AMERICAN REALTY CAPITAL NEW YORK CITY REIT

2nd Quarter 2017 Investor Presentation

AR Global

American Realty Capital
New York City REIT

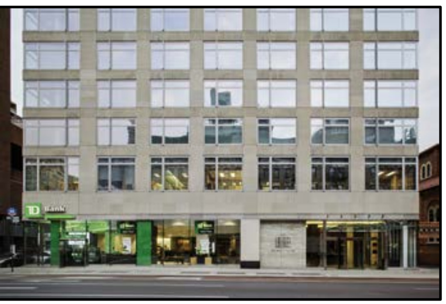
Important Information

Risk Factors
For a discussion of the risks which should be considered in connection with our company, see the section entitled "Item 1A. Risk Factors" in American Realty Capital New York City REIT, Inc.'s (the "Company") Annual Report on Form 10-K filed with the U.S. Securities and Exchange Commission ("SEC") on March 28, 2017.

Forward-Looking Statements
This presentation may contain forward-looking statements. These forward-looking statements involve substantial risks and uncertainties. Actual results or events could differ materially from the plans, intentions and expectations disclosed in the forward-looking statements the Company makes. You can identify forward-looking statements by the use of forward looking terminology such as "believes," "expects," "may," "will," "would," "could," "should," "seeks," "intends," "plans," "projects," "estimates," "anticipates," "predicts," or "potential" or the negative of these words and phrases or similar words or phrases.

Please review the end of this presentation and the Company's Annual Report on Form 10-K and Quarterly Report on Form 10-Q for a more complete list of risk factors, as well as a discussion of forward-looking statements.

Investment Thesis



- Focused on acquiring New York City commercial real estate
- 3 Primary objectives*:
  - Preserve and protect capital
  - Pay monthly stable cash distributions; and
  - Increase the value of assets in order to generate capital appreciation.
- The targeted period for a liquidity event is 3-6 years from the close of the initial offering, which occurred on May 31, 2015.

NYCR seeks to provide:

Capital Preservation

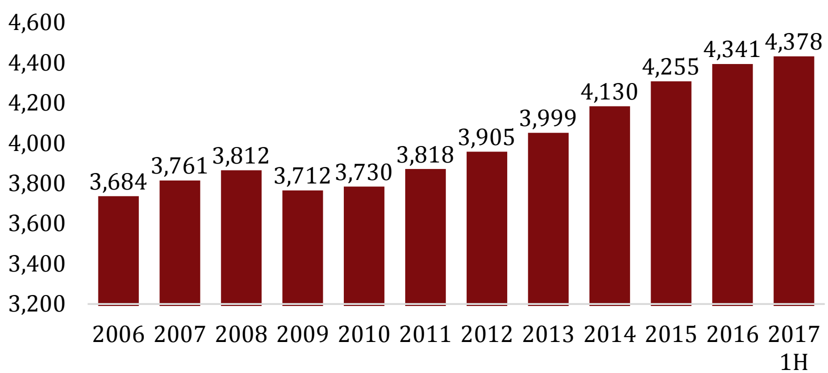
Monthly Cash Distributions

Capital Appreciation

*There is no guarantee these objectives will be met.

