

	For the Quarters Ended				YTD
	3/31/2014	6/30/2014	9/30/2014	12/31/2014	
Net income (loss) available to common stockholders	\$ 20,918	\$ (301,094)	\$ 100,373	\$ 54,670	\$ (125,133)
Plus: Real estate and intangible depreciation and amortization	288,031	330,486	447,251	669,875	1,735,644
FFO available to common stockholders	<u>308,949</u>	<u>29,392</u>	<u>547,624</u>	<u>724,545</u>	<u>1,610,511</u>
Net adjustment for straight-lining of rents	70,922	199,656	328,765	489,715	1,089,057
Plus: Acquisition-related expenses	43,412	177,334	114,140	185,466	520,352
Plus: Income tax provision	6,623	6,623	6,857	6,399	26,502
Plus: Amortization of deferred financing costs	7,975	12,038	15,636	17,637	53,286
Plus (minus): Other one-time charges (receipts), net	-	250,478	(232,159)	(191,593)	(173,275)
AFFO available to common stockholders	<u>\$ 437,881</u>	<u>\$ 675,520</u>	<u>\$ 780,862</u>	<u>\$ 1,232,169</u>	<u>\$ 3,126,432</u>
Weighted average common shares outstanding - basic & diluted	<u>6,530,264</u>	<u>6,530,264</u>	<u>6,605,264</u>	<u>7,735,354</u>	<u>6,852,917</u>
FFO per weighted average common share - basic and diluted	<u>\$ 0.047</u>	<u>\$ 0.005</u>	<u>\$ 0.083</u>	<u>\$ 0.094</u>	<u>\$ 0.235</u>
AFFO per weighted average common share - basic and diluted	<u>\$ 0.067</u>	<u>\$ 0.103</u>	<u>\$ 0.118</u>	<u>\$ 0.159</u>	<u>\$ 0.456</u>