



ARCTRUST

Makers of Reliable Net Lease Properties

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:	ARC Properties, Inc. 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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