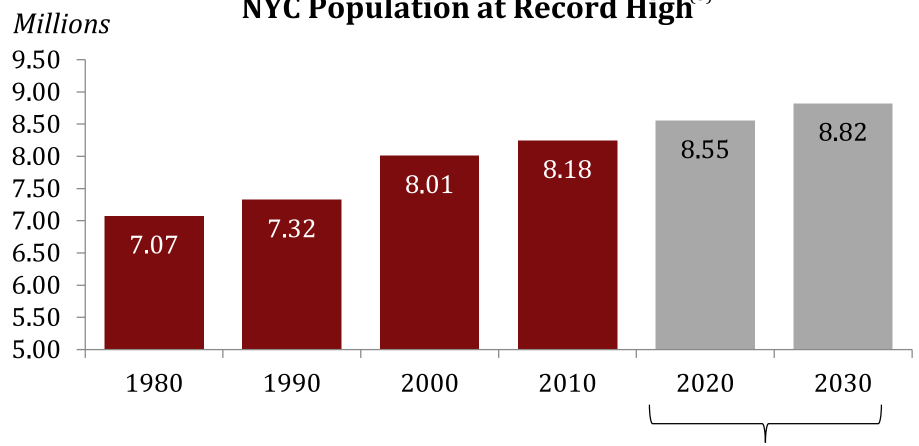
New York City Market Trends

NYC Employment Trends[1]
Jobs in 000's



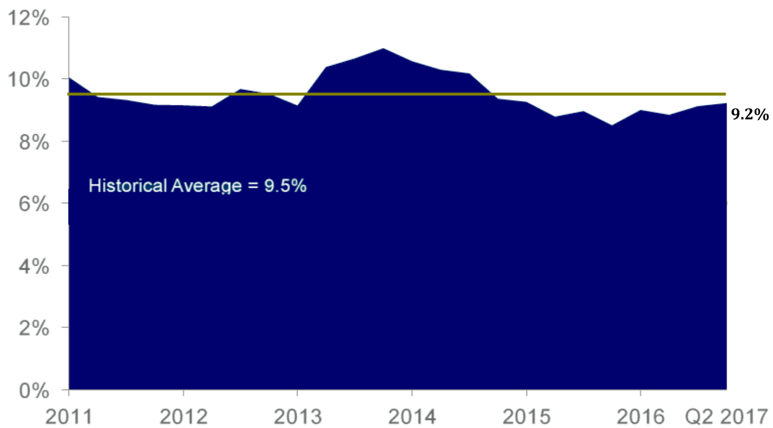
NYC employment is currently at a historical high

NYC Population at Record High[3]

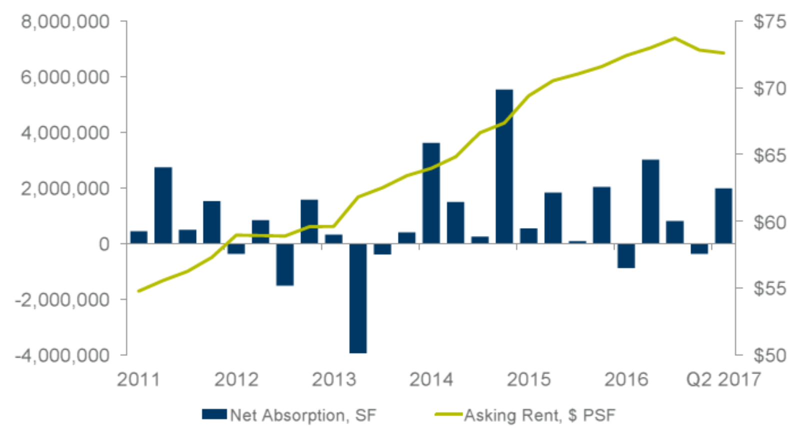


NYC population is forecasted to reach 8.8mm people in 2030

Overall Vacancy Rate - Manhattan Office[2]



Manhattan Overall Net Absorption/Asking Rents[2]



(1) Bureau of Labor Statistics.
(2) Cushman & Wakefield Research, Q2 2017 data.
(3) New York City Department of City Planning.

Q2 2017 Highlights

- Occupancy was down slightly from 86.7% in Q1 2017 to 85.5% in Q2 2017
- Leverage remains low at ~31% debt / cost(1)
  - The $96 million mortgage loan at 123 William was refinanced with a new $140 million mortgage loan on March 6, 2017 (2)
- Published estimated NAV of $21.25 per share as of June 30, 2016 on October 26, 2016
- Lease up of vacancy and additional acquisitions, which may require additional leverage to complete, are anticipated to improve earnings and distribution coverage

(1) Based on total real estate investments, at cost, and mortgage note payable, net of deferred financing costs
(2) 10 year term at 4.67% interest rate, interest only.

