



## Resource Real Estate Opportunity REIT II, Inc.

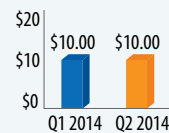
|                          |                |
|--------------------------|----------------|
| Total Assets.....        | \$12.9 Million |
| Real Estate Assets ..... | \$8.9 Million  |
| Cash .....               | \$0.6 Million  |
| Securities .....         | \$0.0 Million  |
| Other .....              | \$3.4 Million  |



|   |               |
|---|---------------|
| Cash to Total Assets Ratio: .....           | 4.4%          |
| Asset Type: .....                           | Multifamily   |
| Number of Properties: .....                 | 1             |
| 1 Square Feet / Units / Rooms / Acres:..... | 152 Units     |
| Percent Leased: .....                       | Not Reported  |
| Weighted Average Lease Term Remaining:..... | Not Available |
| LifeStage: .....                            | Emerging      |
| Investment Style: .....                     | Opportunistic |
| Weighted Average Shares Outstanding: .....  | 314,208       |

|  |                  |
|--|------------------|
| Initial Offering Date: .....           | February 6, 2014 |
| Offering Status.....                   | Initial          |
| Number of Months Fundraising: .....    | 5                |
| Anticipated Offering Close Date: ..... | February 6, 2016 |
| Current Price per Share: .....         | \$10.00          |
| Reinvestment Price per Share: .....    | \$9.50           |

### Historical Price



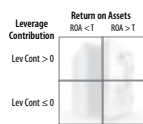
### Contact Information

[www.resourcereit2.com](http://www.resourcereit2.com)

**Resource Real Estate, Inc.**  
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Philadelphia, PA 19103  
215-640-6320

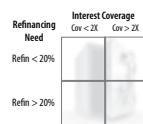
### Performance Profiles

#### 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

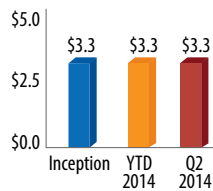


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

#### Summary

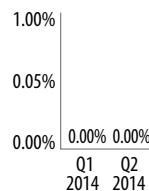
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 3Q 2015, the profile will begin to show meaningful results.

#### Gross Dollars Raised\*



\*Includes reinvested distributions (in millions)

#### Historical Distribution



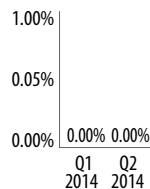
#### Historical FFO Payout Ratio

Not Applicable

#### Historical MFFO Payout Ratio

Not Applicable

#### Redemptions

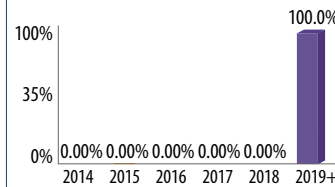


#### Debt Breakdown

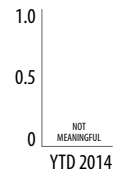


|                                  |               |
|----------------------------------|---------------|
| Debt to Total Assets Ratio:..... | 57.7%         |
| Total: .....                     | \$7.5 Million |
| Fixed: .....                     | \$0.0 Million |
| Variable .....                   | \$7.5 Million |
| Avg. Wtd. Rate: .....            | 2.53%         |
| Loan Term: .....                 | 10 yrs        |

#### Debt Repayment Schedule



#### Interest Coverage Ratio



### Source of Distributions, Trends and Items of Note

- On June 4, 2014, the REIT acquired a multifamily community located in Dallas, TX, with 152 units, for \$9.5 million. It financed the purchase in part with a \$7.5 million, 10-year secured mortgage loan, at a floating rate of one-month LIBOR plus 2.37%.
- On June 5, 2014, the Company's Board of Directors authorized cash distributions to the stockholders of record at the close of business each day in the period commencing July 1, 2014 through and including September 30, 2014. The declared distributions will equal a daily amount of \$0.00068493 (2.50% annualized based on the \$10.00 share price) per share of common stock. The July distribution of \$5,524 was paid on August 1, 2014. The August distribution is expected to be paid on September 2, 2014, and the September distribution is expected to be paid on October 1, 2014.
- On August 14, 2014, the board of directors authorized a stock distribution of 0.01 shares of its common stock, or 1.0% of each outstanding share of Common Stock, to the

stockholders of record at the close of business on September 30, 2014. Such stock distribution is to be issued on October 15, 2014.

- The Company commenced its initial public offering of shares of common stock on February 6, 2014. As of August 15, 2014, it had accepted aggregate gross offering proceeds of approximately \$9.4 million related to the sale of 951,725 shares of common stock, including shares sold pursuant to the distribution reinvestment plan.
- This REIT has limited trend data due to the fact that it began operations in 2Q 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 applicable because the Company did not pay any distributions during the quarter.