CANTOR FITZGERALD INCOME TRUST, INC.

DISTRIBUTION FACILITIES
DRY BULK/COLD STORAGE

Pennsylvania & Illinois

Investment Profile

OVERVIEW

On January 2, 2019, Cantor Fitzgerald Income Trust, Inc. ("CF Income Trust"), invested $24.4 million to finance the acquisition of two distribution facilities by an affiliate of U.S. Realty Advisors, LLC ("USRA") in a sale/leaseback transaction.[1]

Each property is 100% leased to a subsidiary of Albertsons Companies Inc. ("Albertsons"), the third largest supermarket chain in North America.

Both leases are new 20-year net leases that have annual rent escalations. Albertsons serves as the guarantor of the leases.

Located in Melrose Park, IL (a suburb of Chicago) and Denver, PA, the properties total 3.3 million square feet of prime freezer, cooler, and dry storage space and play an integral role in Albertsons' national grocery distribution network.

USRA, the owner of the Properties, is a privately held financial services firm specializing in net lease real estate investment and advisory services, with real estate assets under management that currently exceed $2.5 billion.

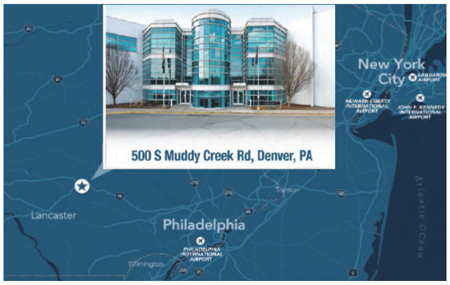
The North American cold storage market, is expected to expand approximately 10% per annum through 2025.[2]

[1] Each investment was made through a single purpose limited liability entity, of which, as of January 2, 2019, Rodin Global owned 40.5% of the membership interests and Cantor Fitzgerald Investors, LLC ("CFI") owned 59.5% of the membership interests, in each single purpose limited liability entity.

[2] Source: Grand View Research "North America Cold Storage Market Size, Industry Report, 2018-2025" April, 2018.

INVESTMENT HIGHLIGHTS

1 PENNSYLVANIA PROPERTY



INVESTMENT TYPE
Preferred Equity

INVESTMENT AMOUNT
$11,805,000[1]

PREFERRED RETURN
Range From:
7.75% in 2019 to 8.74% in 2028[3]

ATTACHMENT POINT
75% of Acquisition Cost

CAPITAL STACK
- COMMON EQUITY
- PREFERRED EQUITY ★
- SENIOR DEBT

[3] The preferred return and interest rate shown apply only to the above investments and do not reflect the return or distribution of Rodin Global Property Trust. The proper- ties shown represent investments in the portfolio among other portfolio assets. Other portfolio assets will have different terms and returns or rates.

2 ILLINOIS PROPERTY

INVESTMENT TYPE
Junior Mezzanine Loan

INVESTMENT AMOUNT
$12,595,000[1]

TERM
10 Years[4]

INTEREST RATE
Range From:
7.75% in 2019 to 8.74% in 2028[3]

AMORTIZATION
Interest Only

LOAN-TO-VALUE
75% of Acquisition Cost

CAPITAL STACK
- COMMON EQUITY
- JUNIOR MEZZANINE DEBT ★
- SENIOR MEZZANINE DEBT
- SENIOR DEBT

[4] Anticipated repayment date ("ARD") is 10 years from closing with final maturity date 5 years after ARD.

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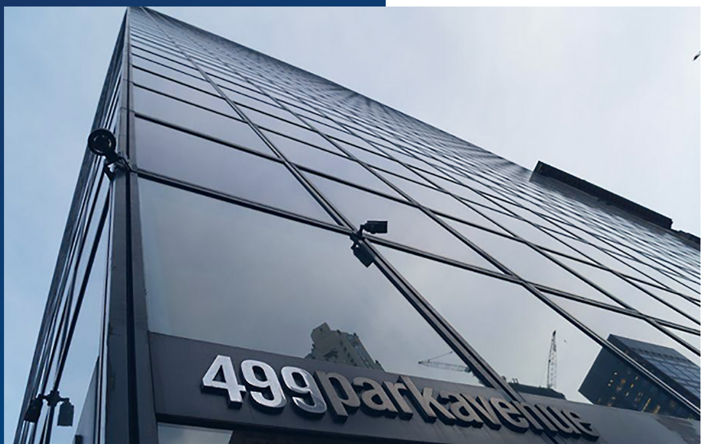

CONTACT US FOR FURTHER INFORMATION

CF Income Trust's diversified investment strategy enables the company to selectively pursue diverse investment opportunities across various commercial real estate property types and investment cycles.

