



American Realty Capital Healthcare Trust II, Inc.

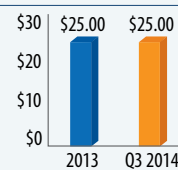
Total Assets.....	\$1,810.5 Million
Real Estate Assets	\$995.5 Million
Cash	\$766.1 Million
Securities	\$18.5 Million
Other	\$30.4 Million



Cash to Total Assets Ratio:	42.3%
Asset Type:	Healthcare
Number of Properties:	88
Square Feet / Units / Rooms / Acres:	4.1 Million Sq. Ft.
Percent Leased:	97.3%
Weighted Average Lease Term Remaining:	10.2 Years
LifeStage:	Stabilizing
Investment Style:	Core
Weighted Average Shares Outstanding:	71,813,126

Initial Offering Date:	February 14, 2013
Offering Status:	Initial
Number of Months Fundraising:	19
Anticipated Offering Close Date:	February 14, 2015
Current Price per Share:	\$25.00
Reinvestment Price per Share:	\$23.75

Historical Price



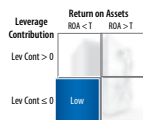
Contact Information

www.AmericanRealtyCap.com

**American Realty Capital
Healthcare Trust II, Inc.**
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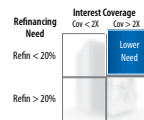
Performance Profiles

Operating Performance



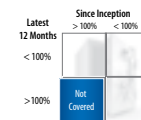
The REIT's recent 12-month average return on assets is less than yields on 10-year Treasuries, indicating negative risk adjusted returns. At its current cost of debt and level of borrowing, the use of debt is not increasing returns to shareholders. Earnings must improve to cover costs of debt.

Financing Outlook



Interest coverage ratio exceeds the 2.0X benchmark and the REIT does not have over 20% of debt maturing within 2 years or at unhedged variable rates. The REIT does not face an immediate need to refinance a significant portion of its debt, and has sufficient earnings to cover interest expense.

Cumulative MFFO Payout

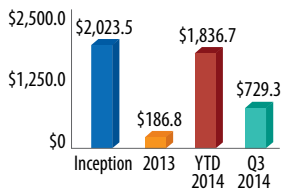


The REIT has not achieved a level of MFFO in excess of cash distributions since inception and the latest 12-month results indicate cash distributions exceed MFFO, a trend which must be eventually reversed for distribution sustainability.

Summary

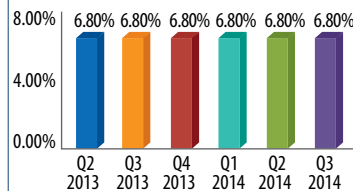
The REIT's 12-month average return on assets of 1.26% is below the 10-Year Treasury Yield, and it does not provide a positive leverage contribution given its average cost of debt of 6.15%. However, as assets have increased from \$160 million to \$1.8 billion over the last five quarters, this metric may be distorted. Its trailing 12-month interest coverage ratio of 7.4X is well above the 2X benchmark, less than 10% of its term debt is due within two years, and none is at unhedged variable rates, so there is no need for refinancing. The REIT has paid over 280% of its cumulative MFFO as cash distributions since inception, not unusual during the first five quarters of a REIT's life.

Gross Dollars Raised*

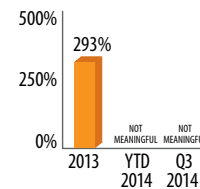


*Includes reinvested distributions (in millions)

Historical Distribution

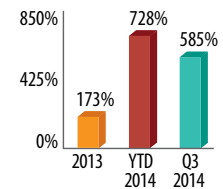


Historical FFO Payout Ratio



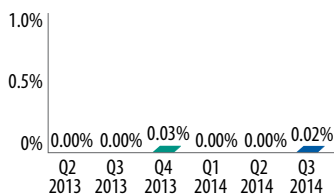
2014 YTD Dist. Paid:\$41,976,000
2014 YTD FFO:(\$14,123,000)

Historical MFFO Payout Ratio

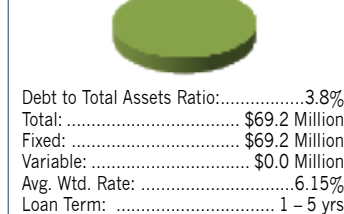


2014 YTD Dist. Paid:\$41,976,000
2014 YTD MFFO:\$5,769,000
Company Reported MFFO – see notes

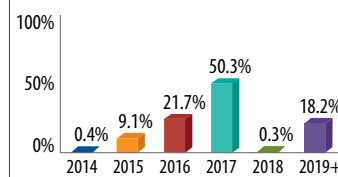
Redemptions



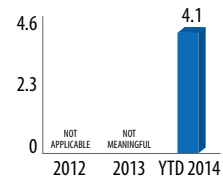
Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- American Realty Capital Healthcare Trust II Inc. bought a 165,000-square-foot medical office building portfolio in Northwest Indiana from Family Care Centers of Indiana for \$46 million, GlobeSt.com reported Nov. 5. The portfolio comprises a three-building Franciscan Alliance medical mall campus in Munster and two Franciscan multi-specialty facilities in Schererville and Dyer. The entire portfolio is subject to long-term leases.
- American Realty Capital Healthcare Trust II Inc. said in a Form 8-K filed Oct. 6 that it finalized the prerequisite conditions to acquire a portfolio of five seniors-housing properties in Florida and Kentucky, as well as a separate portfolio of six seniors-housing communities in Georgia, Florida and Missouri. The purchase price for the five-property Allegro portfolio was \$172.5 million, exclusive of closing costs, which the company funded with proceeds from its ongoing public offering of common stock. The deal was consummated Sept. 30.
- During 3Q 2014 the Company acquired 64 properties for a total purchase price of approximately \$818.7 million.
- The REIT's Cash to Total Assets ratio decreased to 42.3% as of 3Q 2014 compared to 46.9% as of 3Q 2013.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- During the three months ended September 30, 2014, distributions paid to common stockholders (including distributions on unvested restricted stock) totaled \$12.068 million, inclusive of \$14.393 million of distributions reinvested through the DRIP. During the three months ended September 2014, cash used to pay distributions was generated from proceeds from cash flows from operations 4.3%, the net proceeds from the offering (49.9%) and DRIP (54.4%).