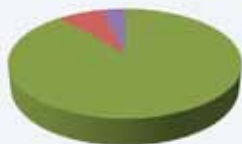




Nontraded REIT Industry Review: Fourth Quarter 2011

American Realty Capital New York Recovery REIT, Inc.

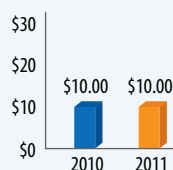
Total Assets.....	\$137.0 Million
Real Estate Assets	\$121.5 Million
Cash	\$10.2 Million
Securities	\$0.0 Million
Other	\$5.3 Million



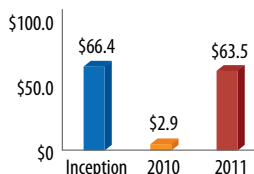
Initial Offering Date:	September 2, 2010
Number of Months Fundraising:	15
Anticipated Offering Close Date:	September 2, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	7.5%
Asset Type:	Office & Retail
Number of Properties:	9
Square Feet / Units / Rooms / Acres:	148,933
Percent Leased:	91.0%
LifeStage.....	Growth
Investment Style	Value Add

Historical Price



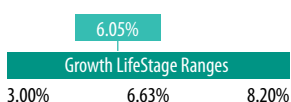
Gross Dollars Raised*



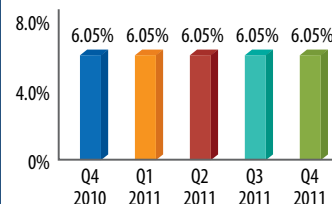
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.05%



Historical Distribution

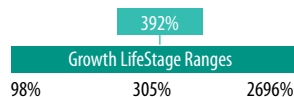


Contact Information

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

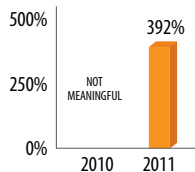
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 392%



YTD Distributions Paid: ... \$2,444,000
 YTD FFO: \$624,000

Historical FFO Payout Ratio



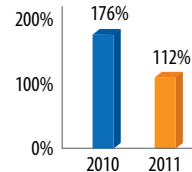
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 112%

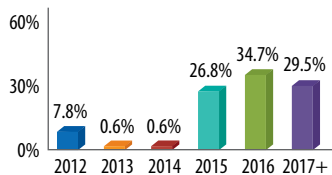


YTD Distributions Paid: .. \$2,444,000
 YTD MFFO: \$2,188,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

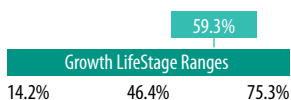


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 59.3%



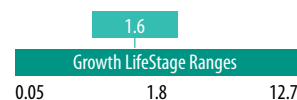
Debt Breakdown



Total: \$81.2 Million
 Fixed: \$81.2 Million
 Variable: \$0.0 Million
 Avg. Wtd. Rate: 4.10%
 Term: 1 – 10 yrs

Interest Coverage Ratio

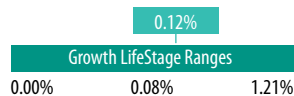
YTD Interest Coverage Ratio: 1.6



Adjusted EBITDA: \$6,276,000
 Interest Expense: \$3,910,000

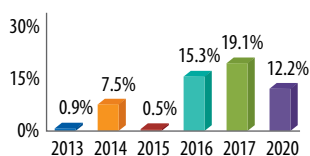
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: 0.12%



Redemptions Year to Date: 2,538
 Wtd. Avg. Shares Outstanding
 as of 12/31/11: 2,070,184

Lease Expirations



Trends and Items of Note

- The REIT purchased three properties for a total of \$46.4 million during the fourth quarter.
- The Debt to Total Assets ratio was above the median of 46.4% for Growth LifeStage REITs.
- The Interest Coverage Ratio as of the year ending 2011 remained steady at 1.6X compared to the year ending 2010.
- Over 64% 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").
- On December 15, 2011, the Company exercised its option to convert the Preferred Shares into 2.0 million shares of common stock on a one-for-one basis.
- The total debt noted above includes \$5.93 million of notes payable used as bridge financing to fund an acquisition.
- See additional notes on page 72 for information regarding the source of distributions.