

American Realty Capital Trust, Inc.  
Form 8-K  
December 09, 2011

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, DC 20549

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FORM 8-K

CURRENT REPORT  
Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934

Date of report (Date of earliest event reported): December 5, 2011

American Realty Capital Trust, Inc.  
(Exact Name of Registrant as Specified in Its Charter)

Maryland  
(State or Other Jurisdiction of Incorporation)

333-145949  
(Commission File Number)

71-1036989  
(IRS Employer Identification No.)

106 Old York Road  
Jenkintown, PA  
(Address of Principal Executive Offices)

19046  
(Zip Code)

(215) 887-2189 (Registrant's Telephone Number, Including Area Code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

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Item 8.01 Other Events.

On December 5, 2011, American Realty Capital Trust, Inc. (the “Company”) issued a press release reporting the completion of acquisitions for its portfolio of properties. A copy of the press release is furnished as Exhibit 99.1 to this Current Report on Form 8-K.

As of December 6, 2011, the Company owned interests in 478 real estate properties acquired from third parties unaffiliated with the Company or its advisor. All properties are commercial properties that are 100% leased to investment grade or other credit worthy tenants. The following is a summary of the Company’s real estate properties as of December 6, 2011 (dollars in thousands):

| Property             | Acquisition/<br>Disposal<br>Date | No. of<br>Buildings | Square<br>Feet | Ownership<br>Percentage | Remaining<br>Lease<br>Term(1) | Base<br>Purchase<br>Price(2) | Capitalization<br>Rate(3) | Annualized<br>Rental<br>Income/NOI(4) |
|----------------------|----------------------------------|---------------------|----------------|-------------------------|-------------------------------|------------------------------|---------------------------|---------------------------------------|
| 2008                 |                                  |                     |                |                         |                               |                              |                           |                                       |
| Acquisitions         |                                  |                     |                |                         |                               |                              |                           |                                       |
| FedEx                | Mar. 2008                        | 1                   | 55,440         | 51%                     | 7.0                           | \$ 9,694                     | 7.53%                     | \$ 730                                |
| First Niagara        | Mar. 2008                        | 15                  | 177,774        | 100%                    | 11.1                          | 40,976                       | 7.48%                     | 3,099                                 |
| Rockland<br>Trust    | May-08                           | 18                  | 121,057        | 100%                    | 9.7                           | 32,188                       | 7.86%                     | 2,530                                 |
| PNC Bank<br>(5)      | Sep. &<br>Oct. 2008              | 2                   | 8,403          | 59%                     | 17.2                          | 6,664                        | 8.21%                     | 547                                   |
| Rite Aid             | Sep. 2008                        | 6                   | 74,919         | 100%                    | 11.6                          | 18,576                       | 7.79%                     | 1,447                                 |
| PNC                  | Nov. 2008                        | 48                  | 264,196        | 100%                    | 7.0                           | 40,925                       | 7.36%                     | 3,013                                 |
|                      |                                  | 90                  | 701,789        |                         |                               | 149,023                      |                           | 11,360                                |
| 2009                 |                                  |                     |                |                         |                               |                              |                           |                                       |
| Acquisitions         |                                  |                     |                |                         |                               |                              |                           |                                       |
| FedEx II             | Jul. 2009                        | 1                   | 152,640        | 100%                    | 11.9                          | 31,692                       | 8.84%                     | 2,803                                 |
| Walgreens            | Jul. 2009                        | 1                   | 14,820         | 56%                     | 20.6                          | 3,818                        | 8.12%                     | 310                                   |
| CVS (6) (7)          | Sep. 2009 &<br>Sep. 2010         | 10                  | 131,105        | 86%                     | 22.3                          | 44,371                       | 8.37%                     | 3,713                                 |
| CVS II               | Nov. 2009                        | 15                  | 198,729        | 100%                    | 22.6                          | 59,788                       | 8.48%                     | 5,071                                 |
| Home Depot           | Dec. 2009                        | 1                   | 465,600        | 100%                    | 18.1                          | 23,532                       | 9.31%                     | 2,192                                 |
| BSFS                 | Dec. 2009<br>& Jan. 2010         | 6                   | 57,336         | 100%                    | 12.5                          | 15,041                       | 9.24%                     | 1,390                                 |
| Advance<br>Auto      | Dec. 2009                        | 1                   | 7,000          | 100%                    | 10.0                          | 1,730                        | 9.25%                     | 160                                   |
|                      |                                  | 35                  | 1,027,230      |                         |                               | 179,972                      |                           | 15,639                                |
| 2010                 |                                  |                     |                |                         |                               |                              |                           |                                       |
| Acquisitions         |                                  |                     |                |                         |                               |                              |                           |                                       |
| Fresenius            | Jan. 2010                        | 2                   | 140,000        | 100%                    | 10.7                          | 12,183                       | 9.3%                      | 1,159                                 |
| Reckitt<br>Benckiser | Feb. 2010                        | 1                   | 574,106        | 85%                     | 10.2                          | 31,100                       | 8.41%                     | 2,668                                 |
| Jack in the<br>Box   | Feb. 2010                        | 5                   | 12,253         | 100%                    | 18.3                          | 9,755                        | 7.8%                      | 780                                   |

