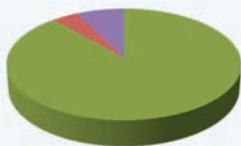


Nontraded REIT Industry Review: First Quarter 2012



American Realty Capital New York Recovery REIT, Inc.

Total Assets.....	\$159.1 Million
Real Estate Assets	\$140.8 Million
Cash	\$6.4 Million
Securities	\$0.0 Million
Other	\$11.9 Million



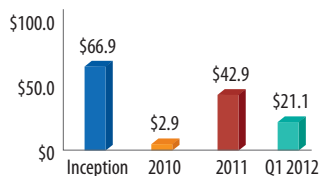
Initial Offering Date:	September 2, 2010
Number of Months Fundraising:	18
Anticipated Offering Close Date:	September 2, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio: 4.0%
 Asset Type: Office & Retail
 Number of Properties: 10
 Square Feet / Units / Rooms / Acres: 191,707
 Percent Leased: 93.8%
 LifeStage..... Growth
 Investment Style Value Add

Historical Price



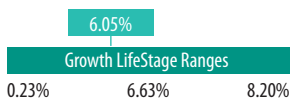
Gross Dollars Raised*



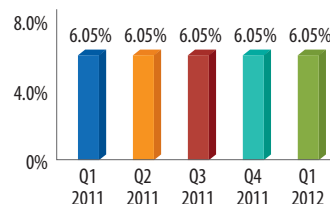
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.05%



Historical Distribution

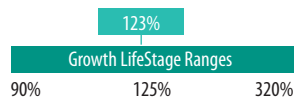


Contact Information

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

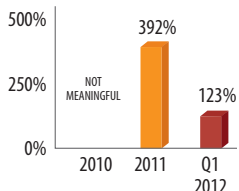
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 123%



YTD Distributions Paid:..... \$990,000
 YTD FFO: \$806,000

Historical FFO Payout Ratio



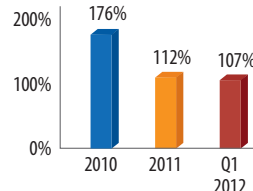
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...107%

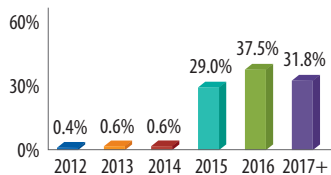


YTD Distributions Paid:..... \$990,000
 YTD MFFO: \$922,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

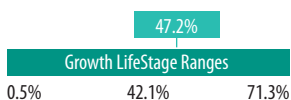


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 47.2%



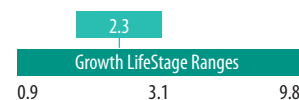
Debt Breakdown



Total:\$75.1 Million
 Fixed:\$75.1 Million
 Variable:\$0.0 Million
 Avg. Wtd. Rate:4.10%
 Term:1 – 9 yrs

Interest Coverage Ratio

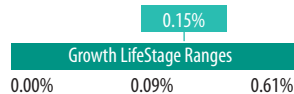
YTD Interest Coverage Ratio: 2.3



Adjusted EBITDA:\$2,397,000
 Interest Expense:\$1,051,000

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:..... 0.15%



Redemptions Year to Date: ... 11,319
 Shares Outstanding 7,490,591

Lease Expirations

Weighted average lease term
 is 11.0 yrs

Trends and Items of Note

- The REIT purchased one property for a total of \$20.7 million during Q1 2012.
- The Debt to Total Assets ratio declined significantly to 47.2% as of Q1 012 compared to 59.3% as of Q4 2011.
- The Interest Coverage Ratio increased to 2.3X as of Q1 2012 compared to 1.6X as of Q4 2011.
- Over 69% of the Company's debt matures in 2016 or later.
- 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 73 for information regarding the source of distributions.