

Nontraded REIT Industry Review: Second Quarter 2015

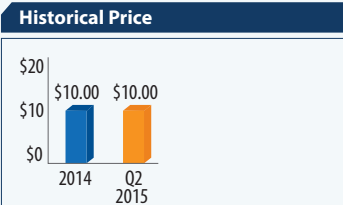
Resource Real Estate Opportunity REIT II, Inc.

Total Assets.....	\$259.5 Million
Real Estate Assets	\$133.2 Million
Cash	\$116.5 Million
Securities	\$0.0 Million
Other	\$9.8 Million



Initial Offering Date:February 6, 2014
 Offering Status..... Initial
 Number of Months Fundraising: 17
 Anticipated Offering Close Date:February 6, 2016
 Current Price per Share:\$10.00
 Reinvestment Price per Share:\$9.50

Cash to Total Assets Ratio: 44.9%
 Asset Type: Multifamily
 Number of Properties: 4
 Square Feet / Units / Rooms / Acres: 1,139 Units
 Percent Leased: Not Available
 Weighted Average Lease Term Remaining: Not Applicable
 LifeStage: Emerging
 Investment Style: Opportunistic
 Weighted Average Shares Outstanding: 18,934,576

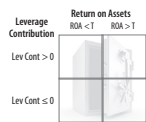


Contact Information

www.resourcereit2.com
Resource Real Estate Opportunity II, Inc.
 1845 Walnut Street, 18th Floor
 Philadelphia, PA 19103
 (215) 231-7050

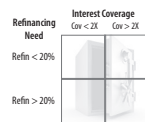
Performance Profiles

Operating Performance



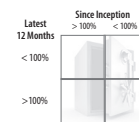
As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

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

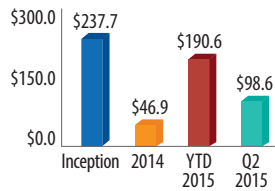


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

Summary

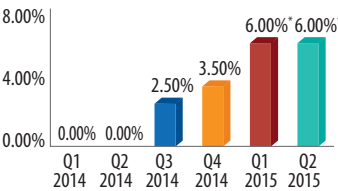
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 3Q 2015, the profile will begin to show meaningful results.

Gross Dollars Raised*



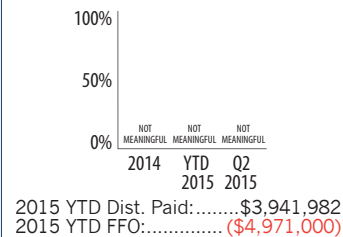
*Includes reinvested distributions (in millions)

Historical Distribution



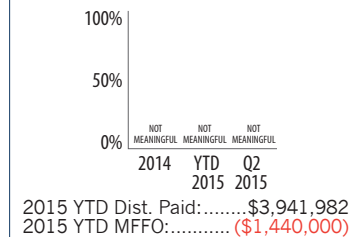
*Distribution + 0.5% Stock Distribution

Historical FFO Payout Ratio



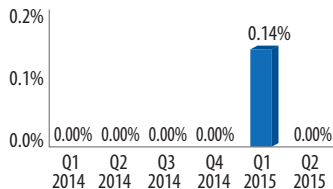
2015 YTD Dist. Paid:\$3,941,982
 2015 YTD FFO:(\$4,971,000)

Historical MFFO Payout Ratio

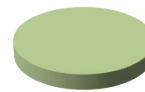


2015 YTD Dist. Paid:\$3,941,982
 2015 YTD MFFO:(\$1,440,000)
 Company Reported MFFO – see notes

Redemptions

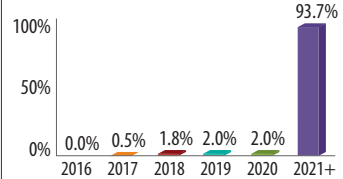


Debt Breakdown

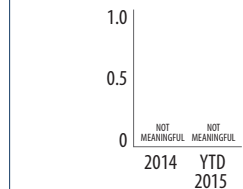


Debt to Total Assets Ratio:22.6%
 Total:\$58.7 Million
 Fixed:\$0.0 Million
 Variable:\$58.7 Million
 Avg. Wtd. Rate:2.32%
 Loan Term:9 – 10 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- On July 22, 2015, the Company entered into an agreement to purchase a 200-unit multifamily community located in Dallas, Texas from an unaffiliated seller for \$21.3 million.
- On July 28, 2015, the Company, through a wholly owned subsidiary, entered into a five-year secured mortgage loan with Bank of America, N.A., for borrowings of approximately \$32.0 million secured by Farrington Lakes which was acquired in May, 2015. The loan matures on July 28, 2020.
- On August 13, 2015, the Company entered into an agreement to purchase a 252-unit multifamily community located in Atlanta, Georgia for \$41.0 million.
- On June 25, 2015, 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 June 30, 2015 through September 29, 2015 equal to a daily amount of \$0.00164384 per share of common stock, payable on July 31, 2015, August 31, 2015 and September 30, 2015.
- The REIT's Cash to Total Assets ratio increased to 44.9% as of 2Q 2015 compared to 4.4% as of 2Q 2014.
- The REIT's Debt to Total Assets ratio decreased to 22.6% as of 2Q 2015 compared to 57.7% as of 2Q 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 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 June 30, 2015.
- All distributions through the period ended June 30, 2015, have been funded by proceeds of the offering and the distribution reinvestment plan.