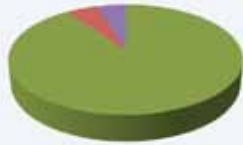


Nontraded REIT Industry Review: Fourth Quarter 2011



Cole Corporate Income Trust, Inc.

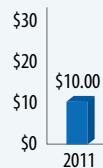
Total Assets.....	\$37.5 Million
Real Estate Assets	\$33.8 Million
Cash	\$1.9 Million
Securities	\$0.0 Million
Other	\$1.7 Million



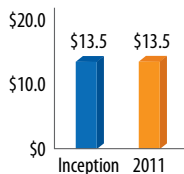
Initial Offering Date:	February 10, 2011
Number of Months Fundraising:	10
Anticipated Offering Close Date:	February 10, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	5.0%
Asset Type:	Diversified
Number of Properties:	1
Square Feet / Units / Rooms / Acres:	145,025 Sq. Ft.
Percent Leased:	100%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



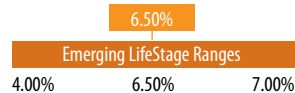
Gross Dollars Raised*



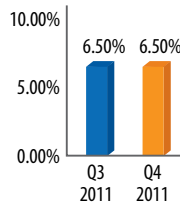
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution



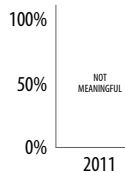
Contact Information

www.colecapital.com
Cole Corporate Income Trust, Inc.
 2325 East Camelback Road,
 Suite 1100
 Phoenix, Arizona, 85016
 866-341-2653

Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: NOT MEANINGFULYTD Distributions Paid:.....\$214,000
YTD FFO:,(\$500,034)

Historical FFO Payout Ratio

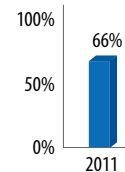


Year to Date MFFO Payout Ratio

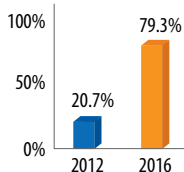
MFFO Payout Ratio:
YTD Distributions/YTD MFFO:66%YTD Distributions Paid:.....\$214,000
YTD MFFO:, \$325,029

*Blue Vault Estimated MFFO – see notes

Historical MFFO Payout Ratio

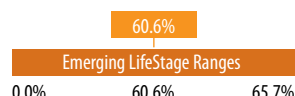


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 60.6%



Debt Breakdown

Total:	\$22.7 Million
Fixed:	\$22.7 Million
Variable:	\$0.0 Million
Avg. Wtd. Rate:	4.65%
Term:	1 yr. – 4 yrs.

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.3

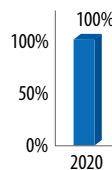
Adjusted EBITDA:\$1,003,020
Interest Expense:\$791,145

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:.....0.00%Redemptions Year to Date:0
Wtd. Avg. Shares Outstanding
as of 12/31/11:450,165

*See Notes

Lease Expirations



Trends and Items of Note

- The REIT was declared effective by the SEC in February 2011 and raised proceeds sufficient to break escrow in June 2011. The distribution start date was June 29, 2011.
- Year to date, the Company has acquired one property for \$32.9 million.
- The debt to total assets ratio is equivalent to the median of 60.6% for Emerging LifeStage REITs.
- No share redemptions due to the fact that the REIT has been effective for less than 12 months.
- The Company did not report MFFO for 2011. The MFFO figures above are Blue Vault Partners' estimate.
- See additional notes on page 73 for information regarding the source of distributions.