



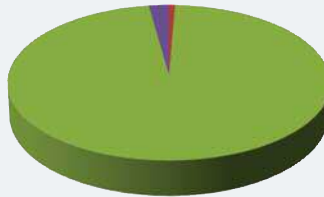
Data as of September 30, 2010

BlueVault
PARTNERS, LLC

American Realty Capital Trust, Inc.

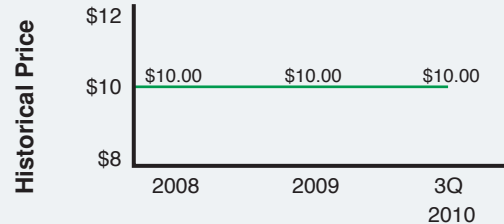
Portfolio Details:

Total Assets	\$669.6 Million
Real Estate Assets	\$650.4 Million
Cash	\$4.4 Million
Securities	\$0.0 Million
Other	\$14.8 Million

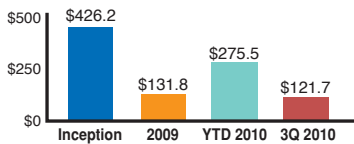


Initial Offering Date:	January 25, 2008
Number of Months Fundraising:	32
Anticipated Offering Close Date:	July 24, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	0.7%
Asset Type:	Diversified
Number of Properties:	226
Square Feet / Units / Rooms / Acres:	3.4 million sq. ft.
Percent Leased:	100%



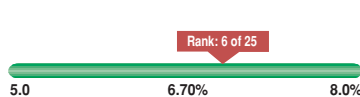
Gross Dollars Raised*



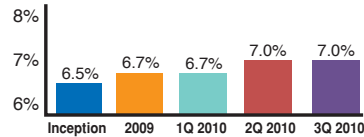
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:7.0%



Historical Distribution

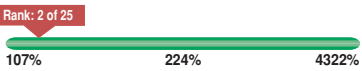


Contact Information

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

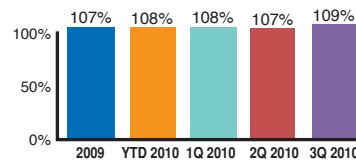
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO108%



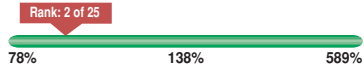
YTD Distributions Paid: \$12,753,000
YTD Funds from Operations: \$11,813,000

Historical FFO Payout Ratio



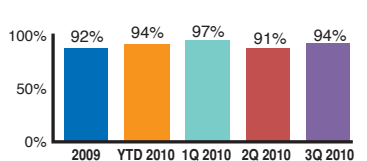
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO94%

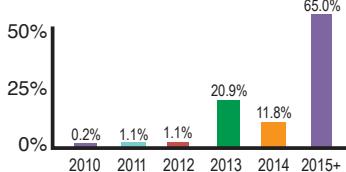


YTD Distributions Paid: \$12,753,000
YTD Modified Funds from Operations: \$13,579,000

Historical MFFO Payout Ratio

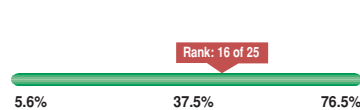


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio:42.7%

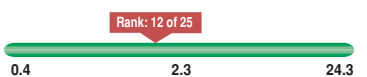


Debt Breakdown

Total:	\$285.7 Million
Fixed:	\$285.7 Million
Variable:	\$0.0 Million
Rate:	4.36 - 6.97%
Term:	3 - 27 yrs

Interest Coverage Ratio

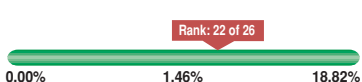
YTD Interest Coverage Ratio:2.2



EBITDA: \$27,076,000
Interest Expense: \$12,511,000

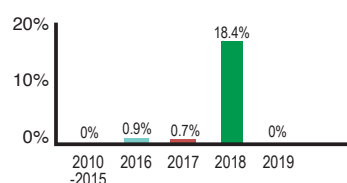
Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:4.33%



Redemptions Year to Date: 249,982
Wtd. Avg. Shares Outstanding as of 12/31/09: 5,768,761

Lease Expiration*



*Data as of 12/31/09.

NOTES:

The total purchase price for all real estate assets was \$666.2 million. On August 5, 2010, the Company filed a registration statement on Form S-11 to register \$325,000,000 shares of common stock in connection with the follow on offering. As a result, the Company announced that it will continue its initial public offering until the earlier of July 24, 2011 or the date that the SEC declares the registration statement for the follow-on offering effective. In January 2010, the Company paid a special distribution of \$0.05 per share for shareholders of record as of December 31, 2009.