



Lightstone Value Plus Real Estate Investment Trust II, Inc.

Total Assets	\$106.8 Million
Real Estate Assets	\$59.0 Million
Cash	\$22.1 Million
Securities	\$18.3 Million
Other	\$7.4 Million



Cash to Total Assets Ratio	20.7%
Asset Type	Diversified
Number of Properties	7
Square Feet / Units / Rooms / Acres	156,046 Sq. Ft.
Percent Leased	Not Available
Weighted Average Lease Term Remaining	Not Available
LifeStage	Stabilizing
Investment Style	Value Add
Weighted Average Shares Outstanding	8,258,000

Initial Offering Date	February 17, 2009
Offering Status	Follow-On
Number of Months Fundraising	61
Anticipated Offering Close Date	September 27, 2014
Current Price per Share	\$10.00
Reinvestment Price per Share	\$9.50

Historical Price

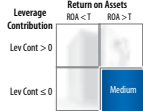


Contact Information

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 Real Estate Investment Trust**
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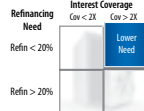
Performance Profiles

Operating Performance



The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is not increasing returns to shareholders.

Financing Outlook



Interest coverage ratio exceeds the 2.0X benchmark and the REIT does not have over 20% of debt maturing within 2 years or at unhedged variable rates. The REIT does not face an immediate need to refinance a significant portion of its debt, and has sufficient earnings to cover interest expense.

Cumulative MFFO Payout

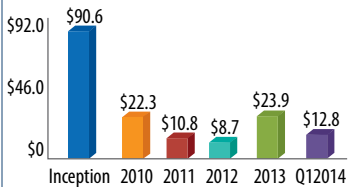


Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can be maintained.

Summary

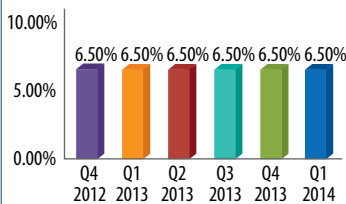
The REIT's return on assets for the last four quarters was 4.30%, well above the yield on 10-Year Treasuries of 1.87%, providing additional returns to shareholders. It had a slightly negative leverage contribution with its average cost of debt at 4.64% and a 24.2% debt ratio. Only about 10.2% of the REIT's debt principal is due within two years and 6.8% is at unhedged variable rates, indicating no great refinancing need and little interest rate risk, its interest coverage ratio for the last four quarters was 4.1X, safely above the 2.0X benchmark. Since inception the REIT has paid out only 70% of MFFO in cash distributions excluding DRP, and this rate was 56% for the last four quarters, a very sustainable cash payout ratio.

Gross Dollars Raised*

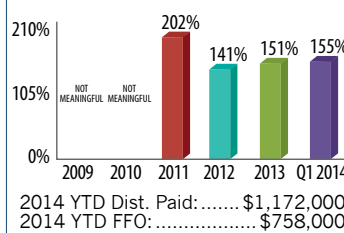


*Includes reinvested distributions (in millions)

Historical Distribution

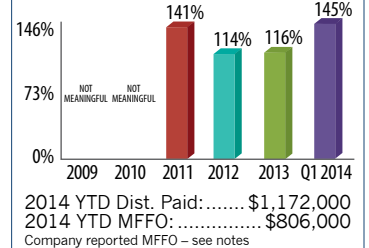


Historical FFO Payout Ratio



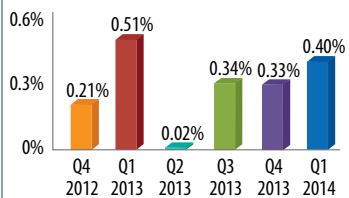
2014 YTD Dist. Paid: \$1,172,000
 2014 YTD FFO: \$758,000

Historical MFFO Payout Ratio



2014 YTD Dist. Paid: \$1,172,000
 2014 YTD MFFO: \$806,000
 Company reported MFFO - see notes

Redemptions

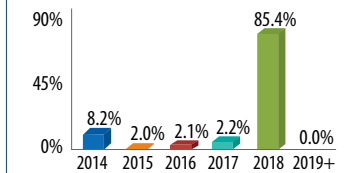


Debt Breakdown

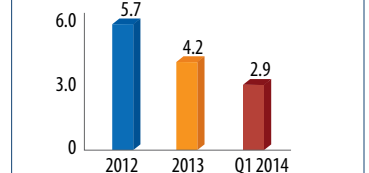


Debt to Total Assets Ratio	24.2%
Total	\$25.9 Million
Fixed	\$24.1 Million
Variable	\$1.8 Million
Avg. Wtd. Rate	4.64%
Loan Term	1 - 4 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- During 1Q 2014 the Company did not acquire any properties.
- On April 1, 2014, the Company completed the acquisition of an 87-room select service hotel located in Opelika, Alabama (the "Holiday Inn — Opelika"), from an unrelated third party. Additionally, on April 8, 2014, the Company completed the acquisition of a 154-room select service hotel located in Tucson, Arizona (the "Aloft — Tucson"), from an unrelated third party.
- The REIT's Cash to Total Assets ratio increased to 20.7% as of 1Q 2014 compared to 15.3% as of 1Q 2013.
- The REIT's Debt to Total Assets ratio increased to 24.2% as of 1Q 2014 compared to 20.3% as of 1Q 2013.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- Total distribution for the three-month period ending March 31, 2014 of approximately \$1.3 million was paid in full using a combination of cash and approximately 69,000 shares of the Company's common stock issued pursuant to the Company's DRIP, at a discounted price of \$9.50 per share. The distribution was paid from cash other than cash flows provided from operations (approximately \$0.1 million or 11%), cash flows provided from operations (approximately \$0.5 million or 39%) and excess cash proceeds from the issuance of common stock through REIT II's DRIP (approximately \$0.7 million or 50%).