

(See instructions beginning on page 5)

DEC 15 2008

Intentional misstatements or omissions of fact constitute federal criminal violations. See 18 U.S.C. 1001

Washington, DC

Item 1. Issuer's Identity

Name of Issuer
ARC Income Properties II, LLC
Jurisdiction of Incorporation/Organization
Delaware
Year of Incorporation/Organization
(Select one)

Previous Name(s) None

Entity Type (Select one)
 Corporation
 Limited Partnership
 Limited Liability Company
 General Partnership
 Business Trust
 Other (Specify)

Over Five Years Ago Within Last Five Years (specify year) 2008 Yet to Be Formed

(If more than one issuer is filing this notice, check this box and identify additional issuer(s) by attaching Items 1 and 2 Continuation Page(s).)

Item 2. Principal Place of Business and Contact Information

Street Address 1: 405 Park Avenue
Street Address 2: [Blank]
City: New York State/Province/Country: NY ZIP/Postal Code: 10022 Phone No.: (212) 415-6500

Item 3. Related Persons

Last Name: Schorsch First Name: Nicholas Middle Name: S.
Street Address 1: 106 York Road Street Address 2: [Redacted]
City: Jenkintown State/Province/Country: PA ZIP/Postal Code: 19046
Relationship(s): Executive Officer Director Promoter



Clarification of Response (if Necessary): He serves as an officer of ARC Income Properties II, LLC and on the board of directors of American Realty Capital Trust, Inc.

(Identify additional related persons by checking this box and attaching Item 3 Continuation Page(s).)

Item 4. Industry Group (Select one)

Agriculture
 Banking and Financial Services
 Business Services
 Construction
 Energy
 REITS & Finance
 Health Care
 Retailing
 Manufacturing
 Real Estate
 Commercial
 Restaurants
 Technology
 Travel
 Other

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Item 5. Issuer Size (Select one)

Revenue Range (for issuer not specifying "hedge" or "other investment" fund in Item 4 above)

- No Revenues
- \$1 - \$1,000,000
- \$1,000,001 - \$5,000,000
- \$5,000,001 - \$25,000,000
- \$25,000,001 - \$100,000,000
- Over \$100,000,000
- Decline to Disclose
- Not Applicable

OR

Aggregate Net Asset Value Range (for issuer specifying "hedge" or "other investment" fund in Item 4 above)

- No Aggregate Net Asset Value
- \$1 - \$5,000,000
- \$5,000,001 - \$25,000,000
- \$25,000,001 - \$50,000,000
- \$50,000,001 - \$100,000,000
- Over \$100,000,000
- Decline to Disclose
- Not Applicable

Item 6. Federal Exemptions and Exclusions Claimed (Select all that apply)

- | | | |
|------------------------------------------------------------------|------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Rule 504(b)(1) (not (i), (ii) or (iii)) | <input type="checkbox"/> Section 3(c)(1) | <input type="checkbox"/> Section 3(c)(9) |
| <input type="checkbox"/> Rule 504(b)(1)(i) | <input type="checkbox"/> Section 3(c)(2) | <input type="checkbox"/> Section 3(c)(10) |
| <input type="checkbox"/> Rule 504(b)(1)(ii) | <input type="checkbox"/> Section 3(c)(3) | <input type="checkbox"/> Section 3(c)(11) |
| <input type="checkbox"/> Rule 504(b)(1)(iii) | <input type="checkbox"/> Section 3(c)(4) | <input type="checkbox"/> Section 3(c)(12) |
| <input type="checkbox"/> Rule 505 | <input type="checkbox"/> Section 3(c)(5) | <input type="checkbox"/> Section 3(c)(13) |
| <input checked="" type="checkbox"/> Rule 506 | <input type="checkbox"/> Section 3(c)(6) | <input type="checkbox"/> Section 3(c)(14) |
| <input type="checkbox"/> Securities Act Section 4(6) | <input type="checkbox"/> Section 3(c)(7) | |

