Part I Reporting Issuer

1 Issuer’s name
Cole Credit Property Trust, Inc.

2 Issuer’s employer identification number (EIN)
20-0939158

3 Name of contact for additional information
Investor Services

4 Telephone No. of contact
(866) 907-2653

5 Email address of contact

6 Number and street (or P.O. box if mail is not delivered to street address) of contact
2325 East Camelback Road, Suite 1100

7 City, town, or post office, state, and Zip code of contact
Phoenix, AZ 85016

8 Date of action
January 18, 2013

9 Classification and description
Common Stock

10 CUSIP number
193269107

11 Serial number(s)

12 Ticker symbol

13 Account number(s)

Part II Organizational Action

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders’ ownership is measured for the action. During 2012, Cole Credit Property Trust, Inc. (the “Company”) paid cash distributions to its common shareholders on January 31st, February 29th, March 30th, April 30th, May 31st, June 29th, July 31st, August 31st, September 28th, October 31st, November 30th, and December 31st. On January 18, 2013 the Company determined that a portion of each of these distributions represents a return of capital to the shareholders. Consequently, each common shareholder who received a cash distribution on these dates would be affected by this organizational action.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis. For each cash distribution paid to common shareholders by the Company during 2012, 19.41415159% of the distribution represents a return of capital. Accordingly, each common shareholder should treat 19.41415159% of the distributions as a nontaxable distribution and reduce the tax basis of the stock accordingly. Any nontaxable distributions in excess of a shareholders basis should be treated as a gain from the sale or exchange of property.

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates. On January 18, 2013 the company completed its annual calculation of its current Earnings & Profits for the year ended December 31, 2012. Based on that calculation, the Company determined that 19.41415159% of its 2012 common distributions represent a return of capital.
17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based: Internal Revenue Code section 316 defines a "dividend" generally as any distribution of property made by a corporation to its shareholders out of Earnings & Profits (as defined by Internal Revenue Code section 312 and the regulations thereunder). Pursuant to Internal Revenue Code section 301(c)(3), a distribution which is not a dividend, to the extent that it exceeds the shareholder's adjusted tax basis of the stock, shall be treated as gain from the sale or exchange of property.

18 Can any resulting loss be recognized? The organizational action reported herein does not result in any losses.

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year: The amount of nontaxable distributions on the dates mentioned above either (I) reduces the shareholder's adjusted tax basis in his/her stock or (II) to the extent that it exceeds the shareholder's adjusted tax basis in his/her stock on the dates of the distributions, is treated as gain from the sale or exchange of property in 2012.