



## THIRD QUARTER 2018 UPDATE

American Realty Capital New York City REIT, Inc. continues to work closely with leasing agents, commercial brokers, tenants and property managers to lease up vacant space, pursue potential acquisitions and maintain our existing tenant relationships. A key objective of management in the near-term is to continue to lease-up the portfolio. Successful execution of this strategy requires upfront costs, mainly in the form of leasing commissions and tenant improvements, which are used to attract tenants to sign new leases. These initial investments are expected to provide long-term benefits to shareholders as increased occupancy levels and net operating income will improve the value of the portfolio.

As of September 30, 2018, our portfolio consisted of six properties located in 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. Portfolio occupancy was 90.3%, with the largest increase in occupancy coming from 1140 Avenue of Americas, which was 91.3% leased in comparison to being 89.1% leased at the end of the second quarter of 2018. Overall our weighted average lease term remaining was 6.2 years<sup>1</sup> and our net leverage remains low at 30%<sup>3</sup>, providing room for additional leverage and potential portfolio growth. Additionally, during the third quarter, 19,813 square feet of new leases commenced with a weighted average lease term of 11.7 years.<sup>1</sup>

During the quarter, we executed three new leases totaling 21,520 square feet, increasing annualized cash rents by \$1.1 million in the aggregate. If the leases had commenced during the quarter, it would have extended portfolio occupancy to 92.8%. We also executed two lease renewals for a total of 22,524 square feet.

## PORTFOLIO HIGHLIGHTS (As of September 30, 2018)

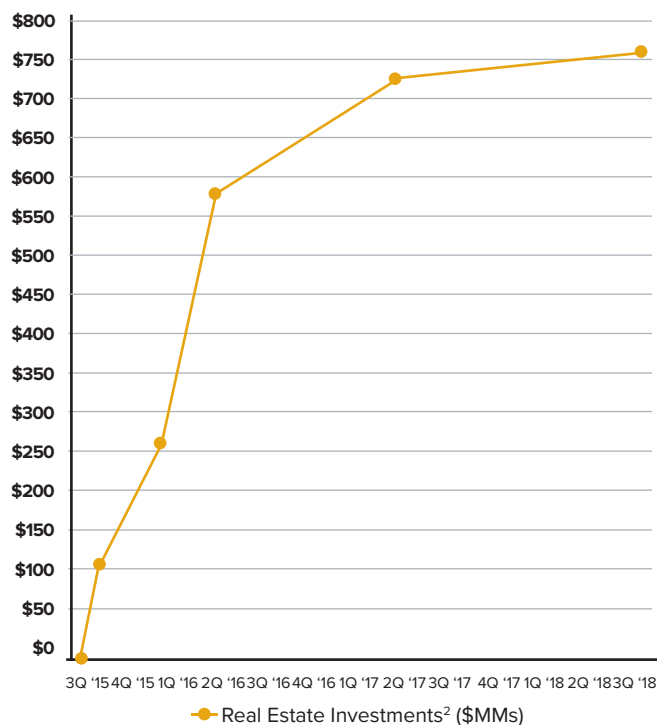
### Property Highlights

Number of Properties	6
Rentable Square Feet	1.1 million
Occupancy	90.3%
Weighted Avg. Remaining Lease Term (Yrs.) <sup>1</sup>	6.2

### Financial Highlights

Real Estate Investments <sup>2</sup>	\$756 million
Net Leverage <sup>3</sup>	30%
Weighted Average	4.5%
Effective Interest Rate	

## REAL ESTATE INVESTMENTS<sup>2</sup> (in millions)



## PROPERTY MAP



1 Weighted average remaining lease term in years based on annualized straight-line rent as of September 30, 2018.

2 Total real estate investments, at cost as of September 30, 2018, recorded on ARC NYCR balance sheet.

3 Based on total mortgage notes payable, gross less cash and cash equivalents divided by total real estate investments at cost as of 9/30/2018.



New York, NY

## PROPERTY SPOTLIGHT

## 123 William Street

### OVERVIEW

American Realty Capital New York City REIT, Inc. acquired 123 William Street, an institutional-quality office property, located in lower Manhattan for \$253 million in March 2015. The property contains approximately 543,000 rentable square feet. During the third quarter, we entered into a 10-year, 7,090 square foot, office lease with Classroom, Inc. for a partial floor in the building and also entered into a 10-year, 9,584 square foot, office lease with Fundera for a partial floor in the building expanding them to a full-floor presence. If these two leases had commenced during the quarter, it would have extended occupancy at 123 William Street to 98%.

### SELECT TENANT PROFILES

**Classroom, Inc.** is a nonprofit that helps students in high-poverty communities develop literacy and leadership skills. By creating digital learning games and curriculum set in the professional world and supporting educators in creating student-centered classrooms, Classroom, Inc. invites students to take charge of their learning.

**Fundera** provides advice and comparison technology to help business owners easily identify their best-fit financial products and, ultimately, make better business decisions. Fundera's mission is to give business owners the tools and advice they need to build great businesses.

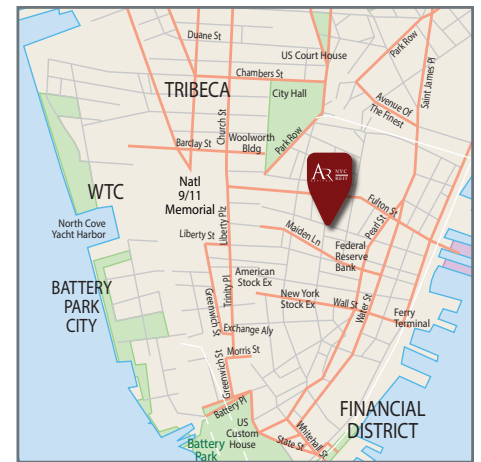
**Knotel** runs a network of custom locations with adaptable environments and on-demand headquarters that cater to modern business needs. With almost 600,000 square feet in New York City and its first location in San Francisco, Knotel is the leader in flexible office space for established companies.

### LOCATION SUMMARY

The property is located in Lower Manhattan, also called the Financial District. In addition to Chinatown, Little Italy and Battery Park, Lower Manhattan is home to Wall Street as well as the World Trade Center.

### PROPERTY AT A GLANCE

Address	123 William Street New York, NY 10038
Gross Leasable Area	542,676 square feet
Purchase Price	\$253.0 million
Acquisition Date	March 27, 2015
Occupancy	94.7%



For more information on American Realty Capital New York City REIT, Inc. ("ARC NYC"), please visit the company website, [www.newyorkcityreit.com](http://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 NYC's Quarterly Report on Form 10-Q for the quarter ended September 30, 2018, as filed with the U.S. Securities and Exchange Commission ("SEC") on November 14, 2018.

### Forward-Looking Statement Disclosure

The statements in this report include statements regarding the intent, belief or current expectations of ARC NYC 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 NYC's Annual Report on Form 10-K for the year ended December 31, 2017, as filed with the SEC on March 19, 2018 and any subsequent Quarterly Reports on Form 10-Q, which are available at the SEC's website at [www.sec.gov](http://www.sec.gov). Further, forward-looking statements speak only as of the date they are made, and ARC NYC 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.