Portfolio Snapshot

- 6 properties consisting of 1,091,571 square feet
- 85.5% occupancy as of 6/30/2017
- Weighted average remaining lease term of 6.2 years [1]

($ amounts in thousands)

Portfolio	Acquisition Date	Number of Properties	Rentable Square Feet	Occupancy (as of 6/30/17)	Remaining Lease Term (Years)	Debt
Unencumbered Assets						
421 W 54th Street – Hit Factory	Jun. 2014	1	12,327	100%	3.3	-
400 E 67th Street – Laurel Condominium	Sept. 2014	1	58,750	100%	6.8	-
200 Riverside Boulevard – ICON Garage	Sept. 2014	1	61,475	100%	20.3	-
9 Times Square	Nov. 2014	1	166,640	58.3%	4.1	-
Unencumbered Sub-total		*4*	*299,192*	*76.8%*	*6.1*	-
Encumbered Assets						
123 William	Mar. 2015	1	542,676	92.1%	7.4	$140,000
1140 Avenue of the Americas	Jun. 2016	1	249,703	81.4%	4.8	$99,000
Encumbered Sub-total		*2*	*792,379*	*88.7%*	*6.2*	*$239,000*
Total		**6**	**1,091,571**	**85.5%**	**6.2**	**$239,000**

(1) Calculated as weighted average (based on annualized GAAP rent) as of 6/30/2017.

Portfolio Snapshot

- Strong balance sheet
- Low leverage (~31% debt/cost ratio)[(3)]

$ amounts in 000's

	Q1 2017	Q2 2017
Total Real Estate Investments (at cost)	$746,512	$748,107
Cash and cash equivalents [(1)]	49,550	43,538
Other Assets [(2)]	3,384	(5,271)
Total Assets	**$799,436**	**$786,374**
Mortgage Note Payable, net of DFC	233,049	233,204
Other Liabilities	43,204	42,271
Total Liabilities	276,253	$275,475
Total Stockholders' Equity	$523,183	$510,899
Total Liabilities & Equity	**799,436**	**786,374**

~$25mm of restricted cash related to123 William refinancing

(1) Change in cash due primarily to capital expenditures and cash dividends
(2) Other Assets includes accumulated depreciation offset by, among other items, restricted cash, which consist of $30.6M and $28 .6M in Q2 and Q1, respectively
(3) Based on total real estate investments at cost and total mortgage notes payable, net of deferred financing costs per 6/30/17 balance sheet

Key Initiatives

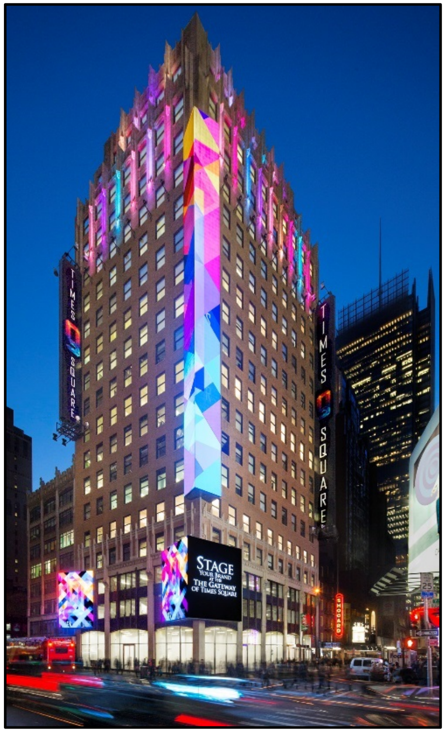
- Finish deployment of capital
  - Debt/cost ratio remains low at ~31% (1) providing room for additional leverage and portfolio growth
  - Management has the ability to complete additional acquisitions using existing cash and additional leverage
  - Target leverage for pro forma portfolio is 40- 50% (2)
- Continue 9 Times Square office and retail leasing campaign and fill remaining vacancy at 123 William and 1140 Ave. of Americas

