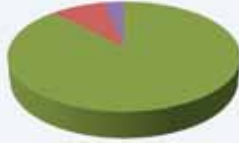


Nontraded REIT Industry Review: Fourth Quarter 2011



Global Income Trust, Inc.

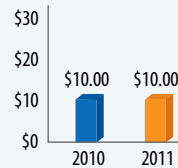
Total Assets.....	\$60.6 Million
Real Estate Assets	\$53.2 Million
Cash	\$5.4 Million
Securities	\$0.0 Million
Other	\$2.0 Million



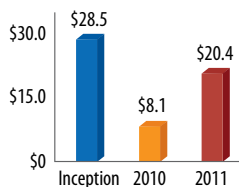
Initial Offering Date:	April 23, 2010
Number of Months Fundraising:	20
Anticipated Offering Close Date:	April 23, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	9.0%
Asset Type:	Diversified
Number of Properties:	3
Square Feet / Units / Rooms / Acres:	334,523
Percent Leased:	100%
LifeStage.....	Growth
Investment Style	Core

Historical Price



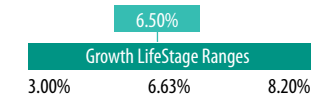
Gross Dollars Raised*



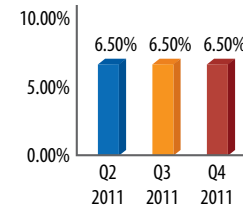
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.50%



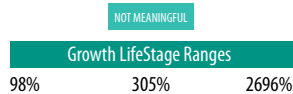
Historical Distribution



Contact Information

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

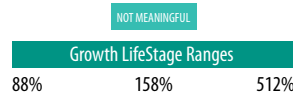
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: NOT MEANINGFULYTD Distributions Paid: ... \$1,026,040
YTD FFO: (\$2,546,342)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

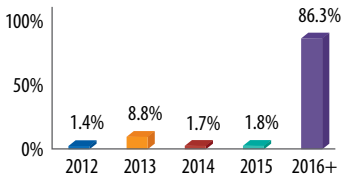
MFFO Payout Ratio:
YTD Distributions/YTD MFFO: NOT MEANINGFULYTD Distributions Paid: \$1,026,040
YTD MFFO: (\$993,485)

*Company reported MFFO – see notes

Historical MFFO Payout Ratio



Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 65.3%



Debt Breakdown

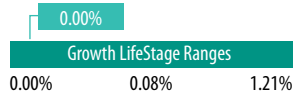
Total:	\$39.5 Million
Fixed:	\$36.7 Million
Variable:	\$2.8 Million
Avg. Wtd. Rate:	5.90%
Term:	2 – 5 yrs

Interest Coverage Ratio

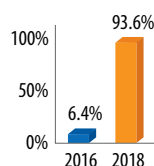
YTD Interest Coverage Ratio: ... 0.06

Adjusted EBITDA: \$46,773
Interest Expense: \$786,499

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: 1,744,849

Lease Expirations



Trends and Items of Note

- The REIT was formerly known as Macquarie CNL Global Income Trust, Inc.
- During the fourth quarter of 2011, the Company acquired an office building in Fort Worth, Texas, for \$31 million.
- The debt to total assets ratio of 65.3% is significantly above the median of 46.4% for all Growth LifeStage REITs as of December 31, 2011.
- The REIT's year-to-date EBITDA became positive in the fourth quarter of 2011 for the first time.
- The Company uses modified funds from operations ("Modified Funds from Operations" or "MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 73 for information regarding the source of distributions.