

Nontraded REIT Industry Review: Second Quarter 2012



Cole Credit Property Trust IV, Inc.

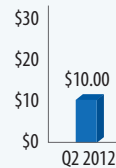
Total Assets.....	\$68.1 Million
Real Estate Assets	\$65.4 Million
Cash	\$1.9 Million
Securities	\$0.0 Million
Other	\$0.8 Million



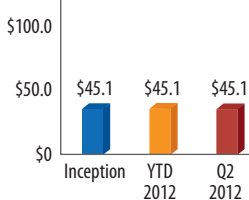
Initial Offering Date:	January 26, 2012
Number of Months Fundraising:	5
Anticipated Offering Close Date:	January 26, 2014
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	2.8%
Asset Type:	Retail
Number of Properties:	16
Square Feet / Units / Rooms / Acres:	283,000 Sq. Ft.
Percent Leased:	99.6%
LifeStage	Emerging
Investment Style	Core

Historical Price



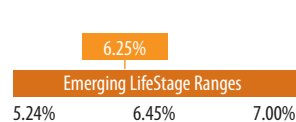
Gross Dollars Raised*



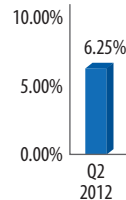
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.25%



Historical Distribution



Contact Information

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 602-778-8700

Year to Date FFO Payout Ratio

Not Applicable

Historical FFO Payout Ratio

Not Applicable

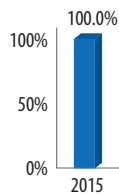
Year to Date MFFO Payout Ratio

Not Applicable

Historical MFFO Payout Ratio

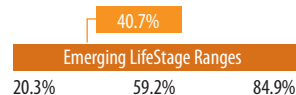
Not Applicable

Debt Maturity

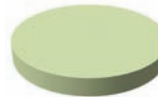


Current Debt Ratio

Debt to Total Assets Ratio: ... 40.7%



Debt Breakdown



Total:	\$27.7 Million
Fixed:	\$0.0 Million
Variable:	\$27.7 Million
Avg. Wtd. Rate:	3.4%
Term:	3 yrs.

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.2



Adjusted EBITDA:\$308,691
 Interest Expense:\$253,218

Redemptions

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



Redemptions Year to Date:0
 Wtd. Avg. Shares Outstanding:1,656,485

Lease Expirations

Weighted average lease term is 16 yrs.

Trends and Items of Note

- The board of directors authorized a daily distribution commencing April 14, 2012, the first day following the release from escrow of the subscription proceeds, at an annualized rate of 6.25%.
- During the six months ended June 30, 2012, the Company acquired 16 commercial properties for an aggregate purchase price of \$64.3 million. The Company purchased the 2012 Acquisitions with net proceeds from the offering and proceeds from the Company's revolving credit facility and affiliate line of credit.
- The REIT's debt to total assets ratio of 40.7% is below the group median of 59.2% for Emerging LifeStage REITs.
- The REIT's low cash to total assets ratio of 2.8% indicated funds were fully invested as of June 30, 2012.
- Because the Company did not pay distributions as of June 30, 2012, FFO and MFFO payout ratios are not applicable.
- See additional notes on page 75 for information regarding the source of distributions.