



SECOND QUARTER 2017 UPDATE

Our second quarter 2017 results demonstrate American Realty Capital New York City REIT, Inc.'s ("ARC NYCR") commitment to the solid execution of our stated business objectives. Our portfolio currently consists of six properties located in the borough of Manhattan, the financial capital of the world and the epicenter of commerce among New York City's five boroughs. These assets comprise more than one million square feet. As of June 30, 2017, for these properties, occupancy was 85.5%, and the weighted average lease term remaining was at 6.2 years. Our leverage remains conservative at 31% debt to cost, leaving significant balance sheet capacity to grow the portfolio.

During the second quarter, we continued to focus on driving upside potential for the portfolio through repositioning and lease up opportunities. We believe the repositioning strategy undertaken on the ground floor retail space at 9 Times Square will make the Seventh Avenue retail frontage more attractive to potential tenants, while the new lobby and the pre-built office suites will accelerate lease up and drive increased property value.

PORTFOLIO HIGHLIGHTS (As of June 30, 2017)

Property Highlights

Number of Properties	6
Rentable Square Feet	1.1 million
Percentage Leased	85.5%
Weighted Avg. Remaining Lease Term (Yrs.)	6.2

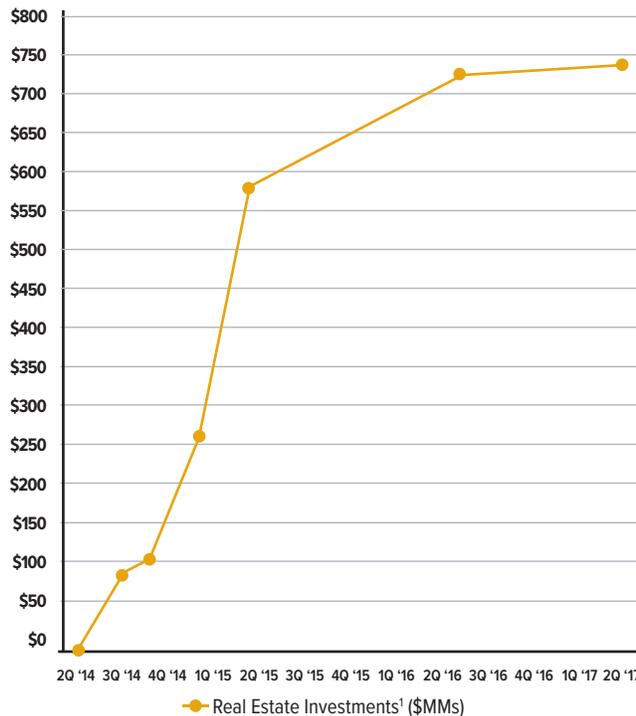
Financial Highlights

Real Estate Investments ¹	\$748.1 million
Leverage Ratio ²	31%

Distribution Information

Distribution Rate ³ (as of June 30, 2017)	6.05%
Distribution Frequency	Monthly

REAL ESTATE INVESTMENTS¹ (in millions)



PROPERTY MAP



1 Total real estate investments, at cost as of June 30, 2017, recorded on ARC NYCR balance sheet.

2 Calculated as total debt outstanding net of deferred financing costs divided by total real estate investments at cost.

3 Annualized Distribution Rate is calculated based upon distributions of \$1.51 per share per annum (calculated by annualizing the daily distribution rate as of June 30, 2017) divided by the initial public offering per share price of \$25.00, or 6.05%. Based on ARC NYCR Estimated Per-Share NAV of \$21.25 as of June 30, 2016, the annualized distribution yield is 7.1%.



New York, NY

PROPERTY SPOTLIGHT

1140 AVENUE OF AMERICAS

OVERVIEW

On June 15, 2016, ARC NYCR acquired 1140 Avenue of Americas, a Class-A institutional-quality office property, located in the heart of Bryant Park for \$180 million. The building contains 249,703 rentable square feet and is currently 81% leased. Constructed in 1926, the property was completely renovated in 2010 with an all-new glass façade and outdoor terraces featuring views of Central Park.

SELECT TENANT PROFILES

City National Bank offers a full complement of banking, trust and investment services through 75 offices, including 16 full-service regional centers. Its 3,600 colleagues deliver personal service and financial solutions to entrepreneurs, professionals, their businesses and their families. On November 2, 2015, City National merged with Royal Bank of Canada.

Office Space Solutions provides executive suites, virtual offices, virtual receptionist, and a full complement of services essential to its customers. OSS centers offer a wide range of services customized to provide its clients with integrated telecommunications services, reception services, secretarial services, the most advanced office technology, conference rooms and dedicated or non-dedicated office space.

P/S/L Group America provides online fieldwork services to pharmaceutical market research, consulting, and healthcare communication agencies in Europe, North America, Latin America, Asia, and internationally.

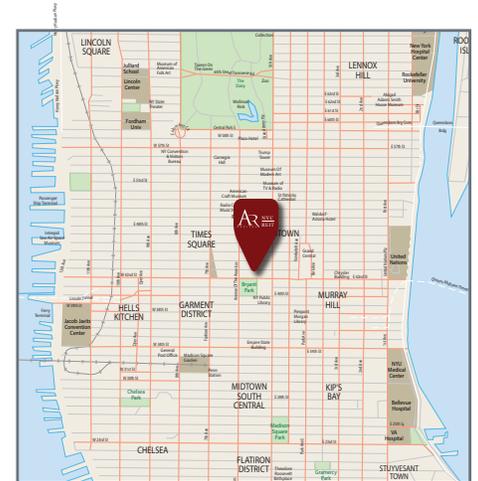
Waterfall Asset Management is a SEC-registered specialist credit advisor focused on High Yield Asset Backed Security (ABS) and loan investments. As of March 31, 2017, Waterfall has approximately \$6.8 billion in assets under management.

LOCATION SUMMARY

The property is located two blocks from Bryant Park and within a five minute walk of Times Square, Grand Central Terminal, Port Authority, and Rockefeller Center.

PROPERTY AT A GLANCE

Address	1140 Avenue of Americas New York, NY 10036
Gross Leasable Area	249,703 square feet
Purchase Price	\$180.0 million
Acquisition Date	June 15, 2016
Occupancy	81%



For more information on ARC NYCR, please visit the company website, www.newyorkcityreit.com or call our Investor Relations department at 866-902-0063.

The information included herein should be read in connection with your review of ARC NYCR's Quarterly Report on Form 10-Q for the quarter ended June 30, 2017, as filed with the U.S. Securities and Exchange Commission ("SEC") on August 11, 2017.

Forward-Looking Statement Disclosure

The statements in this report include statements regarding the intent, belief or current expectations of ARC NYCR and members of its management team, as well as the assumptions on which such statements are based, and generally are identified by the use of words such as "may," "will," "seeks," "strives," "anticipates," "believes," "estimates," "expects," "plans," "intends," "should" or similar expressions. 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 ARC NYCR's Annual Report on Form 10-K for the year ended December 31, 2016, as filed with the SEC on March 28, 2017 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 ARC 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.