



American Realty Capital
New York City REIT

4Q 2016
REPORT



American Realty Capital New York City REIT, Inc.

SHAREHOLDER COMMUNICATION - NOT FOR USE AS SALES MATERIAL

Dear Fellow Shareholder,

We are pleased to provide you with updated information about the American Realty Capital New York City REIT, Inc. (“ARC NYCR”) portfolio and performance as of year-end 2016. We continue to deliver on our core investment objectives of acquiring and managing a portfolio of real estate located in New York City.

Our fourth quarter 2016 results demonstrate our commitment to the solid execution of our stated business objectives. ARC NYCR’s 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. Together the portfolio’s assets comprise more than 1 million square feet. Occupancy was 90% at year end, while the weighted average lease term remaining was at 6.2 years. Our leverage remains conservative at 26% debt to cost, leaving significant balance sheet capacity to provide additional capital to grow the portfolio.

During the 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 property value.

Looking ahead, ARC NYCR will continue to monitor the debt markets and take advantage of financing opportunities to thoughtfully grow our leverage and increase our assets under management. Higher leverage, in addition to deployment of capital and lease up of current vacancy, is anticipated to continue to improve our earnings and distribution coverage.

Our results reflect the dedication of ARC NYCR’s management team, and that of the parent of our sponsor, AR Global Investments, LLC (“AR Global”), to maximize shareholder value. In particular, we aim to deliver this through three core investment features - sustainable current distributions, protection and preservation of invested capital and the potential for capital appreciation.

All AR Global sponsored investment programs create value in the same way; through the thoughtful selection, intelligent acquisition, and experienced management of owned real estate, structured in a public, non-traded investment vehicle. We believe that this long-term, practiced approach to real estate ownership serves our investors well, particularly in an environment marked by political uncertainty and market instability.

Looking to the year ahead, we remain committed to acquiring and managing a portfolio of real estate located across New York City and to maximizing value for you, our shareholders. Together with AR Global, we look forward to continuing to serve you with these goals in mind.

As always, please feel free to contact us at 866-902-0063 to speak with a member of AR Global’s client services group.

Sincerely,



Michael Weil
Chief Executive Officer, President and Secretary

Fact Sheet

Investment Objectives

American Realty Capital New York City REIT, Inc. (“ARC NYCR”) 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, ARC NYCR 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

Distribution¹

(as of December 31, 2016)

6.05%

Distribution Frequency

Monthly

Key Facts (as of December 31, 2016)

Total Capital Raised²

\$764.8 million

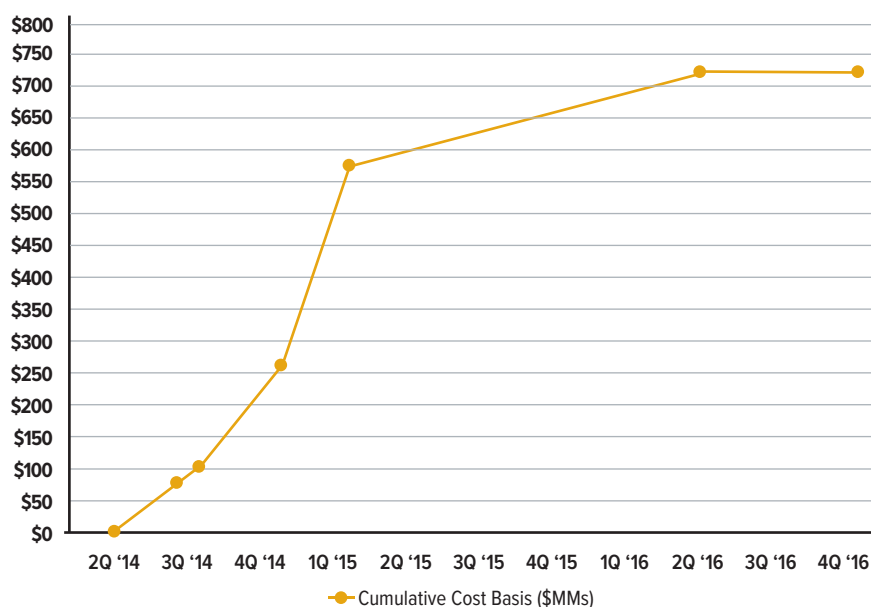
Real Estate Investments³

\$744.9 million

Leverage Ratio⁴

26%

Real Estate Investments³ (in millions)



Property Highlights

Number of Properties	6
Square Feet	1,091,571
Occupancy Rate	89.8%
Weighted Avg. Remaining Lease Term (Yrs.)	6.2

1 Annualized Distribution Yield is calculated based upon distributions of \$1.51 per share per annum (calculated by annualizing the daily distribution rate as of December 31, 2016) 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%.

2 Includes gross proceeds raised via shares issued pursuant to the distribution reinvestment plan.

3 Total real estate investments, at cost as of December 31, 2016 as recorded on ARC NYCR balance sheet.

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



Investor Inquiries

For more information on ARC NYCRC, please visit the company website listed below or call our Investor Services department at 866-902-0063.

www.newyorkcityreit.com

The information included herein should be read in connection with your review of ARC NYCRC's Annual Report on Form 10-K for the year ended December 31, 2016, as filed with the U.S. Securities and Exchange Commission ("SEC") on March 28, 2017.

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 ARC NYCRC'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 NYCRC 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.