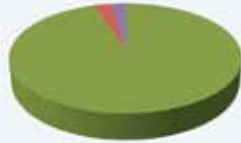


Nontraded REIT Industry Review: Fourth Quarter 2011



American Realty Capital Healthcare Trust, Inc.

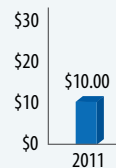
| | |
|--------------------------|-----------------|
| Total Assets..... | \$172.3 Million |
| Real Estate Assets | \$163.4 Million |
| Cash | \$5.0 Million |
| Securities | \$0.0 Million |
| Other..... | \$3.8 Million |



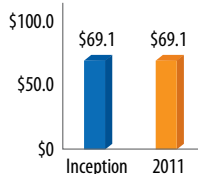
| | |
|--|-------------------|
| Initial Offering Date: | February 18, 2011 |
| Number of Months Fundraising: | 10 |
| Anticipated Offering Close Date: | February 18, 2013 |
| Current Price per Share: | \$10.00 |
| Reinvestment Price per Share: | \$9.50 |

| | |
|--|-----------------------------|
| Cash to Total Assets Ratio: | 2.9% |
| Asset Type: | Medical Office / Healthcare |
| Number of Properties: | 12 |
| Square Feet / Units / Rooms / Acres: | 522,407 |
| Percent Leased: | 96.8% |
| LifeStage..... | Emerging |
| Investment Style | Core |

Historical Price



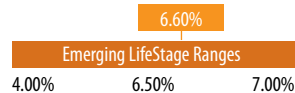
Gross Dollars Raised*



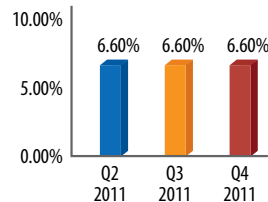
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.60%



Historical Distribution



Contact Information

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

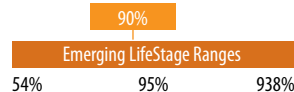
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: NOT MEANINGFULYTD Distributions Paid:.....\$675,000
YTD FFO:,(\$2,238,000)

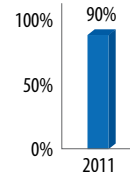
Historical FFO Payout Ratio



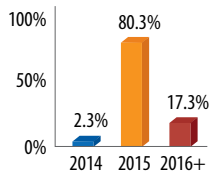
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO:.....90%YTD Distributions Paid:.....\$675,000
YTD MFFO:, \$751,000
*Company reported MFFO – see notes

Historical MFFO Payout Ratio

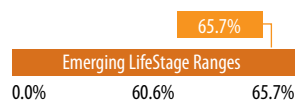


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 65.7%

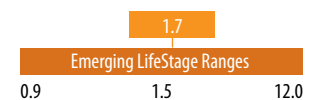


Debt Breakdown

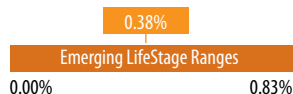
Total:\$113.2 Million
 Fixed:\$113.2 Million
 Variable:\$0.0 Million
 Avg. Wtd. Rate:4.95%
 Term:3 – 5yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio:1.7

Adjusted EBITDA:\$2,022,000
Interest Expense:\$1,191,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:.....0.38%Redemptions Year to Date:6,241
Wtd. Avg. Shares Outstanding
as of 12/31/11:1,649,649

Lease Expirations

Weighted Average
Lease Term is 12.9 yrs

Trends and Items of Note

- The REIT was declared effective by the SEC in February 2011 and raised proceeds sufficient to break escrow in May 2011.
- The first distribution to stockholders was paid on August 1, 2011.
- The company purchased six properties valued at \$95.6 million during the fourth quarter.
- On December 10, 2011, the board of directors declared an increase in the distribution, to be calculated based on stockholders of record each day during the applicable period at a rate of 6.8% annualized, beginning January 1, 2012.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 72 for information regarding the source of distributions.