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|                         |                     |    |         |      |      |        |        |       |
|-------------------------|---------------------|----|---------|------|------|--------|--------|-------|
|                         | &<br>Apr. 2010      |    |         |      |      |        |        |       |
| BSFS II (8)             | Feb. &<br>Mar. 2010 | 12 | 93,599  | 74%  | 12.1 | 25,902 | 8.7%   | 2,299 |
| FedEx III               | Apr. 2010           | 1  | 118,796 | 85%  | 9.6  | 33,500 | 9.03%  | 3,083 |
| Jared<br>Jewelry        | May 2010            | 3  | 19,534  | 90%  | 17.2 | 5,342  | 12.44% | 679   |
| Walgreens II            | May 2010            | 1  | 14,820  | 100% | 21.4 | 5,593  | 7.97%  | 453   |
| IHOP                    | May 2010            | 1  | 5,172   | 100% | 14.3 | 2,398  | 8.22%  | 203   |
| Advance<br>Auto II      | Jun. 2010           | 3  | 19,253  | 100% | 11.6 | 3,583  | 8.38%  | 308   |
| Super Stop<br>&<br>Shop | Jun. 2010           | 1  | 59,032  | 100% | 11.3 | 23,350 | 8.18%  | 1,940 |
| IHOP II                 | Jun. 2010           | 1  | 4,139   | 100% | 10.3 | 2,255  | 8.87%  | 204   |
| IHOP III                | Jun. 2010           | 1  | 5,111   | 100% | 19.7 | 3,254  | 9.13%  | 303   |
| Jared<br>Jewelry II     | Jun. 2010           | 1  | 6,157   | 100% | 15.2 | 1,589  | 12.78% | 209   |
| Jack in the<br>Box II   | Jun. 2010           | 6  | 14,975  | 100% | 18.6 | 11,150 | 7.83%  | 892   |
| Walgreens<br>III        | Jun. 2010           | 1  | 13,386  | 100% | 22.4 | 4,968  | 7.61%  | 383   |
| Dollar<br>General       | Jul. 2010           | 1  | 8,988   | 100% | 13.0 | 1,200  | 9.61%  | 118   |
| Tractor<br>Supply       | Jul. &<br>Aug. 2010 | 4  | 76,038  | 100% | 13.5 | 10,892 | 8.98%  | 978   |
| Advance<br>Auto III     | Jul. 2010           | 3  | 19,752  | 100% | 11.7 | 4,287  | 8.35%  | 358   |
| CSAA/CVS                | Aug. 2010           | 1  | 15,214  | 100% | 21.2 | 4,859  | 7.24%  | 352   |

