

ARCTRUST

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AFFILIATES:
ARC PROPERTIES, INC.
ARC INTERNATIONAL FUND

January 20, 2016

Dear Investor:

Enclosed are the offering materials for ARC Property Trust, Inc. ("ARCTRUST") - a real estate investment trust that specializes in the development and acquisition of Net Lease Properties. The materials include: 1) Executive Summary, 2) Follow-On No. 3 Offering Memorandum, 3) 2014 Annual Report and 4) Subscription Agreement.

ARCTRUST is raising an additional \$30,000,000 in a fourth or "Follow-On" offering of Common Stock at \$13.45 per share. The share price was based on an independent valuation of our real property assets by Colliers International Valuation and Advisory Service, Inc.



The proceeds of this offering will be used to expand the existing portfolio through the development and acquisition of Reliable Net Lease Properties. Net Lease Properties are general purpose commercial properties leased long term to one or more nationally or regionally recognized tenants.

ARC Properties, Inc., the Advisor, is a leader in the field of Net Lease Properties and for nearly 30 years has been responsible for the development and acquisition of more than 300 properties with an aggregate value in excess of \$3 billion, most of which were Net Lease Properties.

ARCTRUST has successfully raised over \$117 million of equity between the initial offering in 2011, and the most recent follow-on offering. ARCTRUST currently holds 91 investments and has paid dividends every quarter since inception.

A new investment in ARCTRUST has a target IRR in excess of 12% with a current annual dividend of \$.76 per share (5.65% annual rate) paid quarterly. The minimum investment is \$50,000 or \$25,000 for an IRA.

Please read the enclosed information including the Confidential Private Placement Memorandum, dated January 20, 2016, which discusses various risk factors. We look forward to you joining us in this investment. To subscribe, please contact your investment representative and fill out, initial and sign the enclosed Subscription Agreement and return it to us with your investment. If you have any questions, please call Lisa Gunnels, Director of Investor Relations, at 973-249-0917.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Robert J. Ambrosi', written over a white background.

Robert J. Ambrosi
Chairman

A handwritten signature in black ink, appearing to read 'James Steuterman', written over a white background.

James Steuterman
President and COO