

Nontraded REIT Industry Review: Second Quarter 2012



American Realty Capital New York Recovery REIT, Inc.

Total Assets.....	\$189.8 Million
Real Estate Assets	\$178.5 Million
Cash	\$2.4 Million
Securities	\$0.0 Million
Other	\$8.9 Million



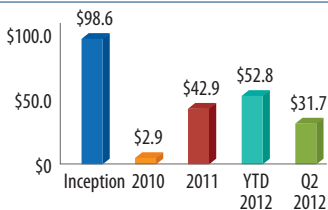
Initial Offering Date:	September 2, 2010
Number of Months Fundraising:	21
Anticipated Offering Close Date:	September 2, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	1.3%
Asset Type:	Office & Retail
Number of Properties:	11
Square Feet / Units / Rooms / Acres:	253,025
Percent Leased:	97.6%
LifeStage.....	Growth
Investment Style	Value Add

Historical Price



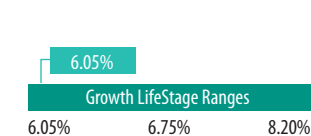
Gross Dollars Raised*



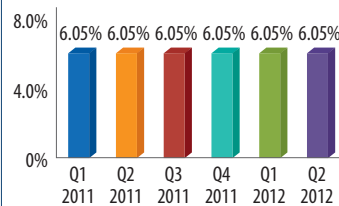
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.05%



Historical Distribution

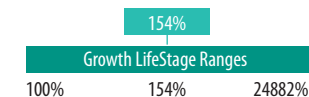


Contact Information

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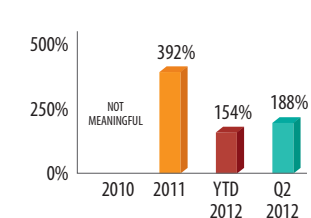
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: 154%



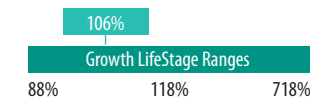
YTD Distributions Paid: ... \$2,424,000
YTD FFO: \$1,569,000

Historical FFO Payout Ratio



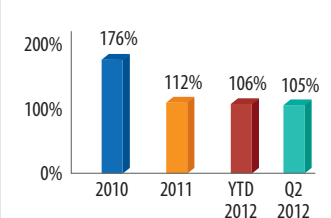
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ... 106%

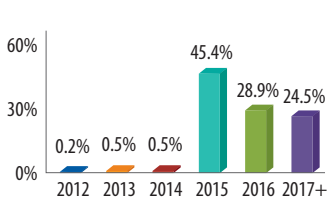


YTD Distributions Paid: .. \$2,424,000
YTD MFFO: \$2,291,000
*Company reported MFFO – see notes

Historical MFFO Payout Ratio

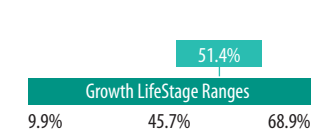


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 51.4%

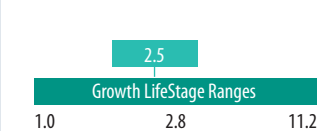


Debt Breakdown

Total:	\$97.5 Million
Fixed:	\$75.0 Million
Variable:	\$22.5 Million
Avg. Wtd. Rate:	4.10%
Term:	3 – 9 yrs

Interest Coverage Ratio

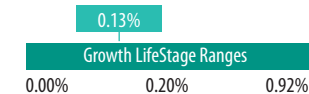
YTD Interest Coverage Ratio: 2.5



Adjusted EBITDA: \$5,425,000
Interest Expense: \$2,166,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding: 0.13%



Redemptions Year to Date: ... 11,319
Wtd. Avg. Shares
Outstanding 8,993,841

Lease Expirations

Weighted average lease term
is 10.4 yrs

Trends and Items of Note

- The REIT made one acquisition during 2Q 2012 for \$36.7 million, the Kings Highway retail property in Brooklyn, NY, with 61,318 square feet of leasable space.
- Cash to total assets was a low 1.3%, reflecting full investment of the REIT's capital.
- The Company's occupancy rate for owned properties increased from 93.8% during the first quarter to 97.6% as of June 30, 2012.
- The Company's Interest Coverage Ratio improved from 2.3x in Q1 to 2.5x in Q2 2012, still below the Growth LifeStage median of 2.8.
- The Company had hedged \$13,000,000 of its variable rate debt as of June 30, 2012.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 74 for information regarding the source of distributions.