

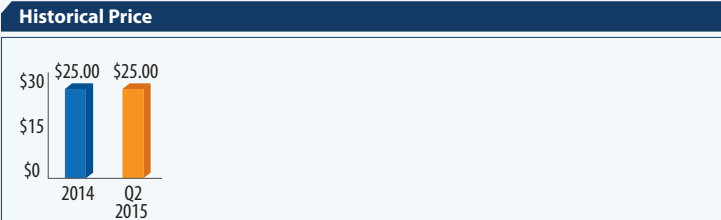
Nontraded REIT Industry Review: Second Quarter 2015

American Realty Capital New York City REIT, Inc.

Total Assets.....	\$735.5 Million
Real Estate Assets	\$533.9 Million
Cash	\$189.3 Million
Securities	\$0.5 Million
Other	\$11.8 Million



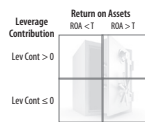
Initial Offering Date:April 24, 2014
 Offering Close Date:May 31, 2015
 Current Price per Share:\$25.00
 Reinvestment Price per Share:\$23.75
 Cumulative Capital Raised during Offering (including DRP).....\$725.1 Million



Cash to Total Assets Ratio: 25.7%
 Asset Type:Diversified
 Number of Investments:..... 5
 Square Feet / Units / Rooms / Acres: 841,868 Sq. Ft.
 Occupancy: 87.9%
 Weighted Average Lease Term Remaining:..... 8 Years
 LifeStage:..... Maturing
 Investment Style: Core
 Weighted Average Shares Outstanding: 27,332,717

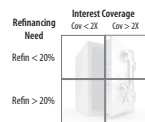
Performance Profiles

Operating Performance



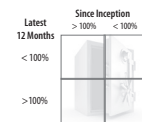
As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

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.

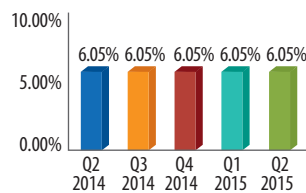
Summary

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 3Q 2015, the profile will begin to show meaningful results.

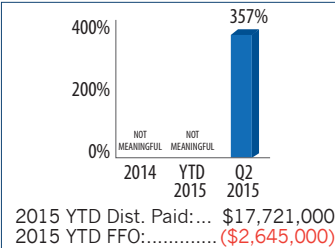
Contact Information

www.newyorkcityreit.com
American Realty Capital
New York City REIT, Inc.
405 Park Avenue, 14th Floor
New York, NY 10022
(212) 415-6500

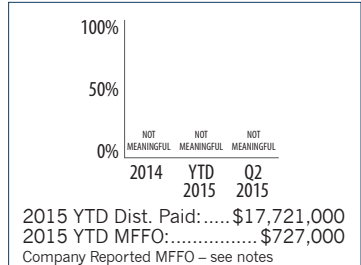
Historical Distribution



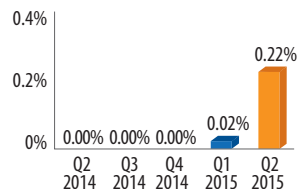
Historical FFO Payout Ratio



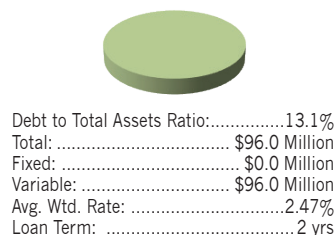
Historical MFFO Payout Ratio



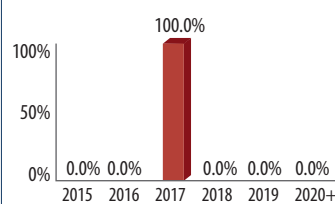
Redemptions



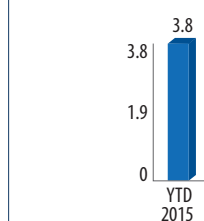
Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- The Company was formed to invest its assets in properties in the five boroughs of New York City, with a focus on Manhattan. The Company may also purchase certain real estate assets that accompany office properties, including retail spaces and amenities, as well as hospitality assets, residential assets and other property types exclusively in New York City. All such properties may be acquired and owned by the Company alone or jointly with another party. As of June 30, 2015, the Company owned five properties consisting of 841,868 rentable square feet.
- As of July 31, 2015, the Company had 29.7 million shares of common stock outstanding, including unvested restricted shares and shares issued pursuant to the DRIP, and had received total gross proceeds from the IPO and the DRIP of \$736.0 million.
- On August 6, 2015, AR Capital, the sponsor of the Company, entered into an agreement with an affiliate of Apollo Global Management (NYSE: APO) that provides that ARC will transfer to AR Global (a newly formed entity) substantially all of the assets of its ongoing asset management business. The Company's advisor

- and sponsor following the transactions contemplated will be owned indirectly by AR Global. The Company's property manager is not included in the assets which will be transferred to AR Global and will continue to be owned indirectly by ARC following the transactions.
- The REIT's Cash to Total Assets ratio decreased to 25.7% as of 2Q 2015 compared to 74.1% as of 2Q 2014.
- The REIT's Debt to Total Asset ratio increased to 13.1% as of 2Q 2015 compared to 0.0% as of 2Q 2014.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- During the six months ended June 30, 2015, distributions paid to common stockholders totaled \$17.7 million. Of that amount, \$9.0 million was reinvested pursuant to the DRIP. During the six months ended June 30, 2015, cash used to pay distributions was generated from proceeds from the IPO and proceeds from the IPO which were reinvested in common stock issued under the DRIP.