



American Realty Capital  
New York City REIT

4Q 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 Global, 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

#### Distribution<sup>1</sup>

(as of December 31, 2015)  
6.05%

#### Distribution Frequency

Monthly

### Key Facts (as of December 31, 2015)

#### Effectiveness Date

April 24, 2014

#### Total Capital Raised<sup>2</sup>

\$758.9 million

#### Real Estate Investments<sup>3</sup>

\$550.4 million

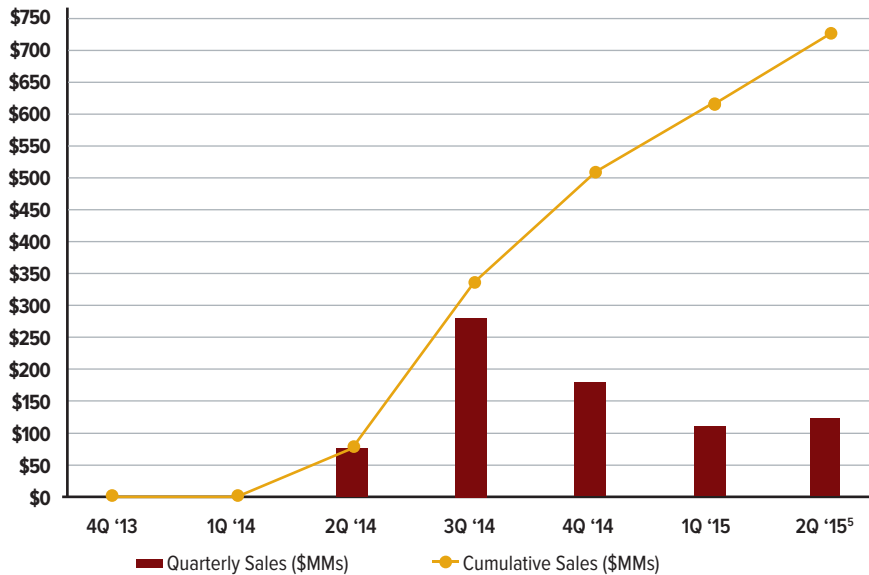
#### Leverage Ratio<sup>4</sup>

17.4%

#### Date of Escrow Break

May 29, 2014

### Portfolio Highlights (as of December 31, 2015)



### Top Tenants

Top Tenants	Percentage of Straight-Line Rent
Planned Parenthood Federation of America, Inc.	10.7%
The People of the State of New York	8.2%
Cornell University	7.9%
The City of New York	7.6%
United States of America	6.2%

### Property Highlights

Number of Properties	5
Square Feet	841,868
Occupancy Rate	89.2%
Weighted Avg. Remaining Lease Term (Yrs.)	7.8

- Distributions payable to stockholders of record each day during the applicable month equal \$0.0041438356 per day, which is equivalent to \$1.5125 per annum, per share of common stock, which equals approximately 6.05% annually
- Includes gross proceeds raised via shares issued pursuant to the distribution reinvestment plan
- Total real estate investments, at cost as of December 31, 2015 as recorded on NYC REIT balance sheet
- Calculated as debt outstanding divided by total real estate investments at cost
- Includes approximately \$21 million in payments received after fundraising closed on May 31, 2015, which were dated prior to close



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### **Investor Inquiries**

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

**[www.newyorkcityreit.com](http://www.newyorkcityreit.com)**

The information included herein should be read in connection with your review of NYC REIT's Annual Report on Form 10-K for the year ended December 31, 2015, as filed with the U.S. Securities and Exchange Commission ("SEC") on March 15, 2016.

### **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 NYC REIT's Annual Report on Form 10-K for the year ended December 31, 2015, as filed with the SEC on March 15, 2016 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 NYC REIT 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.