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| Property                      | Acquisition/<br>Disposal<br>Date | No. of<br>Buildings | Square<br>Feet | Ownership<br>Percentage | Remaining<br>Lease<br>Term(1) | Base<br>Purchase<br>Price(2) | Capitalization<br>Rate(3) | Annualized<br>Rental<br>Income/NOI(4) |
|-------------------------------|----------------------------------|---------------------|----------------|-------------------------|-------------------------------|------------------------------|---------------------------|---------------------------------------|
| 2010 Acquisitions (continued) |                                  |                     |                |                         |                               |                              |                           |                                       |
| CSAA/First Fifth Bank (9)     | Aug. 2010                        | 2                   | 8,252          | 100%                    | 16.3                          | 6,199                        | 8.39%                     | 520                                   |
| CSAA/Walgreens                | Aug. 2010                        | 5                   | 84,263         | 100%                    | 21.2                          | 26,864                       | 7.3%                      | 1,961                                 |
| CSAA/Chase Bank (9)           | Aug. 2010                        | 2                   | 8,030          | 100%                    | 25.4                          | 6,496                        | 9.3%                      | 604                                   |
| CSAA/Home Depot (9)           | Sep. 2010                        | 1                   | 107,965        | 100%                    | 16.2                          | 8,720                        | 7.12%                     | 621                                   |
| IHOP IV                       | Sep. 2010                        | 19                  | 87,009         | 100%                    | 13.0                          | 30,000                       | 9.44%                     | 2,833                                 |
| O'Reilly Auto                 | Sep. 2010                        | 1                   | 9,500          | 100%                    | 8.3                           | 2,450                        | 8.73%                     | 214                                   |
| Walgreens IV                  | Sep. 2010                        | 1                   | 14,477         | 100%                    | 23.4                          | 6,439                        | 7.75%                     | 499                                   |
| Walgreens V                   | Sep. 2010                        | 1                   | 13,580         | 100%                    | 22.2                          | 4,767                        | 7.95%                     | 379                                   |
| Kum & Go                      | Sep. 2010                        | 14                  | 67,310         | 100%                    | 13.4                          | 22,515                       | 9.21%                     | 2,074                                 |
| FedEx IV                      | Sep. 2010                        | 1                   | 43,762         | 100%                    | 8.7                           | 3,576                        | 8.28%                     | 296                                   |
| AutoZone                      | Sep. 2010                        | 4                   | 28,880         | 100%                    | 14.7                          | 10,228                       | 8.4%                      | 859                                   |
| Brownshoe                     | Oct. 2010                        | 1                   | 351,723        | 100%                    | 18.1                          | 23,849                       | 9.89%                     | 2,358                                 |
| Payless                       | Oct. 2010                        | 1                   | 801,651        | 100%                    | 13.4                          | 44,924                       | 9.37%                     | 4,211                                 |
| Saint Joseph's Mercy Medical  | Oct. 2010                        | 3                   | 46,706         | 100%                    | 12.3                          | 9,838                        | 7.79%                     | 766                                   |
| Advance Auto IV               | Nov. 2010                        | 1                   | 6,124          | 100%                    | 13.8                          | 1,270                        | 8.35%                     | 106                                   |
| Kum and Go II                 | Nov. 2010                        | 2                   | 8,008          | 100%                    | 19.0                          | 2,895                        | 9.5%                      | 275                                   |
| Tractor Supply II             | Nov. 2010                        | 3                   | 57,368         | 100%                    | 13.9                          | 2,388                        | 9.09%                     | 218                                   |
| FedEx V                       | Nov. 2010                        | 1                   | 29,410         | 100%                    | 8.8                           | 2,800                        | 8.29%                     | 232                                   |