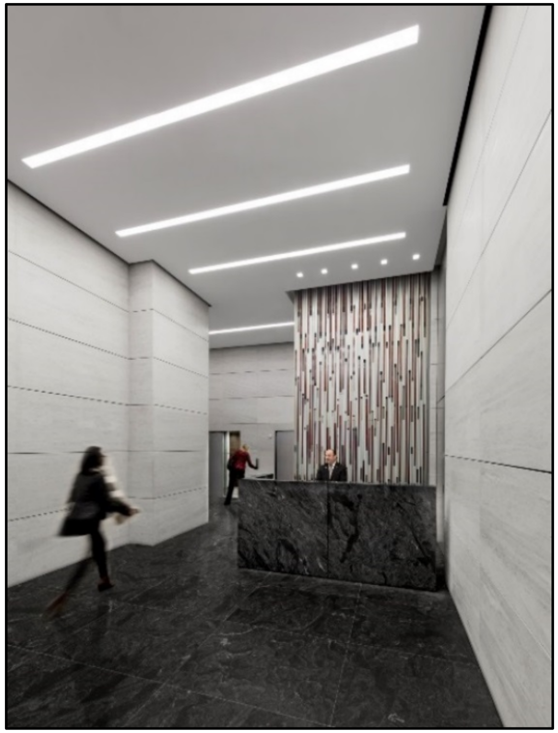
YTD Leasing

	Q1 2017	Q2 2017
Leases executed	2	3
Total square feet leased	21,701	23,579
Annualized straight-line rent (3)	$44.78	$49.65

(1) Based on total real estate investments at cost and total mortgage notes payable, net of deferred financing costs per 6/30/17 balance sheet
(2) Based on debt/total real estate investments at cost
(3) Represents the GAAP basis weighted average rent per square feet that is recognized over the term on the respective leases, includes free rent and periodic rent increases, excludes recoveries

