



Nontraded REIT Industry Review: First Quarter 2014

Behringer Harvard Opportunity REIT II, Inc.

Total Assets.....	\$410.3 Million
Real Estate Assets	\$296.1 Million
Cash	\$93.2 Million
Securities	\$0.0 Million
Other	\$21.0 Million



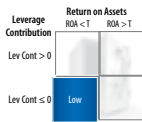
Initial Offering Date: January 21, 2008
 Offering Close Date: March 15, 2012
 Current Price per Share: \$10.09
 Reinvestment Price per Share: Not Applicable
 Cumulative Capital Raised during Offering (including DRP)..... \$265.3 Million

Cash to Total Assets Ratio: 22.7%
 Asset Type: Diversified
 Number of Properties: 13
 Square Feet / Units / Rooms / Acres: 432,478 Sq. Ft.,
 311 Rooms and 3,323 Units
 Percent Leased: Not Available
 Weighted Average Lease Term Remaining: Not Available
 LifeStage: Maturing
 Investment Style: Opportunistic
 Weighted Average Shares Outstanding: 26,011,000



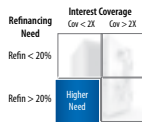
Performance Profiles

Operating Performance



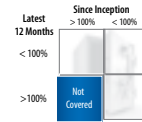
The REIT's recent 12-month average return on assets is less than yields on 10-year Treasuries, indicating negative risk adjusted returns. At its current cost of debt and level of borrowing, the use of debt is not increasing returns to shareholders. Earnings must improve to cover costs of debt.

Financing Outlook



More than 20% of REIT's debt must be repaid within two years or is at unhedged variable rates, and interest coverage is below the 2.0X benchmark. The REIT may face difficulties in refinancing its borrowings, interest rate risks from increasing rates, and need to increase earnings to reassure lenders.

Cumulative MFFO Payout



The REIT has not achieved a level of MFFO in excess of cash distributions since inception and it has not paid distributions during the last 12 months.

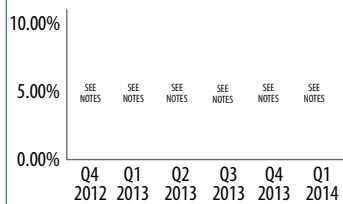
Summary

The REIT's 12-month return on assets was 0.61%, well below the yield on 10-Year Treasuries, and its leverage contribution was significantly negative, given the 51% debt ratio and 3.70% estimated average cost of debt. The REIT's interest coverage ratio is low at 1.2X, and 28.4% of the REIT's debt matures within two years with 38% at variable rates, indicating a potentially serious problem with refinancing and interest rate risk. The REIT has a cumulative ratio of cash distributions to MFFO of 202%, but no 12-month MFFO payout ratio because it did not pay cash distributions for the last five quarters.

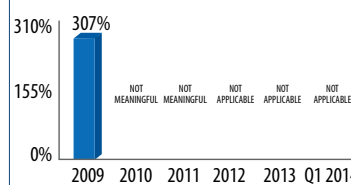
Contact Information

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

Historical Distribution

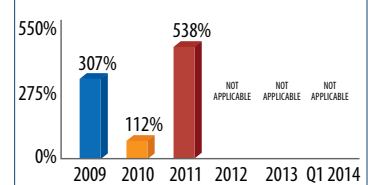


Historical FFO Payout Ratio



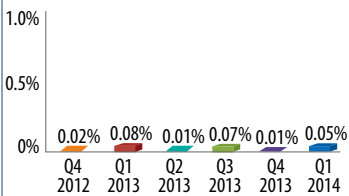
Ratio is not applicable, because REIT does not pay distributions.

Historical MFFO Payout Ratio



Ratio is not applicable, because REIT does not pay distributions.

Redemptions

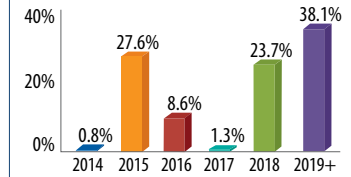


Debt Breakdown

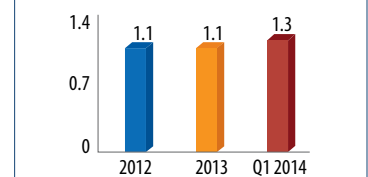


Debt to Total Assets Ratio: 51.5%
 Total: \$211.4 Million
 Fixed: \$131.1 Million
 Variable: \$80.3 Million
 Avg. Wtd. Rate: 3.7%
 Loan Term: 1 - 9 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- During 1Q 2014 the Company did not acquire or sell any properties.
- The Company did not pay any distributions in 1Q 2014. On March 20, 2012, the board of directors determined to cease regular, monthly distributions in favor of payment of periodic distributions from excess proceeds from asset dispositions or from other sources as necessary to maintain its REIT tax status.
- The REIT's Cash to Total Assets ratio increased to 22.7% as of 1Q 2014 compared to 17.3% as of 1Q 2013.
- The REIT's Debt to Total Assets ratio decreased to 51.5% as of 1Q 2014 compared to 52.3% as of 1Q 2013.
- Because the REIT did not pay distributions during this period, the FFO and MFFO Payout Ratios are not applicable.