

Nontraded REIT Industry Review: First Quarter 2015

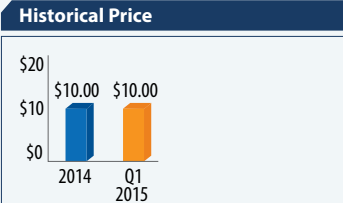
Resource Real Estate Opportunity REIT II, Inc.

| | |
|--------------------------|-----------------|
| Total Assets..... | \$155.5 Million |
| Real Estate Assets | \$86.0 Million |
| Cash | \$59.8 Million |
| Securities | \$0.0 Million |
| Other | \$9.7 Million |



Initial Offering Date: February 6, 2014
 Offering Status..... Initial
 Number of Months Fundraising: 14
 Anticipated Offering Close Date: February 6, 2016
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 38.4%
 Asset Type: Multifamily
 Number of Properties: 3
 Square Feet / Units / Rooms / Acres: 728 Units
 Percent Leased: 93.8%
 Weighted Average Lease Term Remaining: Not Applicable
 LifeStage: Emerging
 Investment Style: Opportunistic
 Weighted Average Shares Outstanding: 3,614,037

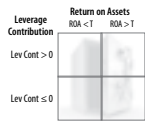


Contact Information

www.resourcereit2.com
Resource Real Estate, Inc.
 1845 Walnut Street, 18th Floor
 Philadelphia, PA 19103
 215-640-6320

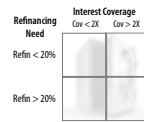
Performance Profiles

Operating Performance



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

Financing Outlook



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful interest coverage ratios. REITs in the Emerging LifeStage often rely on short-term financing with variable rates which will later be refinanced with longer maturity debt.

Cumulative MFFO Payout

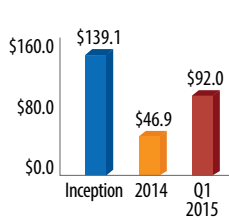


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

Summary

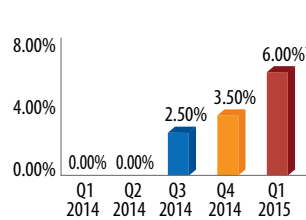
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 3Q 2015, the profile will begin to show meaningful results.

Gross Dollars Raised*



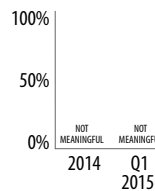
*Includes reinvested distributions (in millions)

Historical Distribution



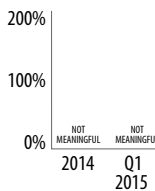
*Distribution + 0.5% Stock Distribution

Historical FFO Payout Ratio



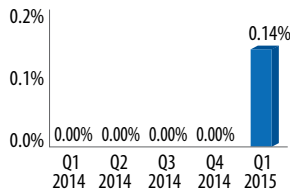
2015 YTD Dist. Paid: \$1,144,006
 2015 YTD FFO: (\$1,923,000)

Historical MFFO Payout Ratio



2015 YTD Dist. Paid: \$1,144,006
 2015 YTD MFFO: (\$591,000)
 Company Reported MFFO – see notes

Redemptions

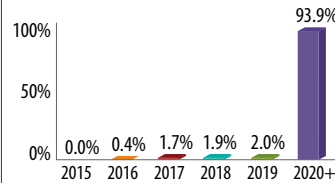


Debt Breakdown

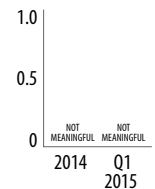


Debt to Total Assets Ratio: 24.8%
 Total: \$38.5 Million
 Fixed: \$0.0 Million
 Variable: \$38.5 Million
 Avg. Wtd. Rate: 2.17%
 Loan Term: 9 – 10 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- On May 19, 2015, the Company purchased a multifamily community located in Chapel Hill, North Carolina. The Chapel Hill Property contains 411 units located on an approximately 39-acre site with amenities, including but not limited to a clubhouse, a business center, and two outdoor pools. The Chapel Hill Property was constructed in phases in 1990 and 1996 and is currently 94% leased. The contract purchase price for the Chapel Hill Property was \$46.8 million, excluding closing costs.
- On May 19, 2015, the Company's board of directors authorized a stock distribution of 0.005 shares of the Company's common stock, or 0.5% of each outstanding share of common stock, to the stockholders of record at the close of business on June 30, 2015. Such stock distribution is to be issued on July 15, 2015.
- On March 24, 2015, the Board of Directors authorized cash distributions to the stockholders of record at the close of business each day in the period commencing March 31, 2015 through and including June 29, 2015 equal to a daily amount of \$0.000164384 per share of common stock, payable on April 30, 2015, May 29, 2015 and June 30, 2015.
- As of May 18, 2015, the Company had accepted aggregate gross offering proceeds of approximately \$188.4 million related to the sale of 18.9 million shares of common stock, including shares sold pursuant to the distribution reinvestment plan.
- The REIT's Cash to Total Assets ratio increased to 38.4% as of 1Q 2015 compared to 19.4% as of 4Q 2014.
- The REIT's Debt to Total Assets ratio decreased to 24.8% as of 1Q 2015 compared to 47.5% as of 4Q 2014.
- This REIT has limited trend data due to the fact that it began operations in 3Q 2014.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- The FFO and MFFO payout ratios are not meaningful because both FFO and MFFO were negative for the quarter ended March 31, 2015.