



Nontraded REIT Industry Review: First Quarter 2014

Cole Credit Property Trust V, Inc.

Total Assets.....	\$3.6 Million
Real Estate Assets	\$3.3 Million
Cash	\$0.3 Million
Securities	\$0.0 Million
Other	\$0.0 Million



Initial Offering Date:	March 17, 2014
Offering Status	Initial
Number of Months Fundraising:	1
Anticipated Offering Close Date:	March 17, 2016
Current Price per Share:	\$25.00
Reinvestment Price per Share:	\$23.75

Cash to Total Assets Ratio:	7.2%
Asset Type:	Retail
Number of Properties:	3
Square Feet / Units / Rooms / Acres:	25,000 Sq. Ft.
Percent Leased:	100.0%
Weighted Average Lease Term Remaining:	12.9 Years
LifeStage:	Emerging
Investment Style:	Core
Weighted Average Shares Outstanding:	25,094

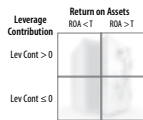


Contact Information

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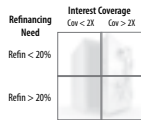
Performance Profiles

Operating Performance



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

Financing Outlook



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful interest coverage ratios. REITs in the Emerging LifeStage often rely on short-term financing with variable rates which will later be refinanced with longer maturity debt.

Cumulative MFFO Payout

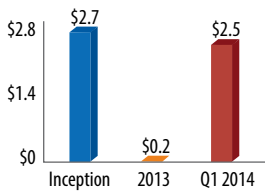


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

Summary

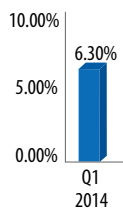
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 3Q 2015, the profile will begin to show meaningful results.

Gross Dollars Raised*



*Includes reinvested distributions (in millions)

Historical Distribution



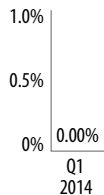
Historical FFO Payout Ratio

Not Applicable

Historical MFFO Payout Ratio

Not Applicable

Redemptions

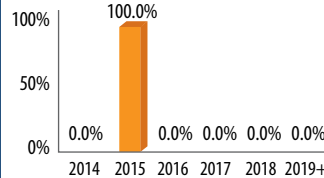


Debt Breakdown



Debt to Total Assets Ratio:	28.2%
Total:	\$1.0 Million
Fixed:	\$0.0 Million
Variable:	\$1.0 Million
Avg. Wtd. Rate:	2.36%
Loan Term:	1 yr

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- During 1Q 2014 the Company acquired three properties for a total purchase price of approximately \$3.3 million.
- This REIT has limited trend data due to the fact that it began operations in 1Q 2014.
- On March 18, 2014, the Company satisfied the conditions of the escrow agreement regarding the minimum offering amount under the Offering and issued approximately 110,000 shares of its common stock to ARC Properties Operating Partnership, L.P. ("ARCP OP"), an affiliate of the Company's sponsor, resulting in gross proceeds of \$2.5 million, and commenced principal operations. The Company has special escrow provisions for residents of Pennsylvania and Washington, which had not been satisfied as of March 31, 2014, and therefore, the Company had not accepted subscriptions from residents of Pennsylvania and Washington.
- The Company did not pay distributions and did not report MFFO for 1Q 2014 in the 10-Q.
- The Interest Coverage ratio is "not meaningful" because the company's EBITDA was negative for 1Q 2014.