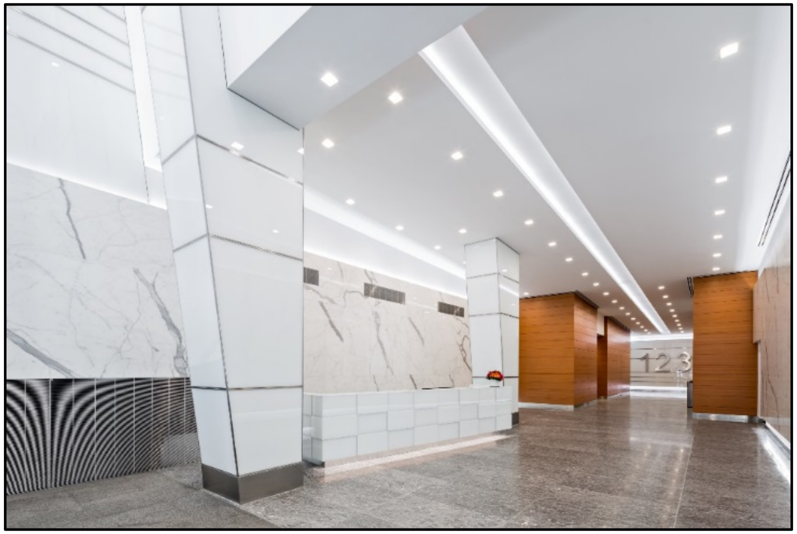
9 Times Square





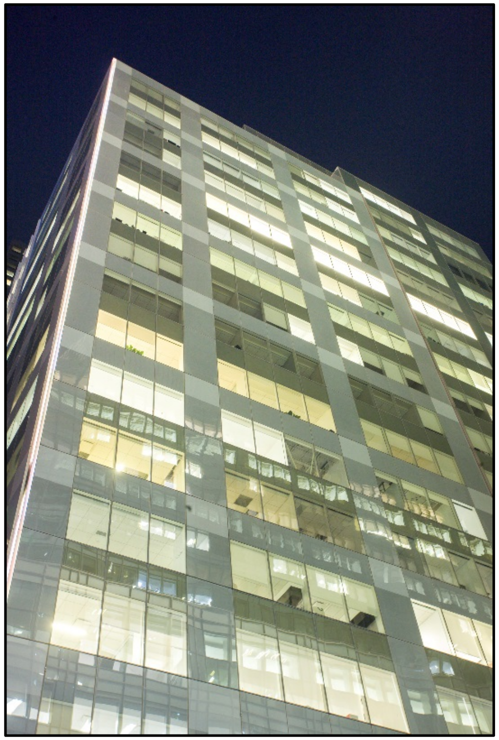
- 21-story, 166,640 square foot property located just one block south of the Times Square bow tie submarket, which benefits from unrivaled foot traffic in New York City.
- Subsequent to the acquisition of 9 Times Square in November 2014, NYCR allowed leases to expire and terminate as part of the implementation of our repositioning, redeveloping and remarketing plan with respect to the property.
- As part of this strategy, NYCR's has completed the relocation of the lobby from Seventh Avenue to 41st Street, thereby increasing valuable Seventh Avenue retail frontage. NYCR has completed the majority of office floor buildouts. The new lobby and glass retail façade are expected to drive office rents at the property.
- Leading national brokers have been engage by NYCR including Newark Knight Frank for the office space and RKF for the ground floor retail.
- On September 13, 2017, NYCR announced it had entered into two new leases totaling approximately 27,500 square feet at 9 Times Square.
- The two new leases extend the occupancy at 9 Times Square from 58.3% leased as of June 30, 2017 to approximately 70.0% leased and the Company continues to see strong leasing activity for additional office and retail space.

123 William Street



- 27-story, 542,676 square foot property with a diversified tenant base of government, education, technology, media and advertising companies.
- Substantial recent capital improvements have been made to the property including a new full-height glass entrance and upgrades to the lobby, windows, and all elevators.
- The property was 82% occupied at the time of acquisition in March 2015 and NYCR has been very successful on its leasing efforts. As of June 30, 2017 the property is at 92% occupancy.
- We believe in-place office leases are below market, creating significant built-in upside from marking tenants to market following expiration of lease terms.
- Outstanding proximity to public transportation with brand new Fulton Street subway station across the street. This state of the art facility recently completed a $1.4 billion renovation that created 65,000 square feet of new retail space and connects the 2, 3, 4, 5, A, C, J, N, R and Z subway lines.

1140 Avenue of the Americas

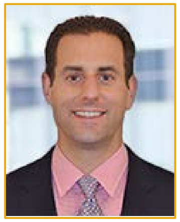


- 22-story, 249,703 square foot, Class-A institutional quality office building located in the heart of the Bryant Park submarket and is, as of June 30, 2017, presently 81% occupied by high quality tenants.
- Located two blocks from Bryant Park and within seven blocks of Manhattan’s most trafficked public transportation hubs, including Times Square, The Port Authority Bus Terminal, Grand Central Terminal, Rockefeller Center, Penn Station, and Herald Square.
- Boutique floor plates of ~5,000 to 13,000 square feet are rare for this submarket and cater to mid-size firms seeking the prestige of a full floor identity
- Extensive capital investments were made by the previous owners since 2007 through June 2016 when we acquired the property, including a complete renovation of the lobby (featuring 23’ ceilings and marble floors, upgraded elevator cabs and common areas), and a complete replacement of the exterior with an aluminum and glass curtain wall façade, creating floor to ceiling windows.
- Caters to a high quality, diversified tenant base of banking, healthcare, sales & trading, real estate, and financial services. No one office tenant occupies more than 10% of the Property’s square footage.

Management Team

Michael Weil
Chief Executive Officer, President and Chairman of the Board of Directors
- Founding partner of AR Global
- Supervised the origination of investment opportunities for all AR Global-sponsored investment programs
- Previously served as Senior VP of sales and leasing for American Financial Realty Trust (AFRT)
- Served as president of the Board of Directors of the Real Estate Investment Securities Association (REISA)

Nicholas Radesca
Chief Financial Officer, Treasurer and Secretary
- Formerly CFO & Corporate Secretary for Solar Capital Ltd. and Solar Senior Capital Ltd.
- Previously served as Chief Accounting Officer at iStar Financial, Inc.