Financial Professionals

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Investors

If you are an investor, please contact your financial advisor.

This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. An offering is made only by the prospectus. You should read the prospectus in order to understand fully all of the implications and risks of this offering. No offering is made except by a prospectus filed with the Department of Law of the State of New York. Neither the Attorney General of the State of New York nor any other state or federal securities regulator has passed on or endorsed the merits of this offering or these securities or confirmed the adequacy of the prospectus. Any representation to the contrary is unlawful. All information contained in this material is qualified in its entirety by the terms of the current prospectus.

An investment in CF Income Trust is not a direct investment in commercial real estate-related debt investments. An investment in CF Income Trust is subject to fees and expenses that do not apply to such direct investments and is subject to various risks, including loss of principal and limited liquidity. There is no guarantee of distributions. Distributions may be paid from other sources other than cash flow from operations, including offering proceeds, which may reduce an investor's overall return. Please consult the prospectus for suitability standards in your state.

CF Income Trust does not own the properties shown on this card. The properties are collateral for the investments highlighted, which is owned by CF Income Trust and CFI, as outlined in the prospectus supplement detailing the acquisition.

RISK FACTORS

1. We have a limited operating history and limited assets. This is a "blind pool" offering and we have not identified specific investments to acquire with the proceeds of this offering.

2. This is a "best efforts" offering and if we are unable to raise substantial funds, then we will be more limited in our investments.

3. The transaction price may not accurately represent the value of our assets at any given time and the actual value of your investment may be substantially less. The transaction price generally will be based on our most recently disclosed monthly NAV of each class of common stock (subject to material changes as described above) and will not be based on any public trading market. In addition, the transaction price will not represent our enterprise value and may not accurately reflect the actual prices at which our assets could be liquidated on any given day, the value a third party would pay for all or substantially all of our shares, or the price at which our shares would trade on a national stock exchange. Further, our board of directors may amend our NAV procedures from time to time.

4. The amount and timing of distributions we may make is uncertain. Distributions have been and may continue to be paid from sources other than cash flow from operations, including, without limitation, from borrowings, the sale of assets, or offering proceeds. The use of these sources for distributions may decrease the amount of cash we have available for new investments, share repurchases and other corporate purposes, and could reduce your overall return.

5. There is no public trading market for our common stock and repurchase of shares by us will likely be the only way to dispose of your shares. We are not obligated to repurchase any shares under our share repurchase plan and may choose to repurchase only some, or even none, of the shares that have been requested to be repurchased. In addition, repurchases will be subject to available liquidity and other significant restrictions. Further, our board of directors may modify, suspend or terminate our share repurchase plan. As a result, our shares should be considered as having only limited liquidity and at times may be illiquid.

6. All of our executive officers, some of our directors and other key real estate professionals are also officers, directors, managers and key professionals of our advisor, our dealer manager or other entities affiliated with Cantor, which we refer to as the Cantor Companies. As a result, they face conflicts of interest, including significant conflicts created by our advisor's compensation arrangements with us and other Cantor-advised programs and investors.

7. If we raise substantially less than the maximum offering, we may not be able to invest in a diverse portfolio of stabilized income-producing commercial real-estate, debt secured by commercial real estate and real estate-related assets.

8. We may change our investment policies without stockholder notice or consent, which could result in investments that are different from those described in this prospectus.

9. If we fail to qualify as a REIT, it would adversely affect our operations and our ability to make distributions to our stockholders.

10. The current outbreak of the novel coronavirus, or COVID-19, or the future outbreak of any other highly infectious or contagious diseases, could adversely impact or cause disruption to our financial condition and results of operations. Further, the spread of the COVID-19 outbreak could cause severe disruptions in the U.S. and global economy, may further disrupt financial markets and could potentially create widespread business continuity issues.

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