



Nontraded REIT Industry Review: First Quarter 2014

Cole Corporate Income Trust, Inc.

Total Assets.....	\$2,484.8 Million
Real Estate Assets	\$2,424.4 Million
Cash	\$18.0 Million
Securities	\$0.0 Million
Other	\$42.4 Million



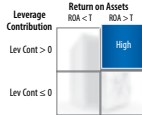
Cash to Total Assets Ratio: 0.7%
 Asset Type: Office & Industrial
 Number of Properties: 82
 Square Feet / Units / Rooms / Acres: 16 Million Sq. Ft.
 Percent Leased: 100%
 Weighted Average Lease Term Remaining: 11.8 Years
 LifeStage: Maturing
 Investment Style: Core
 Weighted Average Shares Outstanding: 194,185,622

Initial Offering Date: February 10, 2011
 Offering Close Date: November 21, 2013
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50
 Cumulative Capital Raised during Offering (including DRP)..... \$1,923.5 Million



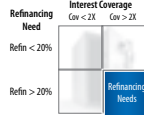
Performance Profiles

Operating Performance



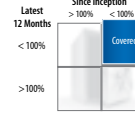
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

Financing Outlook



Interest coverage ratio is above the 2.0X benchmark but more than 20% of the REIT's debt matures within two years or is at unhedged variable rates. The REIT may face difficulties in refinancing its borrowings or interest rate risk from increasing rates, but earnings currently provide coverage of interest expense.

Cumulative MFFO Payout



Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can be maintained.

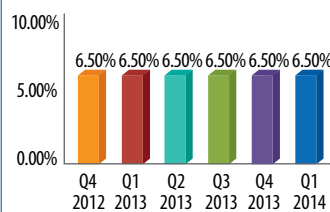
Summary

The REIT's return on assets for the last four quarters was 4.68%, well above the yield on 10-year Treasuries of 1.87%, and it had a positive leverage contribution due to its 2.93% average cost of debt and 32.1% debt ratio. None of the REIT's debt matures within two years but 30% is at unhedged variable rates, indicating minimal refinancing concerns but some interest rate risk. Its interest coverage ratio for the last four quarters at 5.2X is very safe. Since inception the REIT has paid out 45% of estimated MFFO in cash distributions excluding DRP, and this rate was 43% for the last four quarters, a safe and sustainable cash distribution payout rate.

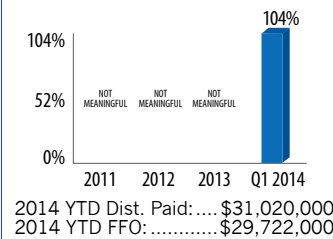
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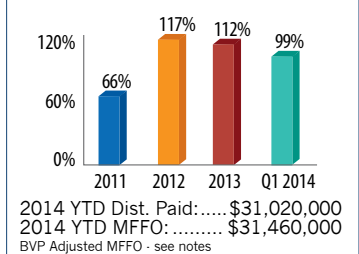
Historical Distribution



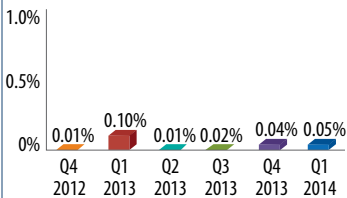
Historical FFO Payout Ratio



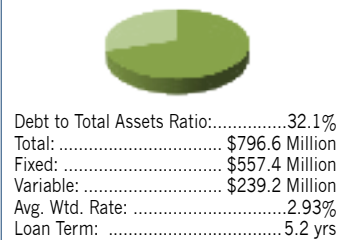
Historical MFFO Payout Ratio



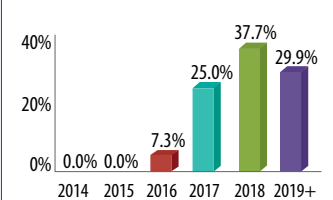
Redemptions



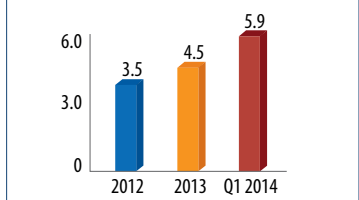
Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- During 1Q 2014 the Company acquired 5 properties for \$97.2 million. These consisted of \$86.2 million of office properties and \$11.0 million of industrial properties, with a weighted average lease term of 10.2 years.
- The portfolio is geographically diversified across 29 states with the largest concentration by rental revenue in Texas (22.8%), New Jersey (10.3%) and California (9.5%). The top ten states comprise 73% of total rental revenues. The property portfolio is 100% leased.
- The Company had \$401 million available borrowings on its Credit Facility as of March 31, 2014.
- Wells Fargo Securities, LLC, has been engaged to assist the Company in its review of potential strategic options following the closing of its initial public offering.
- The Company ceased offering shares of common stock on November 21, 2013 and will continue to issue shares of common stock under the DRIP Offering until such time as shares are listed on a national securities exchange or the DRIP Offering is otherwise terminated by our board of directors.
- The REIT's Cash to Total Assets ratio decreased to 0.7% as of 1Q 2014 compared to 4.4% as of 1Q 2013.
- The REIT's Debt to Total Assets ratio decreased to 32.1% as of 1Q 2014 compared to 35.5% as of 1Q 2013.
- The Company does not use Modified Funds from Operations ("MFFO") as defined by the Investment Program Association ("IPA"). The MFFO figures above are estimated by Blue Vault Partners using adjustments data provided by the Company.