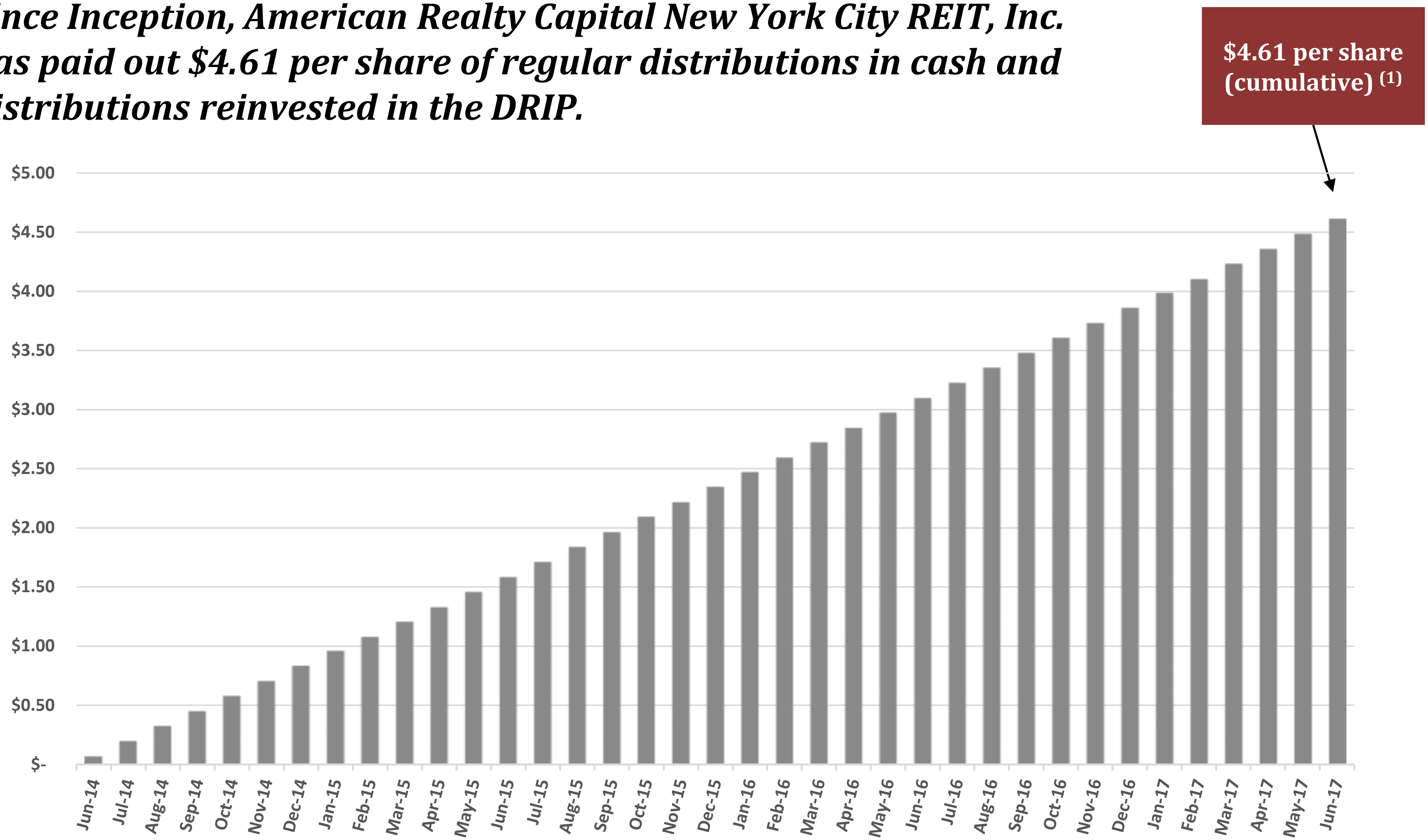


Michael Ead
Managing Director and Counsel
- Joined AR Global as Assistant General Counsel in June 2013
- Formerly worked at Proskauer Rose LLP for 9 years, practicing commercial real estate law, and representing clients in the acquisition, disposition, financing and leasing of properties throughout the United States and Puerto Rico