| Walgreens VI                  | Dec. 2010                        | 7                   | 102,930        | 100%                    | 22.5                          | 40,071                       | 7%                        | 2,805                                 |
| FedEx VI                      | Dec. 2010                        | 1                   | 142,160        | 100%                    | 12.1                          | 28,600                       | 7.92%                     | 2,264                                 |
| Dollar General II             | Dec. 2010                        | 1                   | 9,100          | 100%                    | 14.3                          | 1,281                        | 8.98%                     | 115                                   |
| FedEx VII                     | Dec. 2010                        | 1                   | 101,350        | 100%                    | 12.7                          | 18,800                       | 7.41%                     | 1,393                                 |
| FedEx VIII                    | Dec. 2010                        | 4                   | 116,689        | 100%                    | 6.7                           | 10,891                       | 8.2%                      | 893                                   |
| BB&T                          | Dec. 2010                        | 1                   | 3,635          | 100%                    | 8.1                           | 3,781                        | 7.88%                     | 298                                   |
| Walgreens VII                 | Dec. 2010                        | 1                   | 14,490         | 100%                    | 11.4                          | 2,950                        | 8.85%                     | 261                                   |
| FedEx IX                      | Dec. 2010                        | 1                   | 64,556         | 100%                    | 8.5                           | 6,012                        | 8.28%                     | 498                                   |
| Dollar General III            | Dec. 2010                        | 3                   | 27,128         | 100%                    | 13.9                          | 2,867                        | 8.72%                     | 250                                   |
| Tractor Supply III            | Dec. 2010                        | 1                   | 18,860         | 100%                    | 13.3                          | 4,825                        | 8.87%                     | 428                                   |
| DaVita Dialysis               | Dec. 2010                        | 1                   | 12,990         | 100%                    | 7.7                           | 2,848                        | 8.15%                     | 232                                   |
| Dollar General IV             | Dec. 2010                        | 1                   | 9,167          | 100%                    | 13.6                          | 1,236                        | 8.98%                     | 111                                   |
|                               |                                  | 133                 | 3,579,204      |                         |                               | 537,540                      |                           | 45,954                                |
| 2011 Acquisitions             |                                  |                     |                |                         |                               |                              |                           |                                       |
| Lowes (9)                     | Jan. 2011                        | 1                   | 141,393        | 100%                    | 14.6                          | 10,018                       | 6.74%                     | 675                                   |
| Citizens                      | Jan. 2011                        | 2                   | 14,307         | 100%                    | 7.2                           | 3,811                        | 9.11%                     | 347                                   |
| QuickTrip                     | Jan. 2011                        | 1                   | 4,555          | 100%                    | 12.3                          | 3,330                        | 8.74%                     | 291                                   |
| Dillons                       | Jan. 2011                        | 1                   | 56,451         | 100%                    | 7.9                           | 5,075                        | 7.8%                      | 396                                   |
| Wawa                          | Jan. 2011                        | 2                   | 12,433         | 100%                    | 15.4                          | 17,209                       | 7%                        | 1,205                                 |
| Walgreens VIII                | Jan. 2011                        | 9                   | 122,963        | 100%                    | 23.3                          | 54,569                       | 6.86%                     | 3,742                                 |
| DaVita Dialysis II            | Feb. 2011                        | 4                   | 23,154         | 100%                    | 10.5                          | 8,013                        | 8.9%                      | 713                                   |
| CVS III                       | Feb. 2011                        | 1                   | 13,338         | 100%                    | 25.2                          | 5,199                        | 7.25%                     | 377                                   |

