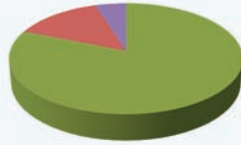


Nontraded REIT Industry Review: Second Quarter 2012



Carter Validus Mission Critical REIT, Inc.

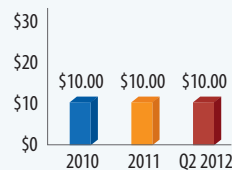
Total Assets.....	\$227.6 Million
Real Estate Assets	\$184.7 Million
Cash	\$31.8 Million
Securities	\$0.0 Million
Other	\$11.1 million



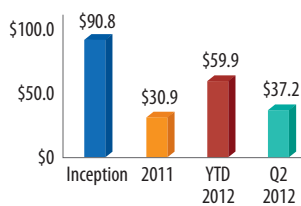
Initial Offering Date:	December 10, 2010
Number of Months Fundraising:	18
Anticipated Offering Close Date:	December 10, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	14.0%
Asset Type:	Data Center and Healthcare
Number of Properties:	7
Square Feet / Units / Rooms / Acres:	528,000
Percent Leased:	100%
LifeStage.....	Growth
Investment Style	Core

Historical Price



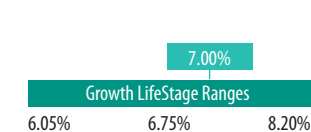
Gross Dollars Raised*



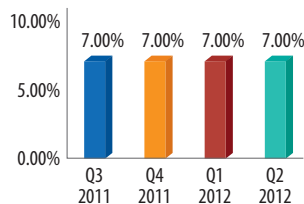
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution

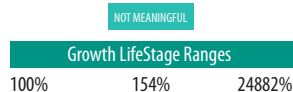


Contact Information

www.CVMissionCriticalReit.com
Carter Validus Mission Critical REIT, Inc.
 c/o DST Systems, Inc.
 P.O. Box 219731
 Kansas City, MO 64121-9731
 888-292-3178

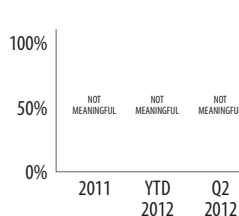
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: NOT MEANINGFUL



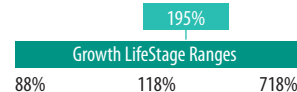
YTD Distributions Paid:..\$1,644,000
 YTD FFO:

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

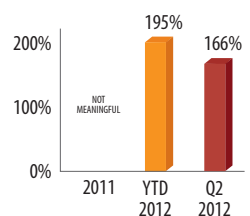
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:.....195%



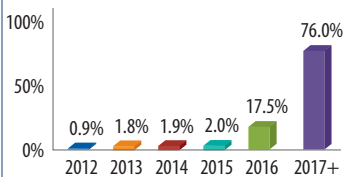
YTD Distributions Paid:..\$1,644,000
 YTD MFFO:

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

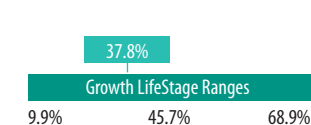


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 37.8%

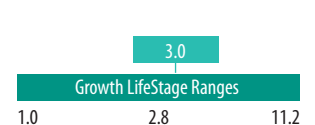


Debt Breakdown

Total: \$86.0 Million
 Fixed: \$86.0 Million
 Variable: \$0.0 Million
 Avg. Wtd. Rate: 5.6%
 Term: 4 – 10 yrs

Interest Coverage Ratio

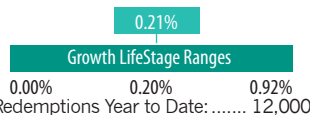
YTD Interest Coverage Ratio: 3.0



Adjusted EBITDA: \$6,923,000
 Interest Expense: \$2,341,000

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:.....0.21%



Redemptions Year to Date: 12,000
 Wtd. Avg. Shares
 Outstanding: 5,654,878

Lease Expirations

Not Applicable

Trends and Items of Note

- The REIT moved from the Emerging LifeStage to the Growth LifeStage during the second quarter.
- On May 25, the Company acquired a 53,000 sq. ft. data center in Southfield, MI, for \$7,250,000.
- On April 4, 2012, the Company entered into a credit agreement with Keybank National Association to obtain a secured revolving credit facility in an aggregate maximum principal amount of \$30,000,000.
- The REIT's debt to total assets ratio decreased to 37.8% during Q2 2012 compared to 42.2% during Q1 2012.
- The YTD interest coverage ratio improved to 3.0x for 2Q 2012 compared to 2.8x during Q1 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.