



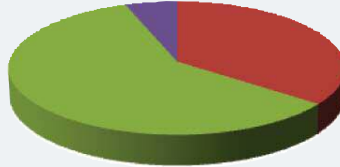
Data as of September 30, 2010

BlueVault
PARTNERS, LLC

Behringer Harvard Opportunity REIT II, Inc.

Portfolio Details:

Total Assets	\$262.2 Million
Real Estate Assets	\$155.3 Million
Cash	\$92.2 Million
Securities	\$0.0 Million
Other	\$14.7 Million



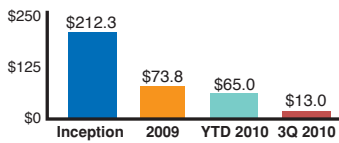
Initial Offering Date:	January 21, 2008
Number of Months Fundraising:	32
Anticipated Offering Close Date:	January 4, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	35.2%
Asset Type:	Diversified
Number of Properties:	7*
Square Feet / Units / Rooms / Acres:	496,000 sq. ft. and 968 units
Percent Leased:	Not Reported

*See notes.



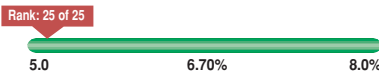
Gross Dollars Raised*



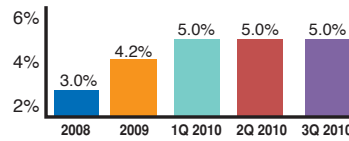
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:5.0%



Historical Distribution



Contact Information

www.BehringerHarvard.com
Behringer Harvard Investment Services
c/o DST Systems Inc.
430 West 7th Street
Kansas City, MO 64015-1407
866-655-3600

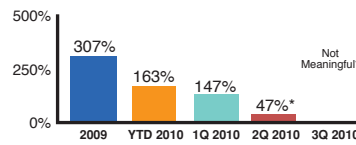
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO163%



YTD Distributions Paid: \$6,624,000
YTD Funds from Operations: \$4,052,000

Historical FFO Payout Ratio



*See Notes

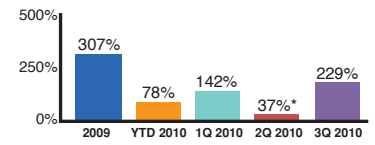
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO78%

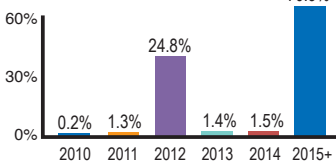


YTD Distributions Paid: \$6,624,000
YTD Modified Funds from Operations: \$8,530,000

Historical MFFO Payout Ratio

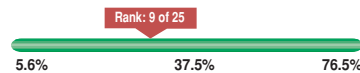


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio:30.1%

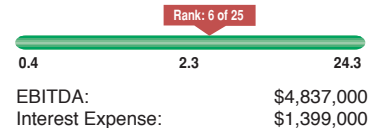


Debt Breakdown

Total:	\$79.0 Million
Fixed:	\$40.3 Million
Variable:	\$38.7 Million
Rate:	3.887 - 7%
Term:	2 - 7 yrs

Interest Coverage Ratio

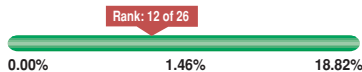
YTD Interest Coverage Ratio:3.5



EBITDA: \$4,837,000
Interest Expense: \$1,399,000

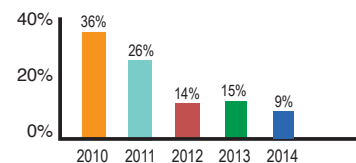
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:1.23%



Redemptions Year to Date: 130,062
Wtd. Avg. Shares Outstanding as of 12/31/09: 10,592,000

Lease Expiration*



*Data as of 12/31/09.

NOTES: As of September 30, 2010, the Company's investments included five consolidated real properties and one consolidated real estate loan receivable and one unconsolidated real property. The Payout Ratio is listed as "Not Meaningful" when Funds from Operations (FFO) or Modified Funds from Operations (MFFO) during that period are negative. A negative FFO or MFFO indicates a loss – no accounting earnings to cover the distribution. Keep in mind, however that FFO or MFFO does not indicate when cash actually changed hands. FFO or MFFO is an accrual or accounting measure of profitability that records revenues and expenses when they are incurred – regardless of when cash is exchanged.