



Full-Cycle Event Details: American Realty Capital New York Recovery REIT, Inc.

American Realty Capital New York Recovery REIT, Inc., was incorporated in 2009 and was externally advised by New York Recovery REIT Operating Partnership, indirectly owned entities of the sponsor, American Realty Capital III, LLCC, headquartered in New York City. Its investment objectives include capital preservation, income generation and asset appreciation. It focusses on acquiring high quality commercial real estate in New York City, in particular properties located in Manhattan.

The REIT commenced its initial public offering of 150 million shares at \$10.00 per share on September 2, 2010. The primary offering was completed on December 11, 2013. As of December 31, 2013, there were 174.1 million shares of common stock outstanding and the company had received \$1.7 billion, including DRIP proceeds. The REIT also sold 2.0 million shares of convertible preferred in a private placement for gross proceeds of \$17.0 million.

The company filed an application and was cleared for listing on the New York Stock Exchange under the symbol NYRT. The Company listed its common stock on April 15, 2014. In connection with the listing, the Company filed Articles of Amendment to change its name to "New York REIT, Inc." The stock closed at \$10.75 on April 15.

In connection with the listing, the Company's operating partnership will redeem the special limited partner's interest in the operating partnership by issuing a note equal to 15% of the amount, if any, by which (a) the average market value of the Company's outstanding common stock for a period after the listing, plus distributions paid by the Company prior to the listing, exceeds the sum of the total value of capital raised from stockholders during the offering and the amount of cash necessary to generate a 6% annual cumulative, non-compounded return to stockholders.

In addition, on March 31, 2014, the Company announced an Offer to Purchase up to \$250 million of its common stock at a price of \$10.75 per share. If the Tender Offer is oversubscribed, proration of the tendered shares will be determined promptly after the Tender Offer expires. The company commenced the Tender Offer on April 15, 2014, and it will expire on May 12.

Key Highlights

- Fundraising time – 39 months
- Closed period – 4 months
- Total – 43 months
- As of 12/31/2013, the REIT had 174,120,408 common shares outstanding and total assets of \$2.05 billion.

Pre-Listing Portfolio

- As of December 31, 2013, the company owned 23 properties and real estate-related assets located in the New York metropolitan area. The net real estate investment totaled \$1.502 billion at December 31, 2013.
- The portfolio is made up of 3,144,352 rentable square feet, 82.0% office, 8.2% retail and 9.8% other.
- The properties were (by percentage of square ft.) located in Manhattan (95.6%), Brooklyn (4.1%), and Queens (0.3%).

Other Actions

- No significant acquisitions or dispositions have occurred since December 31, 2013, as of March 31, 2014.

About Sponsor

- American Realty Capital (ARC) currently sponsors five public non-traded REIT offerings that became effective in the last 18 months.
- ARC currently advises eleven nontraded REITs and a BDC, Business Development Corporation of America.
- The REIT's officers and the officers of the Advisor are part of the senior management or are key personnel of the other American Realty Capital-sponsored REITs and their advisors. None of the American Realty Capital-sponsored REITs are more than five years old.
- ARC has completed four other full-cycle events for nontraded REITs since 2012.
 - American Realty Capital Trust, Inc. (3/1/2012)
 - American Realty Capital Trust III, Inc. (2/28/13)
 - American Realty Capital Trust IV, Inc. (1/3/14)
 - American Realty Capital Healthcare (4/7/14)