

# Nontraded REIT Industry Review: Third Quarter 2012



## Resource Real Estate Opportunity REIT, Inc.

Total Assets.....	\$148.6 Million
Real Estate Assets .....	\$115.3 Million
Cash.....	\$24.9 Million
Securities .....	\$0.0 Million
Other.....	\$8.4 Million



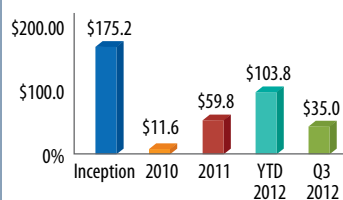
Initial Offering Date: .....	June 16, 2010
Number of Months Fundraising: .....	27
Anticipated Offering Close Date: .....	June 14, 2013
Current Price per Share: .....	\$10.00
Reinvestment Price per Share: .....	\$9.50

Cash to Total Assets Ratio: .....	16.8%
Asset Type: .....	Multifamily
Number of Properties: .....	9 Properties, 3 Notes
Square Feet / Units / Rooms / Acres: .....	3,240 Units
Percent Leased: .....	Not Reported
LifeStage.....	Growth
Investment Style .....	Opportunistic

### Historical Price



### Gross Dollars Raised\*



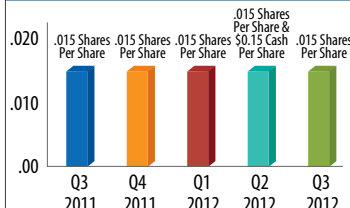
\*Includes reinvested distributions (in millions)

### Current Distribution

Stock Distributions:  
0.015 shares per share \*

\*See Notes

### Historical Distribution



### Contact Information

**www.ResourceREIT.com**  
**Resource Securities**  
**2005 Market Street**  
**15th Floor**  
**Philadelphia, PA 19103**  
**(866) 469-0129**

### Year to Date FFO Payout Ratio

Not Applicable

\*See Notes

### Historical FFO Payout Ratio

Not Applicable

\*See Notes

### Year to Date MFFO Payout Ratio

Not Applicable

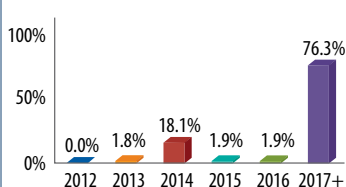
\*See Notes

### Historical MFFO Payout Ratio

Not Applicable

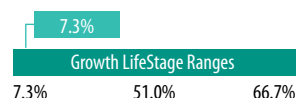
\*See Notes

### Debt Repayment Schedule



### Current Debt Ratio

Debt to Total Assets Ratio: ..... 7.3%



### Debt Breakdown

Total: .....	\$10.9 Million
Fixed: .....	\$0.0 Million
Variable: .....	\$10.9 Million
Avg. Wtd. Rate: .....	2.94%
Term: .....	2 - 5 yrs

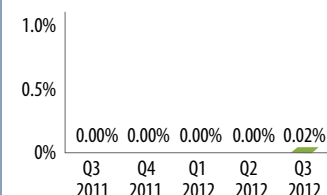
### Interest Coverage Ratio

YTD Interest Coverage Ratio: .... 3.0



Adjusted EBITDA: ..... \$1,176,000  
Interest Expense: ..... \$398,000

### Redemptions



### Lease Expirations

Not Applicable

### Trends and Items of Note

- The Company has made seven consecutive stock distributions since Q1 2011. Each distribution was at a rate of 1.5% or 0.015 shares per share.
- The Company did not acquire any assets during the quarter.
- The Company's debt to total assets ratio increased to 7.3% as of Q3 2012 and is the lowest among all Growth LifeStage REITs.
- Because the Company does not pay regular cash distributions, the FFO and MFFO Payout Ratios are not applicable.
- See additional notes on page 100 for information regarding the source of distributions.