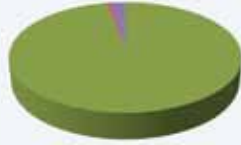


Nontraded REIT Industry Review: Second Quarter 2012



American Realty Capital Healthcare Trust, Inc.

Total Assets.....	\$350.4 Million
Real Estate Assets	\$339.8 Million
Cash	\$2.2 Million
Securities	\$0.0 Million
Other	\$8.4 Million



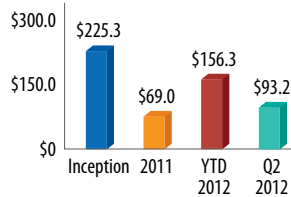
Initial Offering Date:	February 18, 2011
Number of Months Fundraising:	16
Anticipated Offering Close Date:	February 18, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	0.6%
Asset Type:	Medical Office / Healthcare
Number of Properties:	31
Square Feet / Units / Rooms / Acres:	1,151,649
Percent Leased:	97.2%
LifeStage.....	Growth
Investment Style	Core

Historical Price



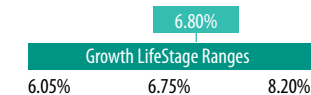
Gross Dollars Raised*



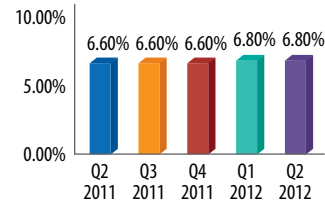
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.80%



Historical Distribution

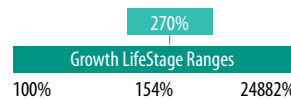


Contact Information

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

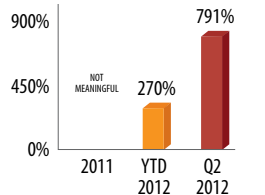
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 270%



YTD Distributions Paid:..... \$3,877,000
 YTD FFO: \$1,437,000

Historical FFO Payout Ratio



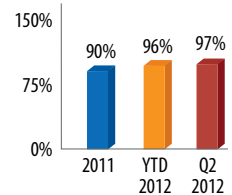
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 96%

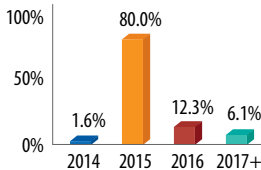


YTD Distributions Paid:..... \$3,877,000
 YTD MFFO: \$4,051,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

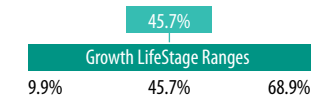


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 45.7%



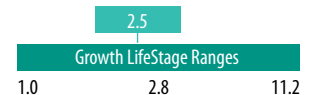
Debt Breakdown



Total: \$160.3 Million
 Fixed: \$138.3 Million
 Variable: \$22.0 Million
 Avg. Wtd. Rate: 4.88%
 Term: 3 – 5 yrs

Interest Coverage Ratio

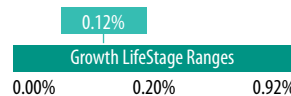
YTD Interest Coverage Ratio: 2.5



Adjusted EBITDA: \$8,613,000
 Interest Expense: \$3,478,000

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: 0.12%



Redemptions Year to Date: 17,100
 Wtd. Avg. Shares
 Outstanding: 13,880,301

Lease Expirations

Average lease term
 is 12.5 years

Trends and Items of Note

- The REIT moved from the Emerging LifeStage to the Growth LifeStage during the second quarter.
- For the quarter ended June 30, 2012, the Company acquired 12 properties containing 526,592 rentable square feet for an aggregate purchase price of \$151.5 million.
- For the quarter ended June 30, 2012, the Company's debt to total assets ratio declined to 45.7% compared to 50.1% at March 31, 2012.
- The Company's cash to total assets ratio dropped from 14.6% during the first quarter to 0.6% as of June 30, 2012.
- The Company's YTD Interest Coverage Ratio had increased from 2.2 in Q1 2012 to 2.5 in Q2 2012.
- The Company had hedged \$22,266,000 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.