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|                        |           |   |         |      |      |        |       |       |
|------------------------|-----------|---|---------|------|------|--------|-------|-------|
| Citigroup, Inc.        | Feb. 2011 | 1 | 64,036  | 100% | 13.8 | 27,275 | 7%    | 1,910 |
| Coats & Clark          | Feb. 2011 | 1 | 401,512 | 100% | 9.1  | 9,523  | 9.84% | 937   |
| Walgreens IX           | Feb. 2011 | 1 | 13,569  | 100% | 21.9 | 5,460  | 7.34% | 401   |
| Express Scripts        | Mar. 2011 | 2 | 416,141 | 100% | 7.5  | 51,281 | 9.02% | 4,623 |
| DaVita Dialysis<br>III | Mar. 2011 | 1 | 18,185  | 100% | 11.5 | 6,565  | 7.72% | 507   |

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| Property                         | Acquisition/<br>Disposal<br>Date | No. of<br>Buildings | Square<br>Feet | Ownership<br>Percentage | Remaining<br>Lease<br>Term(1) | Base<br>Purchase<br>Price(2) | Capitalization<br>Rate(3) | Annualized<br>Rental<br>Income/NOI(4) |
|----------------------------------|----------------------------------|---------------------|----------------|-------------------------|-------------------------------|------------------------------|---------------------------|---------------------------------------|
| 2011 Acquisitions<br>(continued) |                                  |                     |                |                         |                               |                              |                           |                                       |
| Dollar<br>General V              | Mar. 2011                        | 6                   | 55,363         | 100%                    | 14.2                          | 5,195                        | 8.84%                     | 459                                   |
| Wal-Mart                         | Mar. 2011                        | 1                   | 183,442        | 100%                    | 7.4                           | 12,633                       | 7.15%                     | 903                                   |
| Kohl's                           | Mar. 2011                        | 1                   | 88,408         | 100%                    | 14.2                          | 10,182                       | 7.15%                     | 728                                   |
| Texas                            | Mar. 2011                        | 1                   | 125,000        | 100%                    | 9.0                           | 32,000                       | 7.88%                     | 2,522                                 |
| Instruments                      |                                  |                     |                |                         |                               |                              |                           |                                       |
| Sam's Club<br>(9)                | Mar. 2011                        | 1                   | 141,583        | 100%                    | 13.8                          | 12,821                       | 6.64%                     | 851                                   |
| CVS IV                           | Mar. 2011                        | 1                   | 13,225         | 100%                    | 23.2                          | 5,330                        | 7.95%                     | 424                                   |
| Walgreens<br>X                   | Mar. 2011                        | 2                   | 27,760         | 100%                    | 18.7                          | 9,000                        | 7.46%                     | 671                                   |
| CVS V                            | Mar. 2011                        | 1                   | 12,900         | 100%                    | 22.2                          | 5,759                        | 7.29%                     | 420                                   |
| Provident<br>Bank                | Mar. 2011                        | 1                   | 2,950          | 100%                    | 22.2                          | 2,589                        | 9.15%                     | 237                                   |
| Dillons II                       | Mar. 2011                        | 1                   | 63,858         | 100%                    | 9.8                           | 6,420                        | 7.49%                     | 481                                   |
| FedEx X                          | Mar. & May<br>2011               | 2                   | 204,157        | 100%                    | 13.7                          | 32,200                       | 7.98%                     | 2,570                                 |
| 3M                               | Mar. 2011                        | 1                   | 650,760        | 100%                    | 9.4                           | 44,800                       | 7.35%                     | 3,294                                 |
| Bojangles                        | Mar. 2011                        | 13                  | 47,865         | 100%                    | 11.5                          | 24,789                       | 8.85%                     | 2,193                                 |
| Tractor<br>Supply II             | Mar. 2011                        | 2                   | 38,194         | 100%                    | 14.2                          | 5,103                        | 9.07%                     | 463                                   |
| Dollar<br>General VI             | Apr. 2011                        | 2                   | 18,428         | 100%                    | 14.4                          | 1,856                        | 9%                        | 167                                   |
| Dollar<br>General VII            | Apr. 2011                        | 2                   | 18,340         | 100%                    | 14.4                          | 2,093                        | 8.98%                     | 188                                   |
| O'Reilly<br>Auto II              | Apr. 2011                        | 1                   | 8,154          | 100%                    | 11.2                          | 1,894                        | 8.92%                     | 169                                   |
| Walgreens<br>XI                  | Apr. 2011                        | 1                   | 14,550         | 100%                    | 23.6                          | 4,993                        | 7.35%                     | 367                                   |
| DaVita<br>Dialysis IV            | Apr. 2011                        | 1                   | 6,020          | 100%                    | 8.0                           | 2,061                        | 8.88%                     | 183                                   |
| Whirlpool                        | Apr. 2011                        | 1                   | 750,000        | 100%                    | 9.3                           | 19,837                       | 8.1%                      | 1,606                                 |
| Wrangler                         | Apr. 2011                        | 1                   | 316,800        | 100%                    | 9.1                           | 17,286                       | 8.2%                      | 1,417                                 |
| Walgreens<br>XII                 | Apr. 2011                        | 1                   | 13,605         | 100%                    | 22.2                          | 4,380                        | 8.2%                      | 359                                   |
| 7-Eleven                         | May 2011                         | 1                   | 3,074          | 100%                    | 8.9                           | 2,950                        | 8.24%                     | 243                                   |
| BSFS III                         | May 2011                         | 1                   | 7,864          | 100%                    | 14.1                          | 2,661                        | 8.53%                     | 227                                   |
| Kohls II                         | May 2011                         | 1                   | 64,250         | 100%                    | 19.2                          | 6,398                        | 7.5%                      | 480                                   |
| National<br>Tire &<br>Battery    | May 2011                         | 3                   | 33,920         | 100%                    | 13.8                          | 5,921                        | 8.16%                     | 483                                   |
| CVS VI                           | May 2011                         | 1                   | 13,224         | 100%                    | 23.2                          | 9,110                        | 7.21%                     | 657                                   |
| BSFS IV                          | May 2011                         | 3                   | 22,904         | 100%                    | 13.0                          | 8,539                        | 8.6%                      | 734                                   |
| FedEx XI                         | May 2011                         | 1                   | 125,502        | 100%                    | 10.3                          | 39,000                       | 7.94%                     | 3,095                                 |
| Pep Boys                         | May 2011                         | 3                   | 60,140         | 100%                    | 11.7                          | 12,951                       | 8.68%                     | 1,124                                 |

