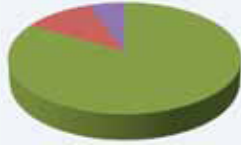


## Nontraded REIT Industry Review: Second Quarter 2012



## Resource Real Estate Opportunity REIT, Inc.

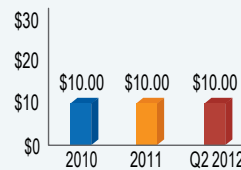
Total Assets.....	\$133.5 Million
Real Estate Assets .....	\$111.2 Million
Cash .....	\$14.6 Million
Securities .....	\$0.0 Million
Other .....	\$7.7 Million



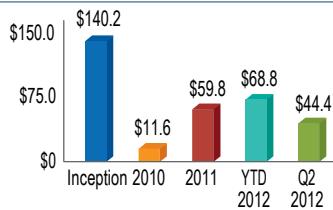
Cash to Total Assets Ratio: ..... 10.9%  
 Asset Type: ..... Multifamily  
 Number of Properties: ..... 9 Properties, 4 Notes  
 Square Feet / Units / Rooms / Acres:.....3,240 Units  
 Percent Leased: ..... Not Reported  
 LifeStage..... Growth  
 Investment Style ..... Opportunistic

Initial Offering Date: ..... June 16, 2010  
 Number of Months Fundraising: ..... 24  
 Anticipated Offering Close Date: ..... June 16, 2013  
 Current Price per Share: ..... \$10.00  
 Reinvestment Price per Share: ..... \$9.50

## Historical Price



## Gross Dollars Raised\*



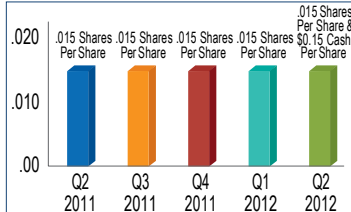
\*Includes reinvested distributions (in millions)

## Current Distribution

Stock Distributions: 0.015 shares per share & \$0.15 cash per share \*

\*See Notes

## Historical Distribution



## Contact Information

**Resource Securities**  
 2005 Market Street  
 15th Floor  
 Philadelphia, PA 19103  
 (866) 469-0129

## Year to Date FFO Payout Ratio

Not Applicable

\*See Notes

## Historical FFO Payout Ratio

Not Applicable

\*See Notes

## Year to Date MFFO Payout Ratio

Not Applicable

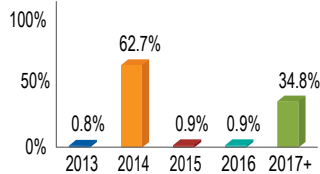
\*See Notes

## Historical MFFO Payout Ratio

Not Applicable

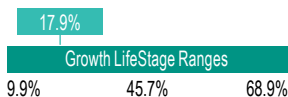
\*See Notes

## Debt Maturity



## Current Debt Ratio

Debt to Total Assets Ratio: ... 17.9%



## Debt Breakdown



Total: ..... \$23.9 Million  
 Fixed: ..... \$9.1 Million  
 Variable: ..... \$14.8 Million  
 Avg. Wtd. Rate: ..... 3.1%  
 Term: ..... 2 - 5 yrs

## Interest Coverage Ratio

YTD Interest Coverage Ratio: .... 5.6



Adjusted EBITDA: ..... \$807,000  
 Interest Expense: ..... \$143,000

## Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:.....0.00%



Redemptions Year to Date: ..... 0  
 Wtd. Avg. Shares Outstanding:..... 11,231,000

## Lease Expirations

Not Applicable

## Trends and Items of Note

- The Company has made six consecutive stock distributions since Q1 2011. Each distribution was at a rate of 1.5% or 0.015 shares per share.
- On May 31, 2012, the Company paid a special, one-time cash distribution of \$1.9 million (\$0.15 per common share) to stockholders of record as of the close of business on May 15, 2012. The distribution was paid from a portion (approximately 20%) of the proceeds of a non-recourse mortgage loan secured by the Iroquois Apartments obtained in April 2012. Approximately \$1.1 million was reinvested in shares of the Company's common stock in conjunction with the distribution reinvestment plan.
- On June 20, 2012, the Company acquired all of a Delaware limited liability company that owns a multifamily community located in the Midwestern United States from Prudential Mortgage Capital Funding, LLC. The contract purchase price for the Property was \$41.25 million.
- The REIT's debt to total assets ratio increased to 17.9% as of Q2 2012 compared to 0.5% as of Q1 2012.
- Because the Company does not pay regular cash distributions, the FFO and MFFO Payout Ratios are not applicable.
- See additional notes on page 77 for information regarding the source of distributions.