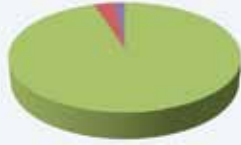


Nontraded REIT Industry Review: Fourth Quarter 2011



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

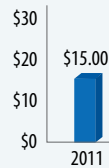
Total Assets.....	\$33.4 Million
Real Estate Assets	\$31.7 Million
Cash	\$1.1 Million
Securities	\$0.0 Million
Other	\$0.5 Million



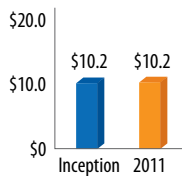
Initial Offering Date:	December 6, 2011
Number of Months Fundraising:	1
Anticipated Offering Close Date:	Perpetual Life
Current Price per Share:	\$15.00
Reinvestment Price per Share:	NAV

Cash to Total Assets Ratio:	3.4%
Asset Type:	Diversified
Number of Properties:	9
Square Feet / Units / Rooms / Acres:	212,468 Sq. Ft.
Percent Leased:	97.3%
LifeStage.....	Emerging
Investment Style	Core

Historical Price



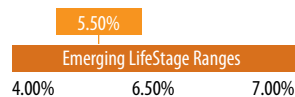
Gross Dollars Raised*



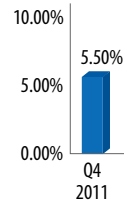
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 5.50%



Historical Distribution



Contact Information

www.colecapital.com
Cole Real Estate Income Strategy (Daily Nav), Inc.
 2325 East Camelback Road,
 Suite 1100
 Phoenix, AZ 85016
 602-778-8700

Year to Date FFO Payout Ratio

Not Applicable

Historical FFO Payout Ratio

Not Applicable

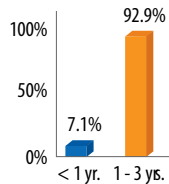
Year to Date MFFO Payout Ratio

Not Applicable

Historical MFFO Payout Ratio

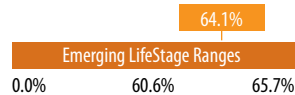
Not Applicable

Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 64.1%

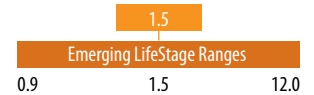


Debt Breakdown

Total:	\$21.4 Million
Fixed:	\$0.0 Million
Variable:	\$21.4 Million
Avg. Wtd. Rate:	3.01%
Term:	2 yrs.

Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.5



Adjusted EBITDA: \$80,173
 Interest Expense: \$54,024

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: 57,169

Lease Expirations

Average lease term as of 12/31/2011
 was 17.4 years

Trends and Items of Note

- The REIT was declared effective by the SEC in December 2011. As of December 31, 2011, CHC was the sole stockholder, which held an aggregate of 680,000 shares of common stock, raising gross offering proceeds of \$10.2 million.
- For the year 2011, the company acquired nine properties for a total of \$30.8 million.
- Distributions declared per common share were calculated at a rate of \$0.002260274 per share per day for the period from December 8, 2011 through December 31, 2011, an annualized rate of 5.50%.
- All of the company's \$21.4 million debt, equal to 64.1% of total assets, was at variable interest rates and will mature within 2 year.
- The Company did not pay distributions in 2011. As a result, the FFO and MFFO Payout Ratios are not applicable.