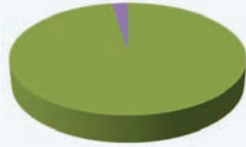




Nontraded REIT Industry Review: First Quarter 2012

American Realty Capital Daily Net Asset Value, Inc.

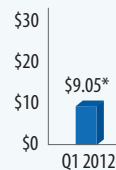
Total Assets.....	\$23.7 Million
Real Estate Assets	\$23.1 Million
Cash.....	\$0.0 Million
Securities	\$0.0 Million
Other.....	\$0.6 Million



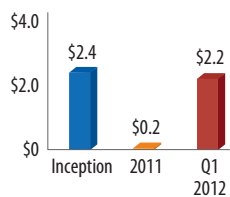
Initial Offering Date:	August 15, 2011
Number of Months Fundraising:	7
Anticipated Offering Close Date:	August 15, 2013
Current Price per Share:	\$9.05*
Reinvestment Price per Share:	\$9.05*

Cash to Total Assets Ratio:	0.1%
Asset Type:	Diversified
Number of Properties:	5
Square Feet / Units / Rooms / Acres:	145,198
Percent Leased:	100.0%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



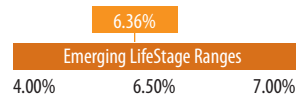
Gross Dollars Raised*



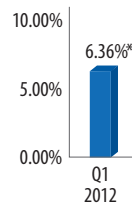
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: .. 6.36%*



Historical Distribution

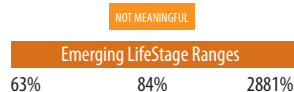


Contact Information

www.AmericanRealtyCap.com
405 Park Avenue
New York, NY 10022
212-415-6500

Year to Date FFO Payout Ratio

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



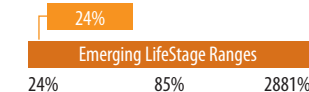
YTD Distributions Paid:..... \$12,000
YTD FFO:, (\$462,000)

Historical FFO Payout Ratio



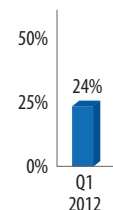
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO:.....24%

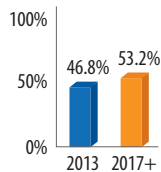


YTD Distributions Paid:..... \$12,000
YTD MFFO:, \$51,000
*Company reported MFFO – see notes

Historical MFFO Payout Ratio

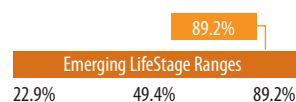


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 89.2%



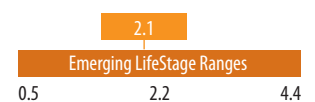
Debt Breakdown



Total:, \$21.2 Million
Fixed:, \$16.3 Million
Variable:, \$4.9 Million
Avg. Wtd. Rate:, 5.3%
Term:, 1 – 5 yrs.

Interest Coverage Ratio

YTD Interest Coverage Ratio:.....2.1



Adjusted EBITDA:, \$99,000
Interest Expense:, \$47,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:.....0.00%



Redemptions Year to Date: 0
Wtd. Avg. Shares
Outstanding:..... 243,701

Lease Expirations

Weighted average lease term
is 14.4 yrs

Trends and Items of Note

- On January 5, 2012, the Company raised proceeds sufficient to break escrow.
- The NAV per share for the retail class of stock is \$9.05 and \$9.01 for the institutional class of shares as of March 31, 2012.
- On September 15, 2011 the Company's board of directors declared a distribution rate equal to a \$0.63 annualized rate based on the common stock price of the Company's retail and institutional shares. The distribution corresponds to a 6.36% annualized rate based on the retail share price of \$9.90 and a 6.30% annualized rate based on the institutional share price of \$9.00. Subsequent to the initial escrow break the distribution became based on a 6.36% annualized rate based on the NAV for a retail share and a 6.30% annualized rate based on the NAV of an institutional share. This distribution rate was \$0.0015775 and \$0.0015553 per day for retail and institutional shares, respectively, as of March 31, 2012.
- During the quarter ending March 31, 2012, the company purchased five properties for a total of \$23.2 million.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 73 for information regarding the source of distributions.