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|                     |                  |   |         |      |      |        |        |       |
|---------------------|------------------|---|---------|------|------|--------|--------|-------|
| Tops Market         | May 2011         | 1 | 57,833  | 100% | 11.3 | 10,956 | 7.61%  | 834   |
| 7-Eleven II         | May 2011         | 1 | 2,940   | 100% | 9.1  | 2,105  | 7.55%  | 159   |
| General Electric    | May 2011         | 1 | 484,348 | 100% | 7.3  | 23,688 | 7.62%  | 1,806 |
| Wal-Mart II         | May 2011         | 1 | 151,925 | 100% | 7.2  | 12,415 | 8.01%  | 995   |
| USPS                | May 2011         | 1 | 39,297  | 100% | 13.4 | 7,260  | 6.79%  | 493   |
| Walgreens XIII      | May 2011         | 2 | 27,195  | 100% | 16.7 | 9,819  | 7.25%  | 712   |
| Walgreens XIV       | Jun. 2011        | 1 | 14,820  | 100% | 21.5 | 3,986  | 7.15%  | 285   |
| Mrs. Bairds         | Jun. 2011        | 2 | 30,120  | 100% | 7.8  | 3,169  | 8.36%  | 265   |
| Walgreens XV        | Jun. 2011        | 1 | 14,480  | 100% | 21.5 | 4,912  | 7.13%  | 350   |
| O'Reilly's III      | Jun. 2011        | 1 | 8,160   | 100% | 11.4 | 2,000  | 8.7%   | 174   |
| FedEx XII           | Jun. 2011        | 1 | 182,326 | 100% | 11.4 | 35,000 | 7.79%  | 2,726 |
| Walgreens XVI       | Jun. 2011        | 6 | 52,400  | 100% | 22.2 | 51,160 | 6.63%  | 3,392 |
| VA Clinic (10)      | Jun. 2011        | 1 | 10,768  | 100% | 9.2  | 3,190  | 8.31%  | 265   |
| BSFS V              | Jun. 2011        | 1 | 159,797 | 100% | 10.4 | 9,040  | 8.53%  | 771   |
| Tractor Supply IV   | Jun. 2011        | 1 | 19,097  | 100% | 11.5 | 1,750  | 13.94% | 244   |
| O'Reilly's IV       | Jun. 2011        | 2 | 16,000  | 100% | 11.3 | 3,724  | 8.75%  | 326   |
| Trader Joe's        | Jun. 2011        | 1 | 31,920  | 100% | 10.1 | 5,550  | 12.16% | 675   |
| Dollar General VIII | Jul. & Aug. 2011 | 3 | 27,152  | 100% | 14.7 | 2,850  | 8.74%  | 249   |
| Dollar General IX   | Jul. 2011        | 1 | 9,348   | 100% | 14.7 | 885    | 9.04%  | 80    |

