



American Realty Capital Daily Net Asset Value Trust, Inc.

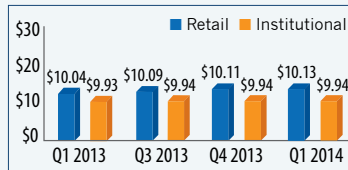
Total Assets.....	\$31.2 Million
Real Estate Assets	\$29.5 Million
Cash	\$1.0 Million
Securities	\$0.0 Million
Other	\$0.7 Million



Cash to Total Assets Ratio:	3.2%
Asset Type:	Diversified
Number of Properties:.....	13
Square Feet / Units / Rooms / Acres:.....	202,416 Sq. Ft.
Percent Leased:	100.0%
Weighted Average Lease Term Remaining:.....	12.2 Years
LifeStage:.....	Growth
Investment Style:	Core
Weighted Average Shares Outstanding:.....	2,121,490

Initial Offering Date:	August 15, 2011
Offering Status:.....	Initial
Number of Months Fundraising:	32
Anticipated Offering Close Date:	August 15, 2014
Current Price per Share:	See Below
Reinvestment Price per Share:	See Below

Historical Price



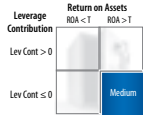
Contact Information

www.ARCDailyNAV.com

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Daily Net Asset Value, Inc.**
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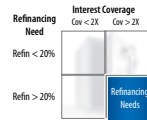
Performance Profiles

Operating Performance



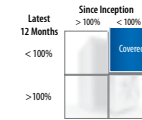
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is not increasing returns to shareholders.

Financing Outlook



Interest coverage ratio is above the 2.0X benchmark but more than 20% of the REIT's debt matures within two years or is at unhedged variable rates. The REIT may face difficulties in refinancing its borrowings or interest rate risk from increasing rates, but earnings currently provide coverage of interest expense.

Cumulative MFFO Payout

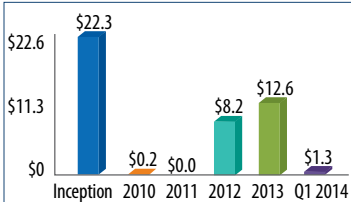


Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can be maintained.

Summary

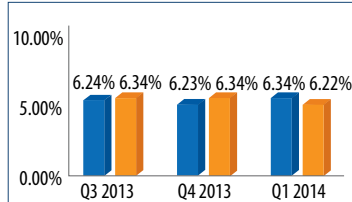
While the REIT's 12-month return on assets of 3.68% exceeds the 10-Year Treasury Yield, it does not provide a positive leverage contribution given the 52% debt ratio and 5.35% average cost of debt. The REIT's trailing 12-month interest coverage ratio has improved to 2.1X, above the 2.0X benchmark. 30.8% of the REIT's debt matures in 2015 indicating a need for refinancing. The REIT has maintained an MFFO payout ratio well below 100% as cash distributions exclusive of DRP were only 57% of MFFO over the past 12 months and 62% since inception.

Gross Dollars Raised*



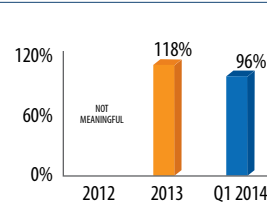
*Includes reinvested distributions (in millions)

Historical Distribution



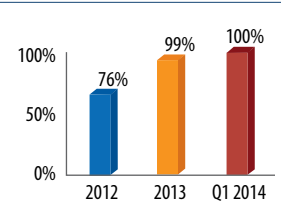
■ Retail ■ Institutional

Historical FFO Payout Ratio



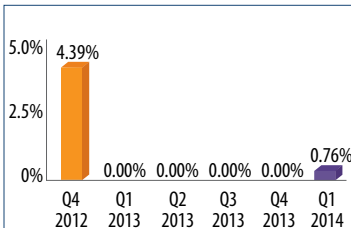
2014 YTD Dist. Paid: \$327,000
2014 YTD FFO: \$342,000

Historical MFFO Payout Ratio

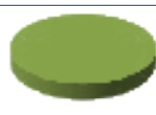


2014 YTD Dist. Paid: \$327,000
2014 YTD MFFO: \$327,000
Company Reported MFFO - see notes

Redemptions

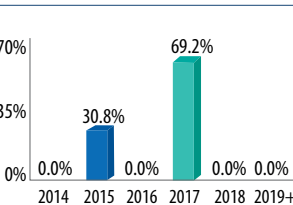


Debt Breakdown

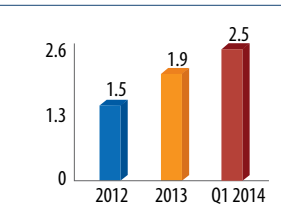


Debt to Total Assets Ratio:..... 52.0%
Total: \$16.2 Million
Fixed: \$16.2 Million
Variable: \$0.0 Million
Avg. Wtd. Rate: 5.35%
Loan Term: 2.96 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- The purchase price as of March 31, 2014 was \$11.14 per share for the Retail share class and \$9.943 per share for the Institutional share class.
- During 1Q 2014 the Company did not acquire or dispose of any properties.
- The REIT's Cash to Total Assets ratio decreased to 3.2% as of 1Q 2014 compared to 3.8% as of 1Q 2013.
- The REIT's Debt to Total Assets ratio decreased to 52.0% as of 1Q 2014 compared to 72.5% as of 1Q 2013.
- The Company hedged \$9.716 million of its variable rate debt as of March 31, 2014.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- Cash flows provided by operations was approximately \$0.5 million for the three months ended March 31, 2014. During the three months ended March 31, 2014, the Company paid distributions of approximately \$0.3 million, of which approximately \$0.2 million, or 52.3%, was funded from cash flows from operations and \$0.2 million, or 47.7%, was funded from proceeds from common stock issued pursuant to the DRIP.