Item 7. Type of Filing

New Notice OR Amendment

Date of First Sale in this Offering: OR First Sale Yet to Occur

Item 8. Duration of Offering

Does the issuer intend this offering to last more than one year? Yes No

Item 9. Type(s) of Securities Offered (Select all that apply)

- | | |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Equity | <input type="checkbox"/> Pooled Investment Fund Interests |
| <input checked="" type="checkbox"/> Debt | <input type="checkbox"/> Tenant-in-Common Securities |
| <input type="checkbox"/> Option, Warrant or Other Right to Acquire Another Security | <input type="checkbox"/> Mineral Property Securities |
| <input type="checkbox"/> Security to be Acquired Upon Exercise of Option, Warrant or Other Right to Acquire Security | <input type="checkbox"/> Other (Describe) |

Item 10. Business Combination Transaction

Is this offering being made in connection with a business combination transaction, such as a merger, acquisition or exchange offer? Yes No

Clarification of Response (if Necessary)

Item 11. Minimum Investment

Minimum investment accepted from any outside investor \$ 25,000

Item 12. Sales Compensation

Recipient: Stanley Nation
 (Associated) Broker or Dealer: None
 Street Address 1: 405 Park Avenue 15th Floor
 City: New York
 State/Province/Country: NY
 ZIP/Postal Code: 10022
 Recipient CRD Number: 726859
 (Associated) Broker or Dealer CRD Number: []
 Street Address 2: []
 States of Solicitation: All States
 AL AK AZ AR CA CO CT DE DC FL GA HI ID
 IL IN IA KS KY LA ME MD MA MI MN MS MO
 MT NE NV NH NJ NY NC ND OH OK OR PA
 RI SC SD TN TX UT VT VA WA WV WI WY PR

(Identify additional person(s) being paid compensation by checking this box and attaching Item 12 Continuation Page(s).)

Item 13. Offering and Sales Amounts

(a) Total Offering Amount \$ 13,000,000 OR Indefinite
 (b) Total Amount Sold \$ 1,089,500
 (c) Total Remaining to be Sold \$ 11,911,000 OR Indefinite
 (Subtract (a) from (b))

Clarification of Response (if Necessary)
[]

Item 14. Investors

Check this box if securities in the offering have been or may be sold to persons who do not qualify as accredited investors, and enter the number of such non-accredited investors who already have invested in the offering: []

Enter the total number of investors who already have invested in the offering: 5

Item 15. Sales Commissions and Finders' Fees Expenses

Provide separately the amounts of sales commissions and finders' fees expenses, if any. If an amount is not known, provide an estimate and check the box next to the amount.

Sales Commission \$ 48,950.00 Estimate
 Finder's Fee \$ 0 Estimate

Clarification of Response (if Necessary)
[]

Item 16. Use of Proceeds

Provide the amount of the gross proceeds of the offering that has been or is proposed to be used for payments to any of the persons required to be named as executive officers, directors or promoters in response to Item 3 above. If the amount is unknown, provide an estimate and check the box next to the amount.

\$

Estimate

Clarification of Response (if Necessary)

Signature and Submission

Please verify the information you have entered and review the Terms of Submission below before signing and submitting this notice.

Terms of Submission. In Submitting this notice, each identified issuer is:

Notifying the SEC and/or each State in which this notice is filed of the offering of securities described and undertaking to furnish them, upon written request, in accordance with applicable law, the information furnished to offerees.*

Irrevocably appointing each of the Secretary of the SEC and the Securities Administrator or other legally designated officer of the State in which the issuer maintains its principal place of business and any State in which this notice is filed, as its agents for service of process, and agreeing that these persons may accept service on its behalf, of any notice, process or pleading, and further agreeing that such service may be made by registered or certified mail, in any Federal or state action, administrative proceeding, or arbitration brought against the issuer in any place subject to the jurisdiction of the United States, if the action, proceeding or arbitration (a) arises out of any activity in connection with the offering of securities that is the subject of this notice, and (b) is founded, directly or indirectly, upon the provisions of: (i) the Securities Act of 1933, the Securities Exchange Act of 1934, the Trust Indenture Act of 1939, the Investment Company Act of 1940, or the Investment Advisers Act of 1940, or any rule or regulation under any of these statutes; or (ii) the laws of the State in which the issuer maintains its principal place of business or any State in which this notice is filed.

