



American Realty Capital Hospitality Trust, Inc.

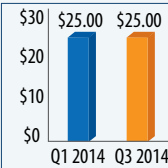
Total Assets.....	\$233.7 Million
Real Estate Assets	\$103.9 Million
Cash	\$34.8 Million
Securities	\$0.0 Million
Other	\$94.9 Million



Cash to Total Assets Ratio:	14.9%
Asset Type:	Hospitality
Number of Investments:.....	6
Square Feet / Units / Rooms / Acres:.....	1,181 Rooms
Occupancy:.....	82.8%
Weighted Average Lease Term Remaining:.....	Not Applicable
LifeStage:.....	Emerging
Investment Style:	Core
Weighted Average Shares Outstanding:	2,792,350

Initial Offering Date:	January 7, 2014
Offering Status	Initial
Number of Months Fundraising:	9
Anticipated Offering Close Date:	January 7, 2016
Current Price per Share:	\$25.00
Reinvestment Price per Share:	\$23.75

Historical Price

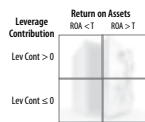


Contact Information

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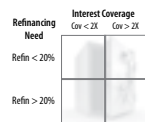
Performance Profiles

Operating Performance



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

Financing Outlook



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful interest coverage ratios. REITs in the Emerging LifeStage often rely on short-term financing with variable rates which will later be refinanced with longer maturity debt.

Cumulative MFFO Payout

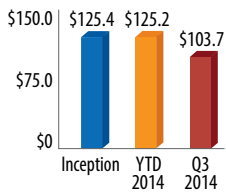


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

Summary

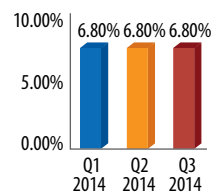
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 2Q 2015, the profile will begin to show meaningful results.

Gross Dollars Raised*

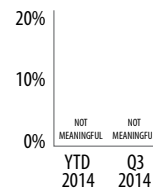


*Includes reinvested distributions (in millions)

Historical Distribution

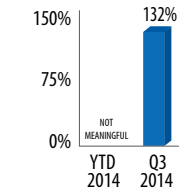


Historical FFO Payout Ratio



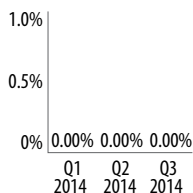
2014 YTD Dist. Paid: \$801,000
 2014 YTD FFO: (\$6,756,000)

Historical MFFO Payout Ratio



2014 YTD Dist. Paid: \$801,000
 2014 YTD MFFO: (\$1,208,000)
 Company Reported MFFO – see notes

Redemptions

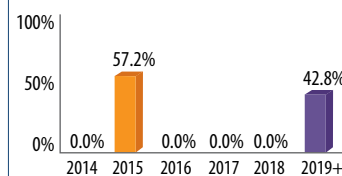


Debt Breakdown

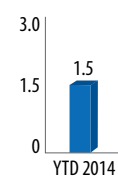


Debt to Total Assets Ratio:.....47.2%
 Total: \$110.3 Million
 Fixed: \$110.3 Million
 Variable: \$0.0 Million
 Avg. Wtd. Rate:4.30%
 Loan Term: 1 – 5 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- On September 30, 2014, the REIT announced a pending acquisition of a portfolio of Equity Inns hotels for \$1.93 billion. The REIT would add 126 properties in 35 states totaling 14,934 rooms. On November 13, 2014 it said it amended the terms of the previously announced agreement. It will now pay \$1.81 billion for 116 hotels located across 31 states.
- As of October 31, 2014, the Company had 7.5 million shares of common stock outstanding, including unvested restricted shares and shares issued under the DRIP. Total gross proceeds, net of repurchases, from these issuances were \$187.3 million, including proceeds from shares issued under the DRIP.
- The REIT's Cash to Total Assets ratio increased to 14.9% as of 3Q 2014 compared to 3.1% as of 1Q 2014.
- The REIT's Debt to Total Asset ratio decreased to 47.2% as of 3Q 2014 compared to 92.5% as of 1Q 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, distributions paid to common stockholders were \$801,000, inclusive of \$301,000 of distributions in shares issued under the DRIP. During the nine months ended September 30, 2014, 54.7% of distributions were funded with net cash provided by operating activities, 7.7% of funds used for distributions are proceeds from issuance of common stocks and 37.6% are proceeds from common stock issued under the DRIP.