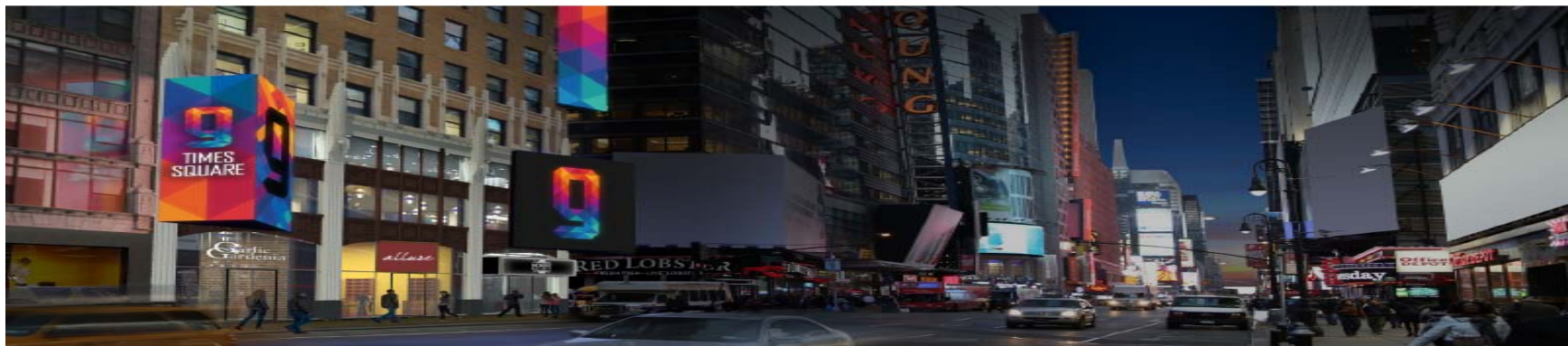




American Realty Capital New York City REIT, Inc.

Publicly Registered Non-Traded Real Estate Investment Trust*



**American Realty Capital New York City REIT, Inc., intends to qualify as a real estate investment trust ("REIT") commencing with the tax year ending December 31, 2015.*

THIS IS NEITHER AN OFFER TO SELL NOR A SOLICITATION OF AN OFFER TO BUY THE SECURITIES DESCRIBED HEREIN. AN OFFERING IS MADE ONLY BY THE PROSPECTUS. THIS SALES AND ADVERTISING LITERATURE MUST BE READ IN CONJUNCTION WITH THE PROSPECTUS IN ORDER TO UNDERSTAND FULLY ALL OF THE IMPLICATIONS AND RISKS OF THE OFFERING OF SECURITIES TO WHICH IT RELATES. A COPY OF THE CURRENT PROSPECTUS MUST BE MADE AVAILABLE TO YOU IN CONNECTIONS WITH THIS OFFERING. American Realty Capital New York City REIT, Inc. is subject to higher fees and charges than some traditional investments. No offering is made except by a prospectus filed with the Department of Law of the state of New York. Neither the Attorney-General of the State of New York nor any other state or federal regulator has passed on or endorsed the merits of this offering or these securities or confirmed the adequacy or accuracy of the prospectus. Any representation to the contrary is unlawful.

Important Information Regarding The Offering

Risk Factors

Investing in our common stock involves a high degree of risk. You should purchase these securities only if you can afford a complete loss of your investment. See the section entitled “Risk Factors” in the prospectus for a discussion of the risks which should be considered in connection with your investment in our common stock.

Forward-Looking Statements

This presentation may contain forward-looking statements. You can identify forward-looking statements by the use of forward looking terminology such as “believes,” “expects,” “may,” “will,” “would,” “could,” “should,” “seeks,” “intends,” “plans,” “projects,” “estimates,” “anticipates,” “predicts,” or “potential” or the negative of these words and phrases or similar words or phrases.

Please review the end of this presentation and the fund’s prospectus for a more complete list of risk factors, as well as a discussion of forward-looking statements and other offering details.