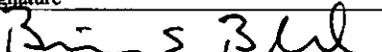
Certifying that, if the issuer is claiming a Rule 505 exemption, the issuer is not disqualified from relying on Rule 505 for one of the reasons stated in Rule 505(b)(2)(iii).

*This undertaking does not affect any limits Section 102(a) of the National Securities Markets Improvement Act of 1996 ("NSMIA") [Pub. L. No. 104-290, 110 Stat. 3416 (Oct. 11, 1996)] imposes on the ability of States to require information. As a result, if the securities that are the subject of this Form D are "covered securities" for purposes of NSMIA, whether in all instances or due to the nature of the offering that is the subject of this Form D, States cannot routinely require offering materials under this undertaking or otherwise and can require offering materials only to the extent NSMIA permits them to do so under NSMIA's preservation of their anti-fraud authority.

Each identified issuer has read this notice, knows the contents to be true, and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person. (Check this box and attach Signature Continuation Pages for signatures of issuers identified in Item 1 above but not represented by signer below.)

Issuer(s)
All

Name of Signer
Brian S. Block

Signature


Title
Chief Financial Officer

Number of continuation pages attached: 0

Date
Dec 9th 2008

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.

Item 1 and 2. Issuer's Identity and Contact Information (Continued)

Name of Issuer

American Realty Capital Operating Partnership, L.P.

Jurisdiction of Incorporation/Organization

Delaware

Year of Incorporation/Organization (Select one)

Over Five Years Ago

Within Last Five Years (specify year)

2007

Yet to Be Formed

At your option, supply separate contact information for this issuer:

Street Address 1

Street Address 2

City

State/Province/Country

ZIP/Postal Code

Phone No.

Name of Issuer

American Realty Capital Trust, Inc.

Jurisdiction of Incorporation/Organization

Maryland

Year of Incorporation/Organization (Select one)

Over Five Years Ago

Within Last Five Years (specify year)

2007

Yet to Be Formed

At your option, supply separate contact information for this issuer:

Street Address 1

Street Address 2

City

State/Province/Country

ZIP/Postal Code

Phone No.

Name of Issuer

Jurisdiction of Incorporation/Organization

Year of Incorporation/Organization (Select one)

Over Five Years Ago

Within Last Five Years (specify year)

Yet to Be Formed

At your option, supply separate contact information for this issuer:

Street Address 1

Street Address 2

City

State/Province/Country

ZIP/Postal Code

Phone No.

Previous Name(s)

None

Entity Type (Select one)

- Corporation
- Limited Partnership
- Limited Liability Company
- General Partnership
- Business Trust
- Other (Specify)

Previous Name(s)

None

Entity Type (Select one)

- Corporation
- Limited Partnership
- Limited Liability Company
- General Partnership
- Business Trust
- Other (Specify)

Previous Name(s)

None

Entity Type (Select one)

- Corporation
- Limited Partnership
- Limited Liability Company
- General Partnership
- Business Trust
- Other (Specify)

(Copy and use additional copies of this page as necessary.)

Item 3 Continuation Page

Item 3. Related Persons (Continued)

Last Name	First Name	Middle Name
Kahane	William	M.

Street Address 1	Street Address 2
405 Park Ave.	

