

Nontraded REIT Industry Review: Second Quarter 2012



American Realty Capital Daily Net Asset Value, Inc.

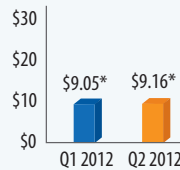
Total Assets.....	\$26.8 Million
Real Estate Assets	\$24.8 Million
Cash.....	\$1.3 Million
Securities	\$0.0 Million
Other.....	\$0.7 Million



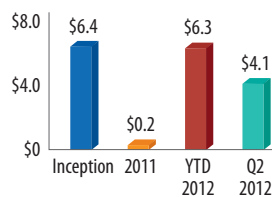
Initial Offering Date:	August 15, 2011
Number of Months Fundraising:	10
Anticipated Offering Close Date:	August 15, 2013
Current Price per Share:	\$9.16
Reinvestment Price per Share:	\$9.16

Cash to Total Assets Ratio:	4.8%
Asset Type:	Diversified
Number of Properties:	6
Square Feet / Units / Rooms / Acres:	148,248
Percent Leased:	100.0%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



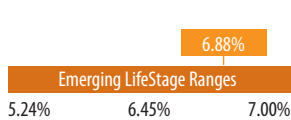
Gross Dollars Raised*



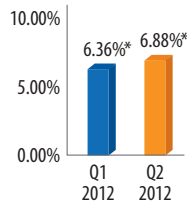
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: .. 6.88%*



Historical Distribution

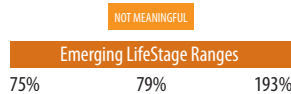


Contact Information

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

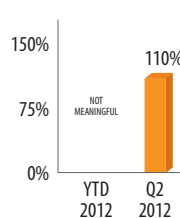
Year to Date FFO Payout Ratio

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



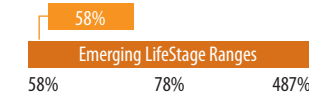
YTD Distributions Paid:..... \$91,000
 YTD FFO:, (\$390,000)

Historical FFO Payout Ratio



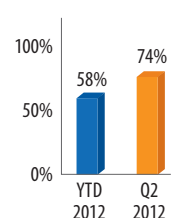
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:58%

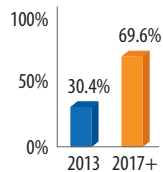


YTD Distributions Paid:..... \$91,000
 YTD MFFO:, \$158,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

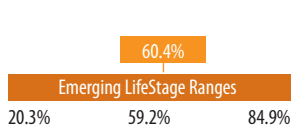


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 60.4%



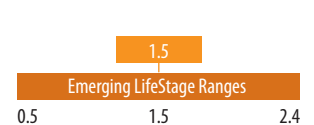
Debt Breakdown



Total:\$16.2 Million
 Fixed:\$11.2 Million
 Variable:\$4.49 Million
 Avg. Wtd. Rate:4.49%
 Term:1 – 5 yrs.

Interest Coverage Ratio

YTD Interest Coverage Ratio:..... 1.5



Adjusted EBITDA:\$539,000
 Interest Expense:\$369,000

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:.....2.40%



Redemptions Year to Date: ... 10,977
 Wtd. Avg. Shares
 Outstanding:..... 458,245

Lease Expirations

Weighted average lease term
 is 14 yrs

Trends and Items of Note

- The NAV per share for the retail class of stock is \$9.16 and \$9.11 for the institutional class of shares as of June 30, 2012. The distribution yield is based on the retail share price of \$9.16 as of June 30, 2012. The annualized yield based on the institutional share price is 6.92% as of June 30, 2012.
- On July 2, 2012 the Company filed a supplement to the prospectus with pricing updates. The supplement noted that on July 2, 2012, the NAV per institutional share is \$9.781 and the NAV per retail share is \$9.837. This represents a 7.4% increase from the NAV on June 30, 2012, the last calculation of NAV. This increase is primarily the result of recording the fair value adjustment related to the FedEx Freight distribution facility located in Chili, New York purchased on March 21, 2012.
- During the quarter, the Company purchased one property for \$2,045,000.
- The Company had hedged \$9,716,000 of its variable rate debt as of June 30, 2012.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 74 for information regarding the source of distributions.