American Realty Capital Trust, Inc.

American Realty Capital Trust became effective in 2008 and was formed to acquire a diversified portfolio of single-tenant net-leased properties located throughout the United States and Puerto Rico. As of the end of the first quarter, the REIT had $1.3 billion in assets with 318 properties totaling 8.2 million square feet. In August 2010, the REIT extended its offering closing date to July 25, 2011. The REIT is in the Stabilization stage compared to other effective REITs, which is marked by the distinct formation of the REIT's investment premise and stabilization of operating metrics. In May 2011, the REIT announced it engaged Goldman Sachs & Co. as its investment banker to assess liquidity alternatives in line with the close of its offering. In addition, the REIT was assigned a Ba3 issuer rating (below-investment grade) by Moody's with a stable outlook.

Key Highlights

- Starting in 2010 and continuing into the first quarter of 2011, capital raise has accelerated.
- $392.8 million of acquisitions in 60 properties were completed in the first three months of 2011.
- Of the $11.1 million distributions paid in 1Q 2011, $6.2 million were paid in cash; the remaining $4.9 million were reinvested pursuant to the DRP. Of the $6.2 million cash distributions, $3.4 million were funded from cash flows from operations (defined in accordance with GAAP), which include the impact of expensing acquisition and related transaction costs as incurred of $7.1 million; and
  $2.8 million of the cash distributions were funded from offering proceeds.

Capital Raise/Capital Stack Review

- Capital raise – $255.5 million was raised in the first quarter of 2011 in addition to $460 million raised in 2010.
- Cash on hand – despite its accelerating capital raise pace, the REIT has maintained a below median cash ratio of 1.5%.

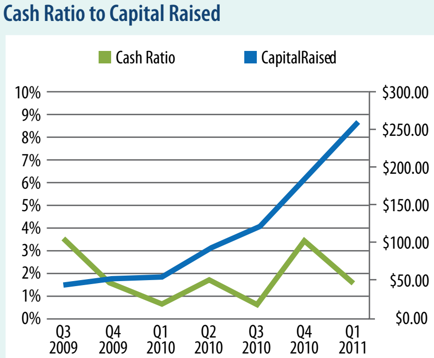
Metrics

- Distribution rate – During the second quarter of 2010, the REIT increased its distribution to 7.0% from 6.7%.
- MFFO Payout Ratio – Over the last several quarters, the REIT has had a much better than median payout ratio. Starting with the increase in the distribution rate, the payout ratio has increased modestly to the current 100%.
- Waived Fees – the advisor and property manager have waived fees totaling $2.3 million for the three-month period ended March 31, 2011, contributing to payout ratio. On June 7, 2011, the Company stated that it will no longer pre-pay asset management fees.
- Interest Coverage Ratio and Debt Ratio – As the debt ratio has fallen to its current 42.7%, the interest coverage ratio has shown a commensurate improvement to 2.9X EBITDA.

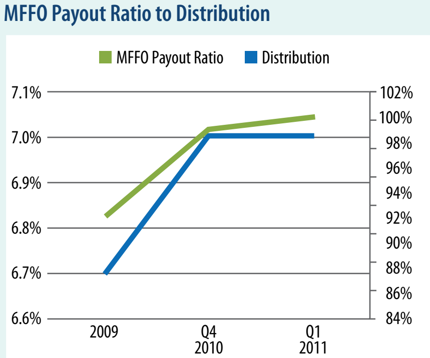
Real Estate

- Acquisitions – 60 properties were acquired in the first quarter totaling $392.8 million with an additional $63 million in 11 properties completed through May 6, 2011. Notable acquisitions include:
  - Acquired six Dollar General stores for $5.2 million at an 8.8% cap rate in March 2011 and closed on nine Walgreens for $54.5 million at a 6.9% cap rate, reflecting the difference in credit of the tenants.
  - The largest single asset acquisition of the quarter was a 650,000-square-foot distribution facility leased to 3M for 10 years for $44.8 million ($69/SF) at a 7.4% cap rate.
  - In 2010, acquired two distribution facilities totaling 1.46 million square feet for $70.2 million ($48/SF) with an average remaining term of over 15 years.
- Cap Rate – The average acquisition cap rate for the REIT has been 8.21% only down slightly after the acquisitions completed in the first quarter despite significantly increased pricing competition in the net-leased retail sector.
- The first quarter acquisitions had a range of cap rates from 6.74% to 9.84%.
- Lease Expirations – The portfolio is currently leased at 100%. Limited lease rollover exposure exists until 2018, with an average lease term of 14.8 years.
- Dispositions – One sale of a property occurred in 1Q2011 for $680,000.
- Debt – 100% of the REIT's debt is in fixed instruments, reducing future interest rate risk.
- Diversification – As measured by gross annualized rental revenues, the REIT has 75.5% of its holdings in investment-grade (BBB- or better) tenants, an increase from 73% at year-end.

Cash Ratio to Capital Raised



MFFO Payout Ratio to Distribution



Debt Ratio to Interest Coverage Ratio