



Dear Fellow Shareholders,

We are pleased to report that American Realty Capital New York City REIT, Inc. (“NYC REIT”) performed consistent with our expectations during the third quarter of 2016, as we continued to execute on our stated investment objectives of acquiring and managing a diversified portfolio of New York City real estate.

These results demonstrate the commitment of NYC REIT’s management team and the parent of its sponsor, AR Global Investments, LLC (“AR Global”), in seeking exceptional performance for you, our shareholders. As you may know, AR Global began almost a decade ago as a sponsor and manager to a number of public non-traded alternative investment vehicles, designed to address an unmet investor need for a combination of current cash distributions and capital preservation. Over its history, through volatile markets and economic challenges, AR Global has demonstrated its success in designing, building and operating companies like NYC REIT, while holding to its founding principle of putting investors first.

Today, AR Global manages close to \$14 billion of real estate assets across a platform of seven public non-traded and two New York Stock Exchange-listed real estate investment trusts or REITs. We encourage you to visit [www.ar-global.com](http://www.ar-global.com) to access up-to-date information on NYC REIT and other AR Global-sponsored investment programs.

Our commitment to performance is reflected in NYC REIT’s third quarter results. Our balance sheet remains strong with a low leverage ratio of 26% debt to assets, providing significant flexibility for additional leverage and portfolio growth. Portfolio occupancy across our six properties was up by 0.5% for the quarter, to 89.8%. During the third quarter we also achieved enhanced financial performance, with same-store cash net operating income increasing by 11% compared to the second quarter, following the expiration of free rent periods at two of our properties. Subsequent to the third quarter, in October, we published our first annual estimated per share net asset value (“NAV”), at \$21.25. This NAV was based on an appraisal of our assets performed by Duff & Phelps, LLC, and the account statement received in November will have reflected this per share estimated NAV.

Looking ahead, we will continue to pursue attractive acquisition opportunities using our existing cash on hand, while also utilizing additional leverage made possible by our flexible balance sheet, in order to increase overall shareholder value. To the same end, we will continue to actively manage our existing portfolio of best-in-class assets, including our current office and retail leasing campaign and ground floor renovations at 9 Times Square.

As demonstrated again this quarter, we remain committed to acquiring and managing a portfolio of New York City real estate in line with our core investment objectives, seeking exceptional performance, aligning ourselves with our shareholders and communicating clearly with our constituents. Above all, we are focused on delivering an exceptional experience that puts you, our shareholders, first. Together with AR Global, we look forward to continuing to deliver performance for you in line with these goals.

With warm regards,



Michael Happel  
*Chief Executive Officer, President and Secretary*

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 September 30, 2016)  
6.05%

**Distribution Frequency**  
Monthly

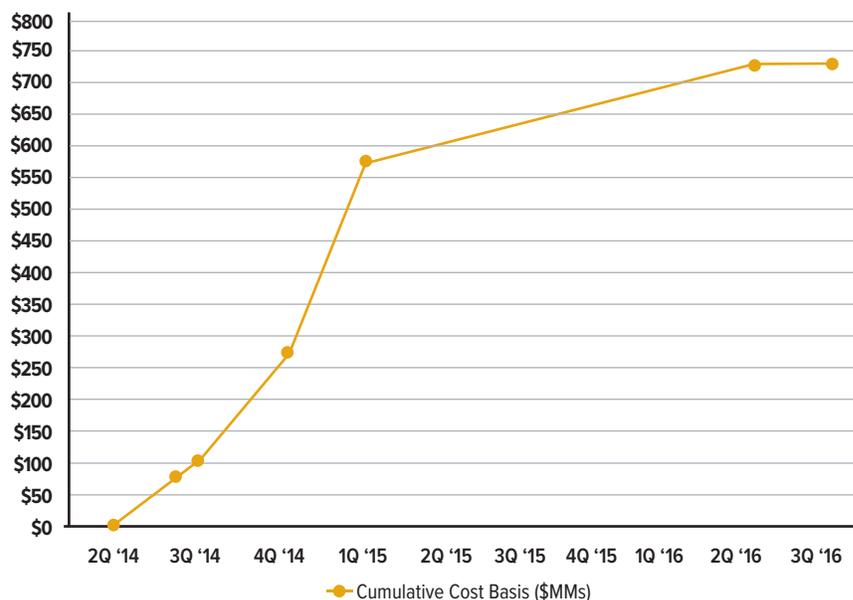
**Key Facts** (as of September 30, 2016)

**Total Capital Raised<sup>2</sup>**  
\$759.8 million

**Real Estate Investments<sup>3</sup>**  
\$745.3 million

**Leverage Ratio<sup>4</sup>**  
25.6%

**Real Estate Investments<sup>3</sup> (in millions)**



**Property Highlights**

Number of Properties	6
Square Feet	1,091,571
Occupancy Rate	89.8%
Weighted Avg. Remaining Lease Term (Yrs.)	6.6

1 Distributions payable to stockholders of record each day during the applicable month equal \$0.004132513665 per day, which is equivalent to \$1.5125 per annum, per share of common stock, which equals approximately 6.05% annually  
 2 Includes gross proceeds raised via shares issued pursuant to the distribution reinvestment plan  
 3 Total real estate investments, at cost as of September 30, 2016 as recorded on NYC REIT 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 NYC REIT, please visit the company website listed below or call our Investor Services department at 866-902-0063.

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

The information included herein should be read in connection with your review of NYC REIT's Quarterly Report on Form 10-Q for the three months ended September 30, 2016, as filed with the U.S. Securities and Exchange Commission ("SEC") on November 14, 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.