

Nontraded REIT Industry Review: Third Quarter 2014



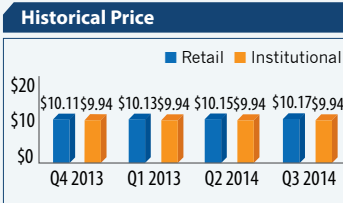
American Realty Capital Daily Net Asset Value Trust, Inc.

Total Assets.....	\$32.0 Million
Real Estate Assets	\$30.6 Million
Cash	\$0.9 Million
Securities	\$0.0 Million
Other	\$0.5 Million



Initial Offering Date: August 15, 2011
 Offering Status: Initial
 Number of Months Fundraising: 38
 Anticipated Offering Close Date: February 11, 2015
 Current Price per Share: See Below
 Reinvestment Price per Share: See Below

Cash to Total Assets Ratio: 2.7%
 Asset Type: Diversified
 Number of Properties: 14
 Square Feet / Units / Rooms / Acres: 209,364 Sq. Ft.
 Percent Leased: 100.0%
 Weighted Average Lease Term Remaining: 11.4 Years
 LifeStage: Growth
 Investment Style: Core
 Weighted Average Shares Outstanding: 2,413,801

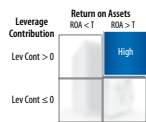


Contact Information

www.ARCDailyNAV.com
**American Realty Capital
 Daily Net Asset Value, Inc.**
 405 Park Avenue
 New York, NY 10022
 (212) 415-6500

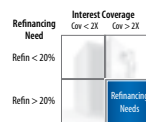
Performance Profiles

Operating Performance



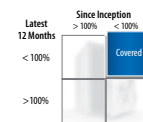
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

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

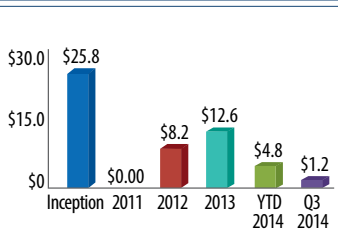


Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can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

Summary

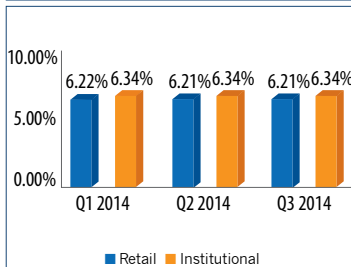
The REIT's 12-month return on assets of 8.13% exceeds the 10-Year Treasury Yield, and it provides a positive leverage contribution given the 51% debt ratio and 5.35% average cost of debt. The REIT's trailing 12-month interest coverage ratio has improved to 2.5X, above the 2.0X benchmark. 30.8% of the 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 54% of MFFO over the past 12 months and 59% since inception.

Gross Dollars Raised*

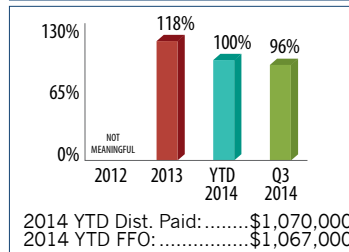


*Includes reinvested distributions (in millions)

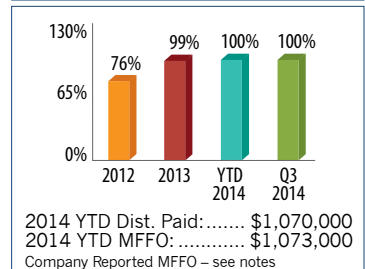
Historical Distribution



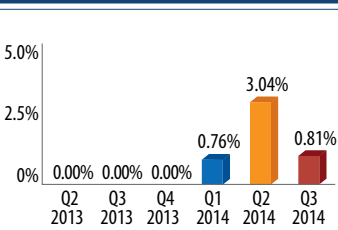
Historical FFO Payout Ratio



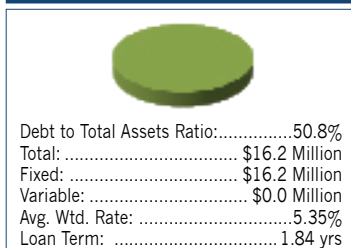
Historical MFFO Payout Ratio



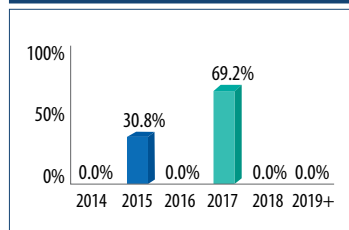
Redemptions



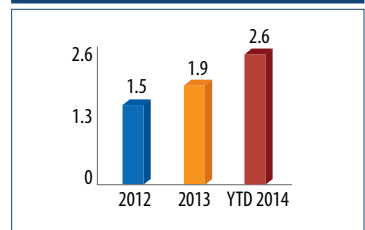
Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- During 3Q 2014 the Company did not acquire or dispose of any properties.
- On August 11, 2014, the board of directors approved, and on August 14, 2014, the Company filed, a follow-on registration statement for the offering of the Company's common stock, which, as permitted by Rule 415 of the Securities Act, will provide for an automatic extension of the IPO until the earlier of February 11, 2015 or the date that the SEC declares the follow-on offering effective.
- American Realty Capital Daily Net Asset Value Trust Inc. directors Portia Sue Perrotty and Edward Weil Jr. resigned from their membership to the company's board Aug. 20, effective immediately. According to a Form 8-K filed Aug. 22, following the resignations, the size of the company's board shrank to three directors.
- The REIT's Cash to Total Assets ratio decreased to 2.7% as of 3Q 2014 compared to 2.8% as of 3Q 2013.
- The REIT's Debt to Total Assets ratio decreased to 50.8% as of 3Q 2014 compared to 55.6% as of 3Q 2013.
- The Company had hedged \$9.7 million of its variable rate debt as of September 30, 2014.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- During the nine months ended September 30, 2014, the Company paid distributions of approximately \$1.062 million, inclusive of \$515,000 of distributions of shares issued under the DRIP. Cash used to pay distributions was generated by operations (51.5%) and common stock issued under the DRIP (48.5%).