



# Nontraded REIT Industry Review: First Quarter 2014

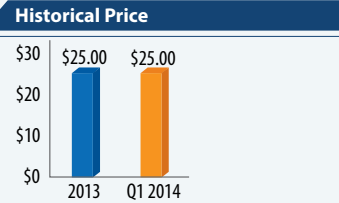
## American Realty Capital Healthcare Trust II, Inc.

Total Assets.....	\$481.8 Million
Real Estate Assets .....	\$62.7 Million
Cash .....	\$406.3 Million
Securities .....	\$0.0 Million
Other .....	\$12.7 Million



Cash to Total Assets Ratio: .....	84.3%
Asset Type: .....	Healthcare
Number of Properties: .....	10
Square Feet / Units / Rooms / Acres: .....	224,437 Sq. Ft.
Percent Leased: .....	91.3%
Weighted Average Lease Term Remaining: .....	7.6 Years
LifeStage: .....	Emerging
Investment Style: .....	Core
Weighted Average Shares Outstanding: .....	13,623,545

Initial Offering Date: .....	February 14, 2013
Offering Status: .....	Initial
Number of Months Fundraising: .....	13
Anticipated Offering Close Date: .....	February 14, 2015
Current Price per Share: .....	\$25.00
Reinvestment Price per Share: .....	\$23.75



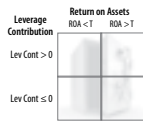
**Contact Information**

[www.AmericanRealtyCap.com](http://www.AmericanRealtyCap.com)

**American Realty Capital Healthcare Trust II, Inc.**  
 405 Park Avenue  
 New York, NY 10022  
 212-415-6500

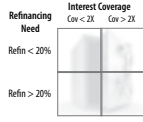
### Performance Profiles

#### Operating Performance



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

#### Financing Outlook



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful interest coverage ratios. REITs in the Emerging LifeStage often rely on short-term financing with variable rates which will later be refinanced with longer maturity debt.

#### Cumulative MFFO Payout

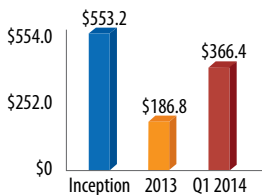


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

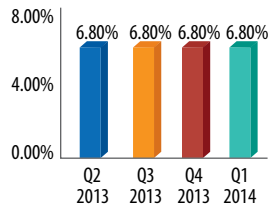
#### Summary

As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 2Q 2014, the profile will begin to show meaningful results.

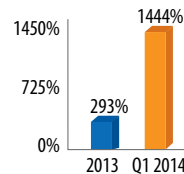
#### Gross Dollars Raised\*



#### Historical Distribution

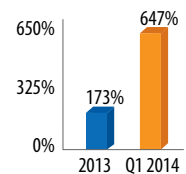


#### Historical FFO Payout Ratio



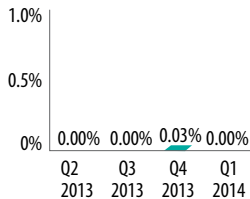
2014 YTD Dist. Paid: .....\$3,970,000  
 2014 YTD FFO: .....\$275,000

#### Historical MFFO Payout Ratio



2014 YTD Dist. Paid: .....\$3,970,000  
 2014 YTD MFFO: .....\$614,000

#### Redemptions



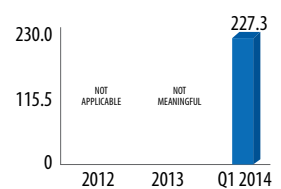
#### Debt Breakdown

Not Applicable

#### Debt Repayment Schedule

Not Applicable

#### Interest Coverage Ratio



### Source of Distributions, Trends and Items of Note

- During 1Q 2014 the Company acquired three properties for a total purchase price of approximately \$18.39 million.
- The REIT's Cash to Total Assets ratio increased to 84.3% as of 1Q 2014 compared to 69.8% as of 4Q 2013.
- The REIT has not incurred any long-term debt since its inception in 1Q 2013.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- During the three months ended March 31, 2014, distributions paid to common stockholders totaled \$4.0 million, inclusive of \$2.0 million under the DRIP. During the three months ended March 2014, cash used to pay distributions was generated from proceeds from cash flows from operations, the issuance of common stock and common stock issued under the DRIP.