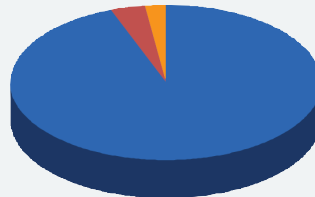




American Realty Capital Trust, Inc.

Portfolio Details:

Total Assets	\$247.0 Million
Real Estate Assets	\$232.6 Million
Cash	\$8.7 Million
Securities	\$0 Million
Other	\$5.7 Million



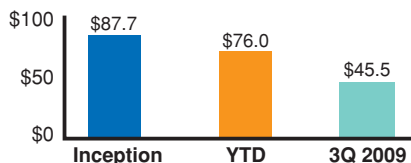
Inception Date:	January 25, 2008
Number of Months Fundraising:	20
Anticipated Offering Close Date:	January 25, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Asset Type:
Number of Properties:
Square Feet / Units / Rooms / Acres:
Percent Leased:

MultiSector
104
1.0 million sq. ft.
100%



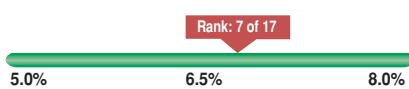
Gross Dollars Raised*



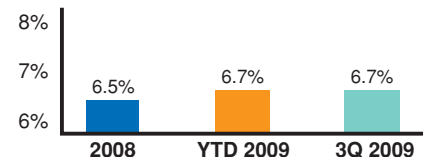
*Includes reinvested distributions (in millions).

Distributions

Current Distribution Yield:6.70%



Historical Distribution Yield



Redemptions

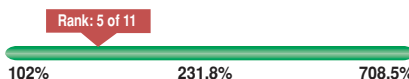
Ratio of Shares Redeemed to
Wtd. Avg. Shares Outstanding:0.1%



Redemptions Year to Date: 3,000 shares
Wtd. Avg. Shares Outstanding: 6,639,111

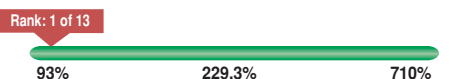
Distribution Coverage

Distribution Coverage Ratio:
3Q Distributions/3Q FFO.....146%



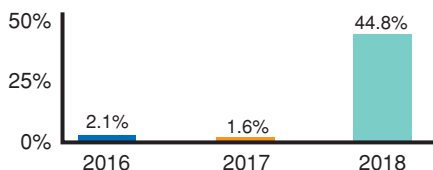
Distributions Declared: \$883,455
Funds from Operations: \$606,206

Distribution Coverage Ratio:
3Q Distributions/3Q MFFO.....93%



Distributions Declared: \$883,455
Modified Funds from Operations: \$953,242

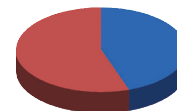
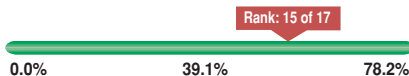
Lease Expiration*



*Percent of Rental Income as of 6/30/09.

Debt (in \$ Millions)

Debt to Real Estate
Assets Ratio:71.5%



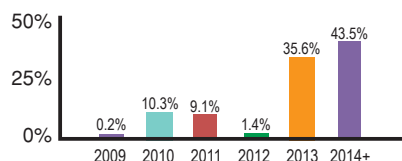
Total: \$166.2 Million
Fixed: \$74.5 Million
Variable: \$91.7 Million

Rate: 4.89% - 9.57%
Term: <1-28 yrs

Contact Information

www.AmericanRealtyCap.com
Three Copley Place
Suite 3300
Boston, MA 02116
877-373-2522

Debt Maturity



Interest Coverage

Interest Coverage Ratio:1.4