Zach Pomerantz
Senior Vice President of Asset Management
- Former Asset Manager for NYRT, a nearly 2.0 million square foot portfolio of New York City properties
- Previously worked at ProMed Properties, Swig Equities, Tishman Speyer and Mall Properties

Consistent Distributions

Since Inception, American Realty Capital New York City REIT, Inc. has paid out $4.61 per share of regular distributions in cash and distributions reinvested in the DRIP.



(1) Totals as of each period presented represent cumulative distributions per share paid to stockholders of record who have held shares since April 4, 2014, the date when our distributions began to accrue. On May 22, 2014, our board of directors authorized, and we declared, distributions of $1.5125 per annum, per share of common stock. A substantial portion of the distributions paid in cash has exceeded cumulative cash flow from operations and has been paid out of cash on hand, including proceeds from the IPO and proceeds from financings.

Risk Factors

There are risks associated with an investment in our Company. The following is a summary of some of these risks. For a discussion of the risks which should be considered in connection with our Company, see the section entitled “Item 1A. Risk Factors” in the Company’s Annual Report on Form 10-K filed with the SEC on March 28, 2017.

- We have a limited operating history which makes our future performance difficult to predict;
- All of our executive officers are also officers, managers or holders of a direct or indirect controlling interest in our advisor, New York City Advisors, LLC (our "Advisor") and other entities affiliated with AR Global Investments, LLC (the successor business to AR Capital, LLC, "AR Global"); as a result, our executive officers, our Advisor and its affiliates face conflicts of interest, including significant conflicts created by our Advisor’s compensation arrangements with us and other investor entities advised by AR Global affiliates, and conflicts in allocating time among these entities and us, which could negatively impact our operating results;
- We depend on tenants for our revenue and, accordingly, our revenue is dependent upon the success and economic viability of our tenants;
- We may not be able to achieve our rental rate objectives on new and renewal leases and our expenses could be greater, which may impact operations;
- We do not expect to generate sufficient cash flow from operations in 2017 to fund distributions at our current level. There can be no assurance that additional liquidity will be available to us on favorite terms, or at all, in sufficient amounts to maintain distributions at our current levels. There can be no assurance we will be able to continue paying cash distributions at our current level or at all.
- Our properties may be adversely affected by economic cycles and risks inherent to the New York metropolitan statistical area ("MSA"), especially New York City;
- We are obligated to pay fees, which may be substantial, to our Advisor and its affiliates;
- We may fail to continue to qualify to be treated as a real estate investment trust for United States federal income tax purposes ("REIT");

Risk Factors (Continued)

- Because investment opportunities that are suitable for us may also be suitable for other AR Global-advised programs or investors, our Advisor and its affiliates may face conflicts of interest relating to the purchase of properties and other investments and such conflicts may not be resolved in our favor, meaning that we could invest in less attractive assets, which could reduce the investment return to our stockholders;
- No public market currently exists, or may ever exist, for shares of our common stock and our shares are, and may continue to be, illiquid;
- Our stockholders are limited in their ability to sell their shares pursuant to our share repurchase program (the "SRP") and may have to hold their shares for an indefinite period of time;
- If we and our Advisor are unable to find suitable investments, then we may not be able to achieve our investment objectives or pay distributions with cash flows from operations;
- Increases in interest rates could increase the amount of our debt payments and limit our ability to pay distributions;
- We may be deemed to be an investment company under the Investment Company Act of 1940, as amended (the "Investment Company Act"), and thus subject to regulation under the Investment Company Act; and
- As of June 30, 2017, we owned only six properties and therefore have limited diversification.

- For account information, including balances and the status of submitted paperwork, please call us at (866) 902-0063

- Financial Advisors may view client accounts, statements and tax forms at www.dstvision.com

- Shareholders may access their accounts at www.ar-global.com

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