EBITDA and as a result, there is no meaningful Interest Coverage Ratio for this period.
- See additional notes on page 69 for information regarding the source of distributions.