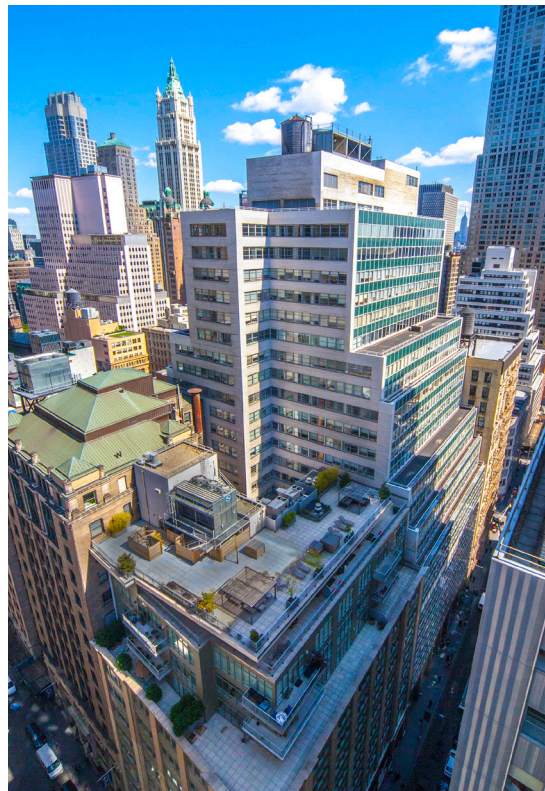




American Realty Capital
New York City REIT

3Q 2015
REPORT



American Realty Capital New York City REIT, Inc.

SHAREHOLDER COMMUNICATION - NOT FOR USE AS SALES MATERIAL

Fact Sheet

Investment Objectives

American Realty Capital New York City REIT, Inc. (“NYC REIT”) is designed to protect shareholder capital, provide attractive and stable cash flow from investments, as well as afford the potential for investors to see a long-term appreciation of their capital. Embodying the same fundamental strategy employed in previous New York City-focused investment programs sponsored by AR Capital, NYC REIT seeks to achieve these objectives through strategic investments in high-quality commercial real estate located within the five boroughs of New York City, particularly Manhattan.

Distribution Information

Distribution¹
(as of September 30, 2015)
6.05%

Distribution Frequency
Monthly

Key Facts (as of September 30, 2015)

Effectiveness Date
April 24, 2014

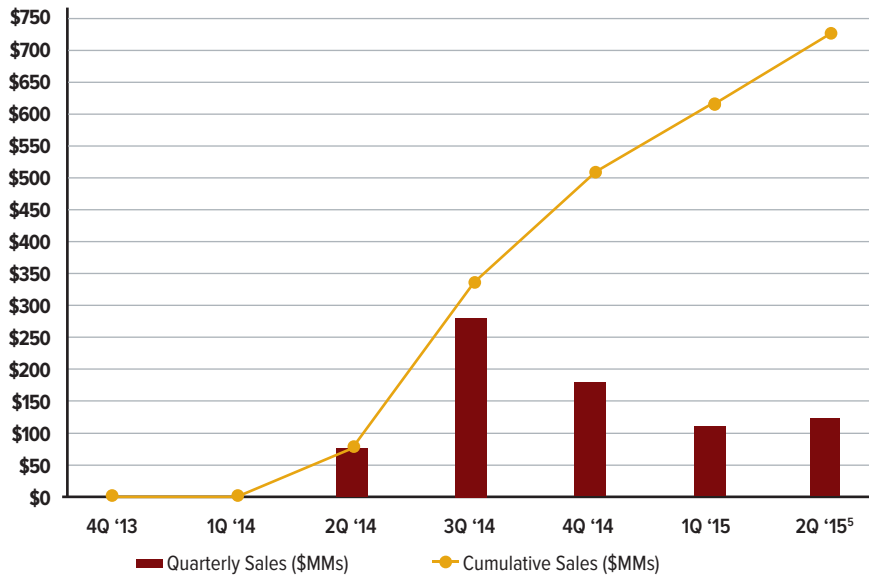
Total Capital Raised²
\$758.9 million

Property Purchase Price³
\$507.5 million

Leverage Ratio⁴
18.9%

Date of Escrow Break
May 29, 2014

Portfolio Highlights (as of September 30, 2015)



Top Tenants

Top Tenants	Percentage of Straight-Line Rent
Planned Parenthood Federation of America, Inc.	11.2%
The People of the State of New York	8.6%
Cornell University	8.3%
The City of New York	8.0%
United States of America	6.5%

Property Highlights

Number of Properties	5
Square Feet	841,868
Occupancy Rate	86.2%
Weighted Avg. Remaining Lease Term (Yrs.)	8.3

- Distributions payable to stockholders of record each day during the applicable month equal \$0.00414383562 per day, which is equivalent to \$1.5125 per annum, per share of common stock, which equals approximately 6.05% annually.
- Includes proceeds raised via shares issued pursuant to the distribution reinvestment plan and also includes subscriptions that have yet to be finalized, where receipt is not guaranteed.
- Contract purchase price, net of purchase price adjustments and excluding acquisition-related costs
- Calculated as debt outstanding divided by property purchase price.
- Includes approximately \$21 million in payments received after fundraising closed on June 30, 2015, which were dated prior to close.



#TargetStyle

#TargetStyle

#TargetStyle

Electric Slide,
TargetStyle.

Electric Slide,
TargetStyle.

W 41 ST

7

ONE WAY

← ONE WAY

RED LOBSTER

FRESH FISH - LIVE CO.



Investor Inquiries

For more information on NYC REIT, please contact your financial professional.

www.newyorkcityreit.com

The information included herein should be read in connection with your review of NYC REIT's Quarterly Report on Form 10-Q as of and for the quarter ended September 30, 2015, as filed with the U.S. Securities and Exchange Commission on November 16, 2015.

Forward Looking Statement Disclosure

The statements in this report that are not historical facts may be forward-looking statements. These forward-looking statements involve risks and uncertainties that could cause the outcome to be materially different. In addition, words such as "will," "should," "may," "anticipate," "believe," "expect" and "intend" indicate a forward-looking statement, although not all forward-looking statements include these words. Actual results may differ materially from those contemplated by such forward-looking statements due to certain factors, including those set forth in the Risk Factors section of NYCR's Annual Report on Form 10-K filed on March 31, 2015 and any subsequent Quarterly Reports on Form 10-Q, which are available at the SEC's website at www.sec.gov. Further, forward-looking statements speak only as of the date they are made, and NYCR undertakes no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results over time, unless required by law.