



THIRD QUARTER 2017 UPDATE

Our third 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 September 30, 2017, for these properties, occupancy was 87.1%, and the weighted average lease term remaining was 6.4 years. Our leverage remains conservative at 31% debt to cost, leaving significant balance sheet capacity to grow the portfolio.

During the third 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 September 30, 2017)

Property Highlights

Number of Properties	6
Rentable Square Feet	1.1 million
Occupancy	87.1%
Weighted Avg. Remaining Lease Term (Yrs.)	6.4

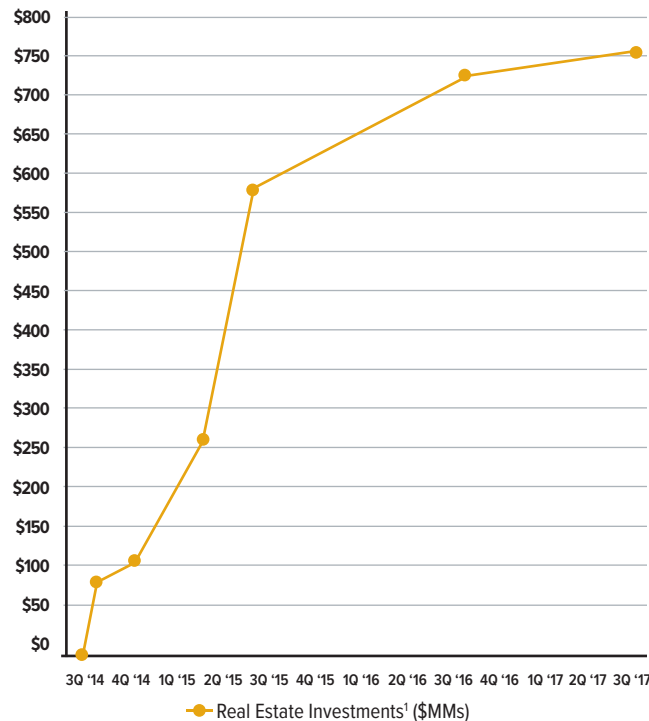
Financial Highlights

Real Estate Investments ¹	\$751 million
Leverage Ratio ²	31%

Distribution Information

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

REAL ESTATE INVESTMENTS¹ (in millions)



PROPERTY MAP



1 Total real estate investments, at cost as of September 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 September 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 \$20.26 as of June 30, 2017, which was published on October 26, 2017, the annualized distribution yield is 7.5%.



New York, NY

PROPERTY SPOTLIGHT

9 Times Square

OVERVIEW

ARC NYCR acquired 9 Times Square, a Class-A institutional-quality property, containing approximately 167,000 rentable square feet, in November 2014. ARC 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, we have completed the relocation of the lobby from Seventh Avenue to 41st Street, thereby increasing valuable Seventh Avenue retail frontage.

SELECT TENANT PROFILES

Black Mountain Systems is a software company that develops innovative, tailored solutions for data aggregation, process management, and business reporting. Global investment firms use Black Mountain's solutions to add operating efficiency and reduce risk by eliminating the boundaries between systems, information, and people, allowing employees to focus on high-value activities that drive investment performance.

UXC Eclipse is a DXC Technology Company. DXC Technology (DXC: NYSE) is the world's leading independent, end-to-end IT services company, helping clients harness the power of innovation to thrive on change. Created by the merger of CSC and the Enterprise Services business of Hewlett Packard Enterprise, DXC Technology serves nearly 6,000 private and public sector clients across 70 countries. The company's technology independence, global talent and extensive partner alliance combine to deliver powerful next-generation IT services and solutions.

Knotel runs a network of custom locations with adaptable environments and on-demand headquarters that cater to modern business needs. With almost 600k square feet in New York City and its first location in San Francisco, Knotel is the leader in flexible office for established companies.

LOCATION SUMMARY

The property is located just one block south of the Times Square bow tie submarket, which benefits from unrivaled foot traffic in New York City.

PROPERTY AT A GLANCE

Address	9 Times Square / 200 West 41 st Street New York, NY 10018
Gross Leasable Area (as of Sept 30, 2017)	167,390 square feet
Purchase Price	\$162.2 million
Acquisition Date	November 5, 2014
Occupancy	57.9%



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 September 30, 2017, as filed with the U.S. Securities and Exchange Commission ("SEC") on November 13, 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.