Investment Thesis

- Focused on buying New York City commercial real estate
- 3 Primary objectives*:
 - Preserve and protect capital
 - Provide attractive and stable cash distributions; and
 - Increase the value of assets in order to generate capital appreciation.

NYCR seeks to provide:

A gold-colored circle containing the text 'Capital Preservation' in white.

Capital
Preservation

A gray-colored circle containing the text 'Monthly Cash Distributions' in white.

Monthly
Cash
Distributions

A dark red-colored circle containing the text 'Capital Appreciation' in white.

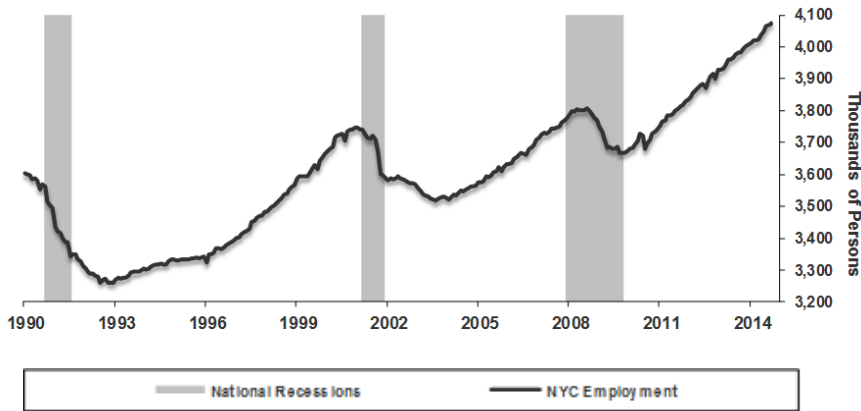
Capital
Appreciation

*There is no guarantee these objectives will be met.

