



Nontraded REIT Industry Review: Second Quarter 2011

American Realty Capital Healthcare Trust, Inc.

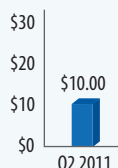
Total Assets.....	\$6.7 Million
Real Estate Assets	\$5.9 Million
Cash	\$0.5 Million
Securities	\$0.0 Million
Other	\$0.3 Million



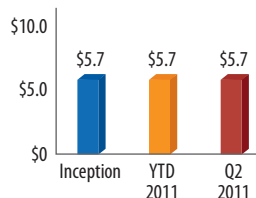
Initial Offering Date:	February 18, 2011
Number of Months Fundraising:	4
Anticipated Offering Close Date:	February 18, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	7.7%
Asset Type:	Medical Office / Healthcare
Number of Properties:	2
Square Feet / Units / Rooms / Acres:	22,864
Percent Leased:	100%
LifeStage:	Emerging

Historical Price



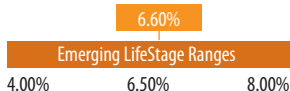
Gross Dollars Raised*



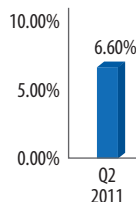
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.60%



Historical Distribution



Contact Information

www.AmericanRealtyCap.com
405 Park Avenue
New York, NY 10022
877-373-2522

Year to Date FFO Payout Ratio

Not Applicable

Historical FFO Payout Ratio

Not Applicable

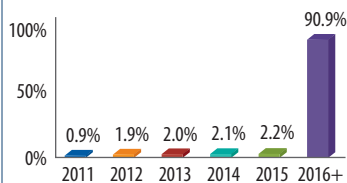
Year to Date MFFO Payout Ratio

Not Applicable

Historical MFFO Payout Ratio

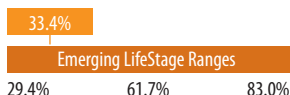
Not Applicable

Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 33.4%



Debt Breakdown



Total:	\$2.3 Million
Fixed:	\$2.3 Million
Variable:	\$0.0 Million
Rate:	5.5%
Term:	5yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: NOT MEANINGFUL



Adjusted EBITDA:(\$150,000)
 Interest Expense:\$3,000

Redemptions

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



Redemptions Year to Date:0
 Wtd. Avg. Shares Outstanding as of 6/30/11:125,647
 See Notes

Lease Expirations

Weighted Average Lease Term is 10 yrs

Notes

- The REIT was declared effective by the SEC in February 2011 and raised proceeds sufficient to break escrow in May 2011.
- The REIT purchased 2 properties with an average weighted capitalization rate of 9.4% during the second quarter 2011.
- The REIT did not commence paying distributions until August 2011. As a result, no meaningful FFO or MFFO payout ratios can be calculated during this period.
- The REIT had a negative EBITDA and as a result, there is no meaningful Interest Coverage Ratio for this period.
- There are no share redemptions due to the fact that the REIT has been effective for less than 12 months. The weighted average shares are for the six months ended June 30, 2011.