

# Nontraded REIT Industry Review: Third Quarter 2012



## Behringer Harvard Opportunity REIT II, Inc.

Total Assets.....	\$408.2 Million
Real Estate Assets .....	\$322.5 Million
Cash.....	\$60.9 Million
Securities .....	\$0.0 Million
Other.....	\$24.8 Million



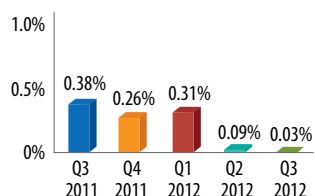
Initial Offering Date: ..... January 21, 2008  
 Offering Close Date: ..... March 15, 2012  
 Current Price per Share: ..... \$10.00  
 Reinvestment Price per Share: ..... \$9.50  
 Cumulative Capital Raised during Offering (including DRP)..... \$264.6 Million

Cash to Total Assets Ratio: ..... 14.9%  
 Asset Type: ..... Diversified  
 Number of Properties: ..... 11  
 Square Feet / Units / Rooms / Acres: ..... 1.8 Million Sq. Ft.  
 ..... +311 Rooms + 2,290 Units  
 Percent Leased: ..... N/A  
 LifeStage..... Maturing  
 Investment Style ..... Opportunistic

### Historical Price



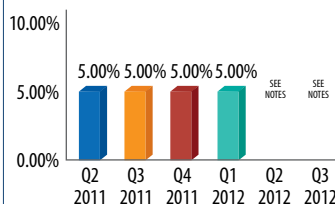
### Redemptions



### Current Distribution

See Notes

### Historical Distribution



### Contact Information

**www.BehringerHarvard.com**  
**Behringer Harvard**  
**15601 Dallas Parkway,**  
**Suite 600**  
**Addison, TX 75001**  
**866-655-3600**

### Year to Date FFO Payout Ratio

FFO Payout Ratio:  
 YTD Distributions/YTD FFO: NOT MEANINGFUL

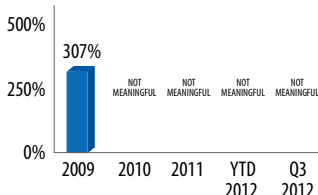
NOT MEANINGFUL

Maturing LifeStage Ranges

35% 106% 374%

YTD Distributions Paid: \$17,326,000  
 YTD FFO: ..... (\$1,173,000)

### Historical FFO Payout Ratio



### Year to Date MFFO Payout Ratio

MFFO Payout Ratio:  
 YTD Distributions/YTD MFFO: 3077%

NOT REPORTED

3077%

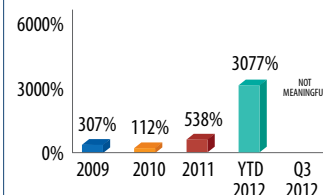
Maturing LifeStage Ranges

57% 120% 3077%

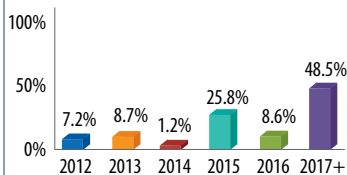
YTD Distributions Paid: \$17,326,000  
 YTD MFFO: ..... \$563,000

\*BVP Adjusted-See Notes Company reported

### Historical MFFO Payout Ratio



### Debt Repayment Schedule



\*Based on principal repayments due.

### Current Debt Ratio

Debt to Total Assets Ratio: ... 53.2%

53.2%

Maturing LifeStage Ranges

9.5% 47.1% 76.1%

### Debt Breakdown



Total: ..... \$217.3 Million  
 Fixed: ..... \$147.3 Million  
 Variable: ..... \$70.0 Million  
 Avg. Wtd. Rate: ..... 3.78%  
 Term: ..... < 1 – 8 yrs

### Interest Coverage Ratio

YTD Interest Coverage Ratio: ..... 0.9

0.9

Maturing LifeStage Ranges

0.9 2.5 5.0

Adjusted EBITDA: ..... \$6,310,000  
 Interest Expense: ..... \$6,901,000

### Lease Expirations

Not Available

### Trends and Items of Note

- The REIT paid no distributions to stockholders during the three months ended September 30, 2012. Total distributions paid to stockholders during the nine months ended September 30, 2012 were \$17.3 million and consisted of the special cash distribution of \$13 million and the regular distributions of \$4.3 million.
- The tender offer launched by certain investors to buy up to 1.5 million shares of Behringer Harvard Opportunity REIT II Inc. resulted in the tender by shareholders, and acceptance for payment by the purchasers, of a total of approximately 2,240 shares, just 0.0001% of total outstanding shares, as of August 3, 2012.
- On August 24, 2012, 7900 Hampton Blvd, LLC, a 90% owned subsidiary of Behringer Harvard Opportunity REIT II, Inc., entered into an agreement to sell Parrot's Landing, a 560-unit multifamily community located in North Lauderdale, Florida, to an unaffiliated party. The contract sale price for Parrot's Landing is approximately \$56.3 million. The sale was completed on November 5, 2012.
- The REIT's Debt to Total Assets Ratio is 53.2%, above the median for Maturing LifeStage REITs of 47.1%. It has increased from 50.1% in 3Q 2011. The REIT's Interest Coverage Ratio is very low at 0.9, lowest among the Maturing LifeStage REITs.
- The Company's cash balances remained relatively high, at 14.9% of total assets, compared to a median of 3.6% for the LifeStage. This ratio has remained above 14.9% since 2Q 2011.
- The Company did not report MFFO. As a result, Blue Vault Partners estimated these figures based upon publicly available information.
- See additional notes on page 96 for information regarding the source of distributions.