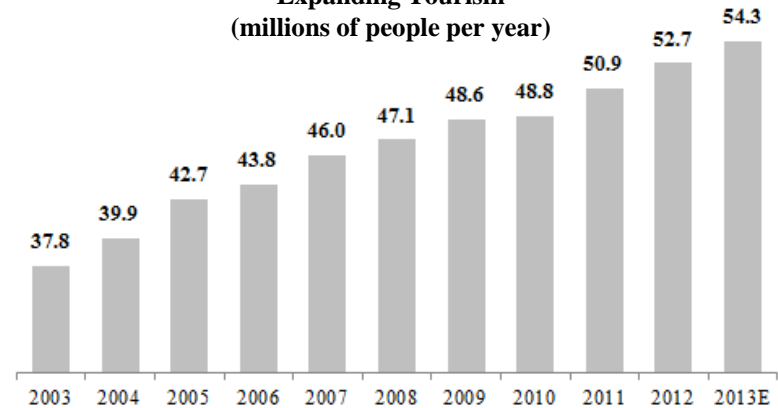
New York City Market Trends



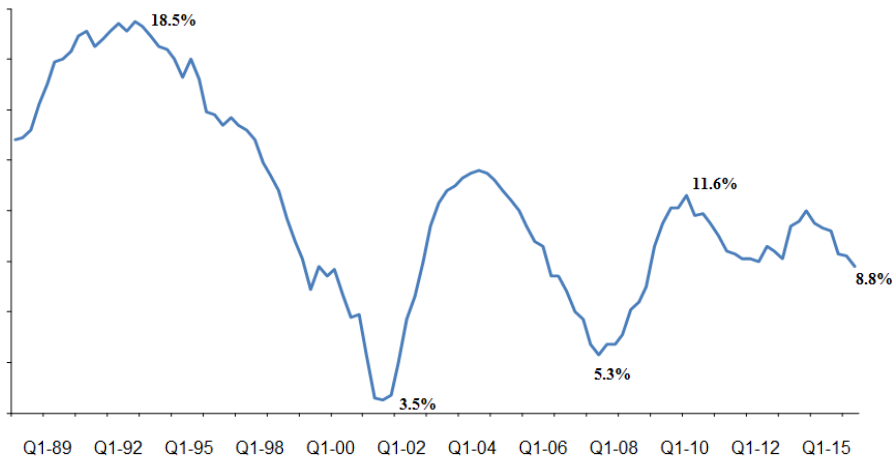
NYC Employment Trends



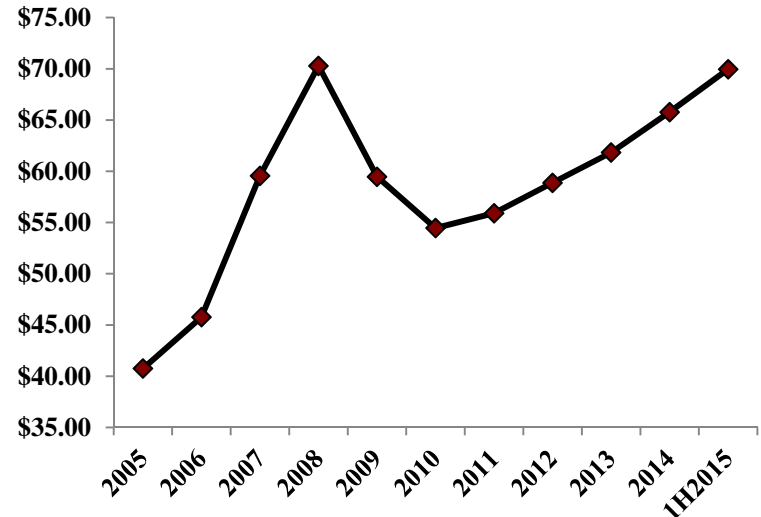
Expanding Tourism
(millions of people per year)



Manhattan Office Market
Vacancy Rate



Manhattan Office Asking Rents



Source: Cushman & Wakefield Research, US Bureau of Labor Statistics

Portfolio Snapshot



- 5 properties consisting of 841,868 square feet ⁽¹⁾
- 86.2% occupancy
- Weighted average remaining lease term of 8.3 years

Property/Portfolio	Property Type	Main Tenant	Square Feet	Occupancy (excl. Master Leases)	Avg. Remaining Leasing Term (2)	Cost Basis	
						Base Purchase Price (in thousands)	Base Purchase Price (PSF)
421 West 54th Street	Retail	Gibson Guitar Corp.	12,327	100.0%	5.0	\$7,250	\$588
400 East 67th Street	Office/Retail	Cornell University TD Bank	58,750	100.0%	8.5	\$76,000	\$1,294
200 Riverside Boulevard	Garage	Icon Parking	61,475	100.0%	22.0	\$9,000	\$146
9 Times Square	Office/Retail	Black Mountain UXC Eclipse	166,640	49.7%	4.6	\$162,291	\$974
123 William Street	Office	NYC Admin Services NY Department of State McAloon Friedman	542,676	94.1%	8.7	\$253,000	\$466
Sub-total			841,868	86.2%	8.3	\$507,541	\$603

(1) As of September 30, 2015

(2) Remaining lease term in years as of September 30, 2015 calculated on a weighted-average basis, as applicable

Balance Sheet Snapshot

- Strong balance sheet
- Low leverage (19% LTTP)
- Strong interest coverage (3.9x)

Current Capital Structure

	(\$000)	Effective Rate ⁽¹⁾
Base Purchase Price	\$507,541	
Capex, Other Adjustments ⁽²⁾	\$37,055	
Total Real Estate Assets, at Cost (GAAP)	\$544,596	
Cash	\$192,947	
Other Assets	\$3,725	
Total Assets	\$741,268	
Total Mortgage Debt	\$96,000	2.55%
Other Liabilities	\$37,733	
Total Stockholders' Equity	\$607,535	
Total Liabilities and stockholders' equity	\$741,268	
Total Debt / Base Purchase Price	19%	
Interest Coverage Ratio	3.9X	

(1) Assumes 30-day LIBOR of 20 bps applied to floating rate debt

(2) Includes below-market lease liability addbacks and write-offs due to lease expiration/termination

Dividend Coverage



- Not currently covering dividend due to un-invested cash, low leverage and vacancy at 9 Times Square
- Expect to cover dividend upon full deployment of capital and lease-up*
- Expect to assume ~\$500- \$800 MM of acquisitions for full deployment

*There is no guarantee the dividend will be fully covered.

