

Nontraded REIT Industry Review: Second Quarter 2011



American Realty Capital New York Recovery REIT, Inc.

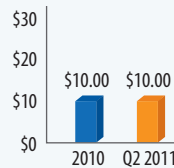
Total Assets.....	\$83.1 Million
Real Estate Assets	\$76.3 Million
Cash	\$2.7 Million
Securities	\$0.0 Million
Other	\$4.1 Million



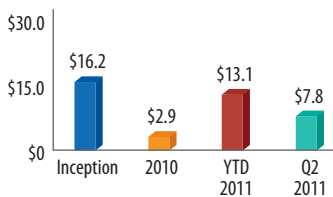
Initial Offering Date:	September 2, 2010
Number of Months Fundraising:	9
Anticipated Offering Close Date:	September 2, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	3.3%
Asset Type:	Office & Retail
Number of Properties:	8
Square Feet / Units / Rooms / Acres:	109,780
Percent Leased:	89.6%
LifeStage:	Growth

Historical Price



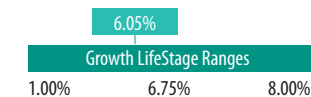
Gross Dollars Raised*



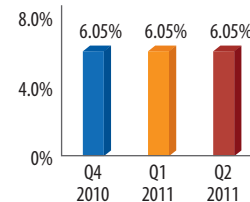
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.05%



Historical Distribution

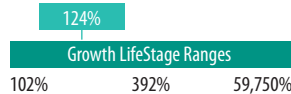


Contact Information

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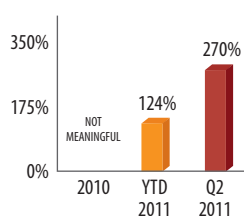
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 124%



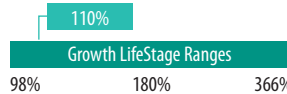
YTD Distributions Paid:..... \$912,000
 YTD FFO: \$735,000

Historical FFO Payout Ratio



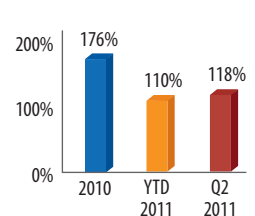
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...110%

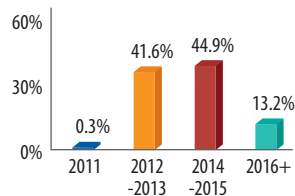


YTD Distributions Paid:..... \$912,000
 YTD MFFO: \$826,000
 *BVP Adjusted MFFO – see notes

Historical MFFO Payout Ratio

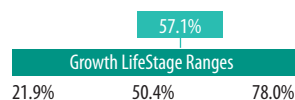


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 57.1%

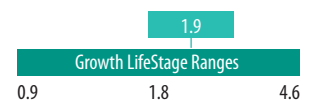


Debt Breakdown

Total:	\$47.4 Million
Fixed:	\$47.4 Million
Variable:	\$0.0 Million
Rate:	4.3 – 9.0%
Term:	1 – 5 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.9



Adjusted EBITDA: \$2,606,000
 Interest Expense: \$1,366,000

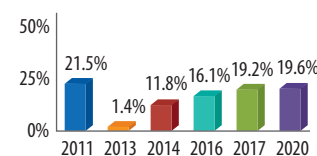
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:..... 0.00%



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 36,108

Lease Expirations*



*Data as of 12/31/10

Notes

- The REIT purchased 2 properties for \$11.5 million during the second quarter 2011.
- Capitalization rates for the two acquisitions made during the second quarter of 2011 were 7.4% and 7.5% respectively.
- Debt consists of 100% fixed rate mortgages and is consistent with the past two quarters.
- The Company reported YTD 2011 MFFO of \$841,000 which includes a \$15,000 contribution from the sponsor. Blue Vault Partners has eliminated the contribution from the sponsor to report YTD 2011 MFFO of \$826,000.
- See additional notes on page 81 for information regarding the source of distributions.