



Nontraded REIT Industry Review: Second Quarter 2012

Cole Corporate Income Trust, Inc.

Total Assets.....	\$83.3 Million
Real Estate Assets	\$41.8 Million
Cash	\$40.9 Million
Securities	\$0.0 Million
Other	\$0.6 Million



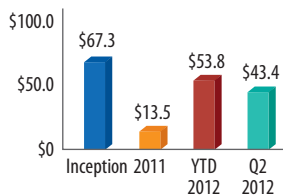
Initial Offering Date:	February 10, 2011
Number of Months Fundraising:	16
Anticipated Offering Close Date:	February 10, 2014
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	49.1%
Asset Type:	Office & Industrial
Number of Properties:	3
Square Feet / Units / Rooms / Acres:	227,000 Sq. Ft.
Percent Leased:	100%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



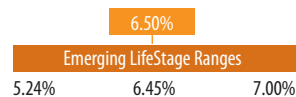
Gross Dollars Raised*



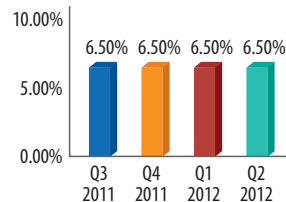
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution

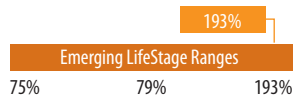


Contact Information

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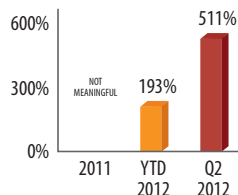
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO:193%



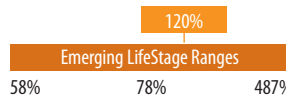
YTD Distributions Paid:..... \$774,000
 YTD FFO:\$400,409

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

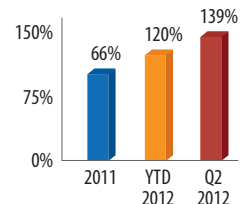
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:.....120%



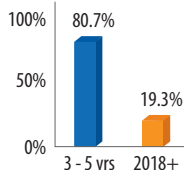
YTD Distributions Paid:..... \$774,000
 YTD MFFO:\$643,093

*Blue Vault Estimated MFFO – see notes

Historical MFFO Payout Ratio



Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 26.9%



Debt Breakdown

Total:22.4 Million
 Fixed:22.4 Million
 Variable:\$0.0 Million
 Avg. Wtd. Rate:4.62%
 Term:4.6 yrs.

Interest Coverage Ratio

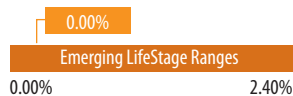
YTD Interest Coverage Ratio:2.4



Adjusted EBITDA:\$1,202,622
 Interest Expense:\$497,712

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:.....0.00%



Redemptions Year to Date:0
 Wtd. Avg. Shares
 Outstanding:3,160,358

Lease Expirations

Weighted average lease term
 of 8.8 years.

Trends and Items of Note

- On May 10, 2012, the board of directors authorized a daily distribution of \$0.001776144 per share (which equates to approximately 6.50% on an annualized basis calculated at the current rate, assuming a \$10.00 per share purchase price). On August 9, 2012, the board authorized the same distribution rate through December 31, 2012.
- During the 2Q 2012 the Company acquired 2 commercial properties for a total of \$8.6 million, a Dr. Pepper bottling facility in Hazel Crest, IL, and the Safelite Corp. Office in Columbus, OH, together totaling 82,202 sq. ft.
- The REIT's interest coverage ratio of 2.4x as of Q2 2012 improved from 2.2x in 1Q 2012 and is better than the median for Emerging LifeStages REITs.
- The cash to total assets ratio stood at 49.1% for the period ending June 30, 2012 and was the highest among the Emerging LifeStage REITs. The cash on hand was reduced significantly on July 31, 2012 as the Company purchased a 167,917 square foot corporate office property, located in Centennial, Colorado for a gross purchase price of approximately \$32.6 million.
- The Company did not report MFFO for Q2 2012. The MFFO figures above are Blue Vault Partners estimates.
- See additional notes on page 75 for information regarding the source of distributions.