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| Property                         | Acquisition/<br>Disposal<br>Date | No. of<br>Buildings | Square<br>Feet | Ownership<br>Percentage | Remaining<br>Lease<br>Term(1) | Base<br>Purchase<br>Price(2) | Capitalization<br>Rate(3) | Annualized<br>Rental<br>Income/NOI |
|----------------------------------|----------------------------------|---------------------|----------------|-------------------------|-------------------------------|------------------------------|---------------------------|------------------------------------|
| 2011 Acquisitions<br>(continued) |                                  |                     |                |                         |                               |                              |                           |                                    |
| GSA I (10)                       | Jul. 2011                        | 1                   | 10,784         | 100%                    | 7.2                           | 6,025                        | 8.28%                     | 4                                  |
| Lockheed<br>Martin               | Jul. 2011                        | 1                   | 102,466        | 100%                    | 8.1                           | 13,048                       | 8.05%                     | 1,0                                |
| FedEx XIII                       | Jul. 2011                        | 4                   | 274,602        | 100%                    | 8.2                           | 27,615                       | 7.96%                     | 2,1                                |
| GSA II (10)                      | Aug. 2011                        | 1                   | 10,803         | 100%                    | 8.8                           | 4,546                        | 7.81%                     | 3                                  |
| Dollar<br>General X              | Aug. & Sep.<br>2011              | 6                   | 55,200         | 100%                    | 14.7                          | 5,418                        | 8.84%                     | 4                                  |
| PetSmart                         | Aug. 2011                        | 1                   | 1,000,375      | 100%                    | 10.6                          | 48,648                       | 7.55%                     | 3,6                                |
| GSA III<br>(10)                  | Aug. 2011                        | 1                   | 11,190         | 100%                    | 14.7                          | 4,355                        | 7.94%                     | 3                                  |
| Verizon                          | Aug. 2011                        | 1                   | 40,000         | 100%                    | 10.0                          | 12,600                       | 8.27%                     | 1,0                                |
| CVS VI                           | Aug. 2011                        | 1                   | 11,945         | 100%                    | 17.2                          | 2,805                        | 7.45%                     | 2                                  |
| Renal<br>Advantage               | Aug. 2011                        | 9                   | 74,457         | 100%                    | 11.6                          | 19,010                       | 9.65%                     | 1,8                                |
| GSA IV<br>(10)                   | Aug. 2011                        | 1                   | 23,485         | 100%                    | 9.4                           | 7,424                        | 8.45%                     | 6                                  |
| Lowes II                         | Aug. 2011                        | 1                   | 135,197        | 100%                    | 9.3                           | 15,000                       | 7.33%                     | 1,0                                |
| GSA V (10)                       | Aug. 2011                        | 1                   | 64,455         | 100%                    | 7.1                           | 7,250                        | 8.08%                     | 5                                  |
| CVS VII                          | Sep. 2011                        | 1                   | 10,885         | 100%                    | 10.2                          | 2,820                        | 8.19%                     | 2                                  |
| Sealy                            | Sep. 2011                        | 1                   | 257,000        | 100%                    | 12.0                          | 17,944                       | 8.95%                     | 1,6                                |
| GSA VI<br>(10)                   | Sep. 2011                        | 1                   | 34,285         | 100%                    | 14.7                          | 8,590                        | 8.07%                     | 6                                  |
| GSA VII<br>(10)                  | Sep. 2011                        | 1                   | 25,508         | 100%                    | 14.7                          | 6,642                        | 8.6%                      | 5                                  |
| GSA VIII<br>(10)                 | Oct. 2011                        | 1                   | 29,150         | 100%                    | 9.3                           | 4,775                        | 8.06%                     | 3                                  |
| GSA IX<br>(10)                   | Oct. 2011                        | 1                   | 17,629         | 100%                    | 9.9                           | 6,750                        | 8.22%                     | 5                                  |
| GSA X (10)                       | Oct. 2011                        | 1                   | 43,596         | 100%                    | 11.9                          | 13,000                       | 7.75%                     | 1,0                                |
| Reliant<br>Rehab<br>Hospital     | Oct. 2011                        | 1                   | 65,141         | 100%                    | 18.9                          | 32,300                       | 10.28%                    | 3,3                                |
| ConAgra<br>Data Center           | Oct. 2011                        | 1                   | 65,000         | 100%                    | 13.7                          | 20,000                       | 8.24%                     | 1,6                                |
| GSA XI<br>(10)                   | Oct. 2011                        | 1                   | 30,762         | 100%                    | 14.6                          | 9,000                        | 7.99%                     | 7                                  |
| Dollar<br>General XI             | Oct. 2011                        | 2                   | 18,225         | 100%                    | 14.8                          | 1,926                        | 8.31%                     | 1                                  |
| Dollar<br>General XII            | Oct. & Nov.<br>11                | 41                  | 377,991        | 100%                    | 14.5                          | 41,881                       | 8.23%                     | 3,4                                |
| Whirlpool<br>II                  | Nov. 2011                        | 1                   | 700,350        | 100%                    | 9.9                           | 23,148                       | 7.5%                      | 1,7                                |
| Dollar<br>General<br>XIII        | Nov. 2011                        | 1                   | 9,234          | 100%                    | 14.8                          | 932                          | 8.8%                      |                                    |