City	State/Province/Country	ZIP/Postal Code
New York	NY	10022

Relationship(s): Executive Officer Director Promoter

Clarification of Response (if Necessary) He serves as executive officer of ARC Income Properties II, LLC and American Realty Capital Trust, Inc. and also serves on the board of directors of American Realty Capital Trust, Inc.

Last Name	First Name	Middle Name
Block	Brian	S.

Street Address 1	Street Address 2
106 York Road	

City	State/Province/Country	ZIP/Postal Code
Jenkintown	PA	19046

Relationship(s): Executive Officer Director Promoter

Clarification of Response (if Necessary)

Last Name	First Name	Middle Name
Weil	Michael	

Street Address 1	Street Address 2
106 York Road	

City	State/Province/Country	ZIP/Postal Code
Jenkintown	PA	19046

Relationship(s): Executive Officer Director Promoter

Clarification of Response (if Necessary)

Last Name	First Name	Middle Name
Budko	Peter	M.

Street Address 1	Street Address 2
405 Park Ave.	

City	State/Province/Country	ZIP/Postal Code
New York	NY	10022

Relationship(s): Executive Officer Director Promoter

Clarification of Response (if Necessary)

Last Name	First Name	Middle Name
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Item 3 Continuation Page

Item 3. Related Persons (Continued)

Michelson	Leslie	D.
Street Address 1	Street Address 2	
American Realty Capital, 106 York Road, ,		
City	State/Province/Country	ZIP/Postal Code
Jenkintown	PA	19046
Relationship(s): <input type="checkbox"/> Executive Officer <input checked="" type="checkbox"/> Director <input type="checkbox"/> Promoter		
Clarification of Response (if Necessary) He serves on the board of directors of American Realty Capital Trust.		

Last Name	First Name	Middle Name
Stanley	William	G.
Street Address 1	Street Address 2	
106 York Road		
City	State/Province/Country	ZIP/Postal Code
Jenkintown	PA	19046
Relationship(s): <input type="checkbox"/> Executive Officer <input checked="" type="checkbox"/> Director <input type="checkbox"/> Promoter		
Clarification of Response (if Necessary) He serves on the board of directors of American Realty Capital Trust.		

Last Name	First Name	Middle Name
Burns	Robert	H.
Street Address 1	Street Address 2	
106 York Road		
City	State/Province/Country	ZIP/Postal Code
Jenkintown	PA	19046
Relationship(s): <input type="checkbox"/> Executive Officer <input checked="" type="checkbox"/> Director <input type="checkbox"/> Promoter		
Clarification of Response (if Necessary) He serves on the board of directors of American Realty Capital Trust.		

Item 12 Continuation Page

Item 12. Sales Compensation (Continued)

Recipient

Dennis Weiss

Recipient CRD Number

462338

No CRD Number

(Associated) Broker or Dealer None

(Associated) Broker or Dealer CRD Number

No CRD Number

American Investors Company

Street Address 1

2682 Bishop Drive Suite 123

Street Address 2

City

San Ramon

State/Province/Country

CA

ZIP/Postal Code

94583

States of Solicitation All States

- AL AK AZ AR CA CO CT DE DC FL GA HI ID
- IL IN IA KS KY LA ME MD MA MI MN MS MO
- MT NE NV NH NJ NM NY NC ND OH OK OR PA
- RI SC SD TN TX UT VT VA WA WV WI WY PR

Recipient

Recipient CRD Number

No CRD Number

(Associated) Broker or Dealer None

(Associated) Broker or Dealer CRD Number

No CRD Number

Street Address 1

Street Address 2

City

State/Province/Country

ZIP/Postal Code

States of Solicitation All States

- AL AK AZ AR CA CO CT DE DC FL GA HI ID
- IL IN IA KS KY LA ME MD MA MI MN MS MO
- MT NE NV NH NJ NM NY NC ND OH OK OR PA
- RI SC SD TN TX UT VT VA WA WV WI WY PR

(Copy and use additional copies of this page as necessary.)

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