

Nontraded REIT Industry Review: Second Quarter 2011



Global Income Trust, Inc.

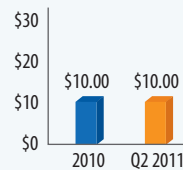
Total Assets.....	\$28.6 Million
Real Estate Assets	\$23.2 Million
Cash	\$3.3 Million
Securities	\$0.0 Million
Other	\$2.1 Million



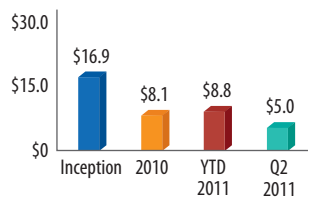
Initial Offering Date:	April 23, 2010
Number of Months Fundraising:	17
Anticipated Offering Close Date:	April 23, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	11.6%
Asset Type:	Diversified
Number of Properties:	2
Square Feet / Units / Rooms / Acres:	170,000
Percent Leased:	100%
LifeStage:	Emerging

Historical Price



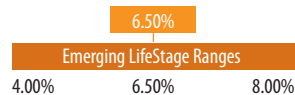
Gross Dollars Raised*



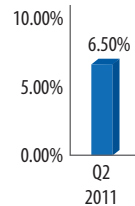
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



Historical Distribution



Contact Information

www.IncomeTrust.com
CNL Client Services
P.O. Box 4920
Orlando, FL 32802
866-650-0650

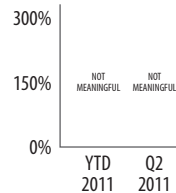
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: NOT MEANINGFUL



YTD Distributions Paid:..... \$354,966
 YTD FFO:, (\$1,328,003)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

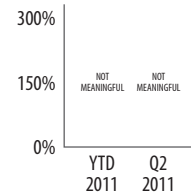
MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: NOT MEANINGFUL



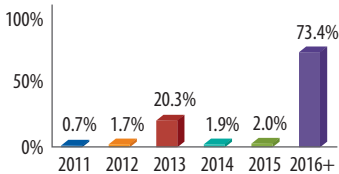
YTD Distributions Paid:..... \$354,966
 YTD MFFO:, (\$656,204)

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

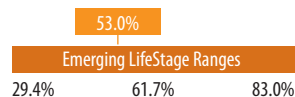


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio:..... 53%



Debt Breakdown

Total:	\$15.2 Million
Fixed:	\$12.4 Million
Variable:	\$2.8 Million
Rate:	3.19 – 4.7%
Term:	2 – 5 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: NOT MEANINGFUL



Adjusted EBITDA:, (\$545,710)
 Interest Expense:, \$111,724

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:..... 0%



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 520,975

Lease Expirations

Not Reported

Notes

- The REIT was formerly known as Macquarie CNL Global Income Trust, Inc.
- In June 2011, the REIT purchased 2 properties for a total of \$23.3 million.
- The Company indicated that while it acquired its first two properties in Texas, it continues to have a broad mandate to invest in a wide variety of sectors around the world and anticipates that up to 60% of its assets may be located outside the United States.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- The REIT had a negative EBITDA and as a result, there is no meaningful Interest Coverage Ratio for this period.
- See additional notes on page 82 for information regarding the source of distributions.