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|                            |           |     |            |      |         |           |       |         |
|----------------------------|-----------|-----|------------|------|---------|-----------|-------|---------|
| FedEx XIV                  | Nov. 2011 | 1   | 81,612     | 100% | 10.3    | 4,592     | 9.49% | 4       |
| FedEx XV                   | Nov. 2011 | 1   | 252,505    | 100% | 15.1    | 56,000    | 7.49% | 4,1     |
| FedEx                      | Nov. 2011 | 1   | 194,262    | 100% | 10.1    | 20,000    | 7.6%  | 1,5     |
| Ground XVI                 |           |     |            |      |         |           |       |         |
| Autozone II                | Nov. 2011 | 1   | 6,813      | 100% | 14.5    | 1,325     | 7.62% | 1       |
| Aaron's                    | Dec. 2011 | 18  | 214,739    | 100% | 10.9    | 25836     | 8.45% | 2,1     |
| 18-Pack                    |           | 220 | 10,023,849 |      |         | 1,222,743 |       | 97,2    |
| Other investments (11)     |           |     |            |      |         | 29,625    |       |         |
| Total investment portfolio |           | 478 | 15,332,072 |      | 13.7 \$ | 2,118,903 | 8.15  | \$ 170, |

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- (1) Remaining lease term as of November 30, 2011, in years. If the portfolio has multiple locations with varying lease expirations, remaining lease term is calculated on a weighted-average basis. Total remaining lease term is an average of the remaining lease term of the total portfolio.
  - (2) Contract purchase price excluding acquisition and transaction-related costs. Acquisition and transaction-related costs include legal costs, acquisition fees paid to the Advisor and closing costs on the property.
  - (3) Annualized rental income on a straight-line basis or annualized net operating income (“NOI”) as applicable, divided by base purchase price. Total capitalization rate is an average of the capitalization rate of the total portfolio.
  - (4) Annualized rental income/NOI for net leases is rental income on a straight-line basis as of November 30, 2011, which includes the effect of tenant concessions such as free rent, as applicable. For gross leased properties amount is rental income on a straight-line basis as of November 30, 2011, which includes the effect of tenant concessions such as free rent, as applicable, plus operating expense reimbursement revenue less property operating expenses.
  - (5) Ownership percentage is 51% of one property and 65% of one property.
  - (6) Ownership percentage of three properties is 51% and 100% of the remaining seven properties.
  - (7) Ownership percentage of six properties is 51% and 100% of the remaining six properties.
  - (8) Includes the September 2010 purchase of a parcel of land with a ground lease which contains a previously purchased CVS pharmacy.
  - (9) Property is a parcel of land with a ground lease which contains a building that will be conveyed to the Company at the end of the ground lease. Square footage and number of buildings refers to the building that is constructed on the parcel of land.
  - (10) Lease on the property is a gross lease. As such, annualized rental income/NOI for this property is rental income on a straight-line basis as of November 30, 2011, which includes the effect of tenant concessions such as free rent, as applicable, plus operating expense reimbursement revenue less property operating expenses.
  - (11) Includes a \$12.0 million investment in a joint venture and \$17.6 million in investments in the common stock of other real estate investment trusts.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits.

99.1 Press Release dated December 5, 2011

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

AMERICAN REALTY CAPITAL TRUST, INC.

Date: December 8, 2011

By: /s/ Nicholas S. Schorsch  
Name: Nicholas S. Schorsch  
Title: Chief Executive Officer and  
Chairman of the Board of  
Directors

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