

Nontraded REIT Industry Review: Second Quarter 2012



Cole Real Estate Income Strategy (Daily NAV), Inc.

Total Assets.....	\$32.5 Million
Real Estate Assets	\$31.5 Million
Cash	\$0.4 Million
Securities	\$0.0 Million
Other	\$0.6 Million



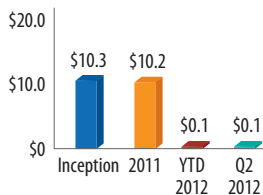
Initial Offering Date:	December 6, 2011
Number of Months Fundraising:	7
Anticipated Offering Close Date:	Perpetual Life
Current Price per Share:	\$15.75
Reinvestment Price per Share:	NAV

Cash to Total Assets Ratio:	1.3%
Asset Type:	Diversified
Number of Properties:	9
Square Feet / Units / Rooms / Acres:	212,575 Sq. Ft.
Percent Leased:	100%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



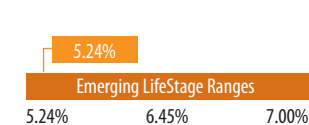
Gross Dollars Raised*



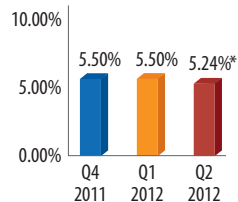
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: .. 5.24%*



Historical Distribution



Contact Information

www.colecapital.com
Cole Real Estate Income Strategy (Daily Nav), Inc.
 2325 East Camelback Road,
 Suite 1100
 Phoenix, AZ 85016
 866-341-2653

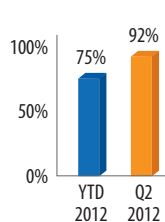
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO:.....75%



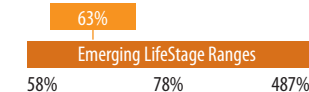
YTD Distributions Paid:..... \$270,149
 YTD FFO:

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

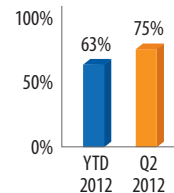
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO:.....63%



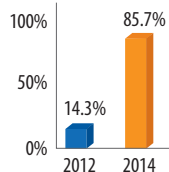
YTD Distributions Paid:.....\$270,149
 YTD MFFO:

*Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio

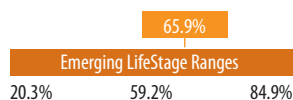


Debt Maturity

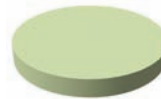


Current Debt Ratio

Debt to Total Assets Ratio: ... 65.9%



Debt Breakdown



Total:

Fixed:

Variable:

Avg. Wtd. Rate:

Term:

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.9

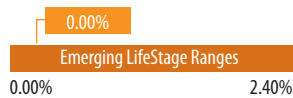


Adjusted EBITDA:

Interest Expense:

Redemptions

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



Redemptions Year to Date:

Wtd. Avg. Shares

Outstanding:.....680,055

Lease Expirations

Weighted average remaining
 lease term is 16.5 years.

Trends and Items of Note

- On June 28, 2012, the net asset value per share of Cole Real Estate Income Strategy (Daily NAV) was \$15.75, up from \$15.00 as of March 31, 2012.
- On May 9, 2012, the board of directors authorized a daily distribution of \$0.002254099 per share commencing on July 1, 2012, and ending on September 30, 2012, an annualized rate of 5.24% based upon the NAV of \$15.75.
- The REIT did not make any property acquisitions in 2Q 2012.
- FFO and MFFO payout ratios were below the group medians for Emerging LifeStage REITs at 75% and 63% respectively.
- The REIT's properties were 100% leased as of June 30, 2012, up from 97.3% as of December 31, 2012.
- 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.