Key Initiatives



- Finish deployment of capital (expected in first half of 2016)
- Focus on leasing upside at 9 Times Square
- Establish NAV no later than October 2016

Experienced NYCR Management Team and Board of Directors



Michael Weil 
Executive Chairman

Elizabeth Tuppeny 
Independent Director

Abby Wenzel 
Independent Director

Michael Happel 
CEO & President

Nicholas Radesca 
CFO & COO

Michael Ead 
Assistant General Counsel

Judi Stillman 
Controller

Patrick O'Malley 
CIO

Zachary Pomerantz 
V.P. Asset Management

Stephen Rothstein 
Associate

Alex O'Connor 
Associate

James Beckner 
Associate

There are risks associated with an investment in American Realty Capital New York City REIT, Inc. The following is a summary of these risks. A more detailed description of the associated risks is found in the prospectus.

- No public market currently exists for shares of our common stock, nor may a public market ever exist and our shares are illiquid. There are limitations on ownership and transferability of our shares.
- We are obligated to pay substantial fees to our advisor and its affiliates, including fees payable upon sale of properties, which may result in our advisor recommending riskier or more speculative investments. We are depending on our advisor to select investments and conduct our operations. Adverse changes in the financial condition of our advisor could adversely affect us.
- If we, through our advisor, are unable to find suitable investments, we may not be able to achieve our objectives or pay distributions. If we are unable to raise substantial funds, we will be limited in the number and types of investments, our ability to diversify our investments will be limited.
- Properties may be adversely affected by the current economic downturn, as well as economic cycles and risks inherent to the New York market. The offering may be subject to risks associated with the significant dislocations and liquidity disruptions currently occurring in the United States credit markets.
- There are substantial conflicts among the interests of our investors, our interests and the interests of our advisor, sponsor, dealer manager and our respective affiliates regarding compensation, investment opportunities and management resources.

- Our investment objectives and strategies may be changed without shareholder consent.
- There are significant risks associated with maintaining a high level of leverage as permitted under our charter. If we incur substantial debt, it may hinder our ability to pay distributions to our shareholders or could decrease the value of your investment if income on, or the value of, the property securing the debt falls.
- Distributions are not guaranteed. We may not be able to pay or maintain cash distributions and they are subject to change at any time. Payment of fees to our advisor as well as the payment of operating expenses will reduce cash available for distributions. We may pay distributions from the net proceeds of our offering, from our borrowings, or from other sources and we have paid a portion of our distribution from the net proceeds of our offering. Cumulative distributions exceed cumulative earnings.
- Our share repurchase program is subject to numerous restrictions, may be cancelled at anytime and should not be relied upon as a means of liquidity.
- Our failure to qualify or continue to qualify to be treated as a real estate investment trust for U.S. federal income tax purposes (“REIT”) would result in higher taxes. Our dealer manager has not conducted an independent review of this prospectus.
- We may be deemed to be an investment company under the Investment Company Act and thus subject to regulation under the Investment Company Act.
- The management of multiple REITs by our executive officers and officers of our advisor may significantly reduce the amount of time spent on activities related to us and cause other conflicts of interest, which may cause operating results to suffer.
- We will compete for investors with other programs of our sponsor.

- For account information, including balances and the status of submitted paperwork, please call us at (844) 276-1077
- Financial Advisors may view client accounts, statements and tax forms at www.dstvision.com
- Shareholders may access their accounts at www.americanrealtycap.com



American Realty Capital
New York City REIT

www.newyorkcityreit.com

ALL OTHER INQUIRIES

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