



ARCTRUST

Makers of Reliable Net Lease Properties

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| Name: | ARC Property Trust, Inc. (“ARCTRUST”) | |
| Type: | Real Estate Investment Trust (REIT) | |
| Offering: | \$30 million Follow-On Offering No. 3 of Common Stock at \$13.45 per share. Minimum investment of \$50,000 or \$25,000 for an IRA. Accredited investors only. | |
| Yield: | Target IRR of 12% over holding period with a 5.65 % current dividend. | |
| Term of Fund: | Plan of liquidity December 31, 2023 subject to two 1-year extensions. | |
| Risk Factors: | This investment includes a number of risk factors including a lack of liquidity. There is no assurance the terms above will be achieved. See Risk Factors section of PPM. | |
| Use of Funds: | Expansion of existing Net Lease Property portfolio through new investments. | |
| Investment Strategy: | Develop and acquire Net Lease Properties nationwide with a focus on the New York to Washington D.C. corridor and Florida. Approximate leverage of 65%. | |
| Net Lease Properties: | Net Lease properties are general purpose free standing buildings each leased long term to one or more nationally or regionally recognized tenants. | |
| Sponsor History: | The Sponsor has been responsible for the acquisition and development of more than 300 properties with an aggregate value in excess of \$3 billion. | |
| Sponsor Investment: | \$9,111,170 or 10.71% of Shares at commencement of the Offering plus additional shares to maintain ownership of no less than 5% of ARCTRUST’s shares outstanding. | |
| Current Assets: | ARCTRUST is invested in 91 diversified assets with acquisition cost exceeding \$250 million. Portfolio includes Walgreens, CVS, 7-Eleven, Wawa, ShopRite, Bank of America, and other nationally recognized tenants. | |
| Current Dividends: | Dividends paid steadily since inception with special additional distribution made April 2012. FFO has covered dividends since 2nd quarter 2011. | |
| Share Repurchase: | Shares owned by a stockholder for three or more years may be submitted to ARCTRUST for repurchase. See Share Repurchase Program section of PPM. | |
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