



Resource Real Estate Opportunity REIT II

The Opportunity REIT II seeks to buy undervalued apartment communities and add value by investing capital and applying experienced property management. The Opportunity REIT II's investment process is summarized in four steps — buy it, renovate it, increase revenue, and sell it.

Through this value-add process, the Opportunity REIT II seeks to provide:



**Current
Income**



**Capital
Preservation**



**Capital
Appreciation**

Resource Real Estate, Inc., our sponsor, and its affiliates have been actively engaged in real estate investing and turning around undervalued properties since 1991.



Mayfair Apartment Homes

Homewood, AL

Property Features

Purchase Price: \$30.1 million

Date Acquired: 8/21/2015

Units: 274

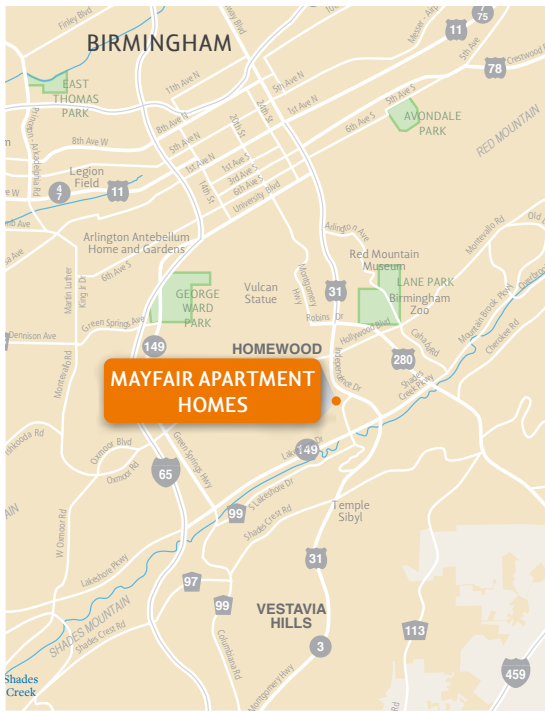
Built: 1968/1972

Square Footage: 288,050

Amenities:

- 24-hour fitness center
- Two outdoor swimming pools
- Picnic areas with BBQ grills, fire pit, and playground
- Clubhouse

There is no guarantee that the REIT will achieve its objectives, generate profits or avoid losses.



Property Location

- Mayfair is situated on Highway 31, a prime location in the Birmingham-Hoover metropolitan area. It is located in Homewood, which is situated four miles from Downtown Birmingham.
- Downtown Birmingham contains a well-diversified employment base. Major employers include the University of Alabama at Birmingham, Regions Financial Corporation, St. Vincent's Health System, Blue Cross & Blue Shield of Alabama, and the Alabama Power Company.
- The property is in close proximity to major highways that give residents access to major attractions like museums, parks, theatres, and a baseball stadium.
- Less than one mile from the property, Brookwood Village houses an array of upscale shops, anchored by one of the largest Macy's in the country.

Mayfair is zoned to one of the top ranked elementary schools in Homewood, Shades Cahaba Elementary, rated 10/10 by Greatschools.org.

Risk Factors

- No public market currently exists for our shares of common stock, and our charter does not require our directors to seek stockholder approval to liquidate our assets by a specified date, nor to list our shares on an exchange by a specified date.
- Shares of our common stock are illiquid. You may not be able to sell your shares under our share redemption program and, if you are able to sell your shares under the program, you may not be able to recover the amount of your investment in our shares.
- We set the offering price arbitrarily. This price is unrelated to the book or net value of our assets or to our expected operating income.
- We have a limited operating history, and as of June 30, 2015, our total assets were \$259 million and consisted primarily of \$133.2 million of investments, \$3.46 million of deferred offering costs, and \$116.4 million of cash. We have not identified all of the investments to acquire with the proceeds of this offering; consequently, you will not have the opportunity to evaluate all of our investments before we make them.
- We are dependent on our advisor and its affiliates to select investments and conduct our operations and this offering. Our advisor has no operating history and no experience operating a public company.
- We pay substantial fees and expenses to our advisor, its affiliates and broker-dealers. These payments increase the risk that you will not earn a profit on your investment.
- Our executive officers and some of our directors will face conflicts of interest.
- We may lack diversification if we do not raise substantial offering proceeds.
- There are restrictions on the ownership and transferability of our shares of common stock. See "Description of Shares—Restriction on Ownership of Shares."
- Our charter permits us to pay distributions from any source without limitation, including from offering proceeds, borrowings, sales of assets or waivers or deferrals of fees otherwise owed to our advisor. Distributions are not guaranteed.
- We may change our targeted investments without stockholder consent.
- Some of the other programs sponsored by our sponsor have experienced adverse business developments or conditions.
- The multifamily properties we acquire and their performance are subject to downturns in economic conditions, changes in supply or demand, interest rate changes, and availability of mortgage financing.
- If we fail to qualify as a REIT, it would adversely affect our operation and ability to make distributions to our stockholders because we will be subject to U.S. federal income tax at regular corporate rates with no ability to deduct distributions made to our stockholders.

This is neither an offer to sell nor a solicitation of an offer to buy shares of Resource Real Estate Opportunity REIT II; an offering is only made by prospectus. This sales and advertising literature must be preceded or accompanied by a prospectus and must be read in conjunction with the prospectus in order to understand fully all of the implications and risks of the offering of securities to which it relates. Shares of Resource Real Estate Opportunity REIT II are not suitable for all investors. There is no assurance that the investment objectives of the REIT will be achieved. The shares of Resource Real Estate Opportunity REIT II are offered through Resource Securities, Inc., an affiliate of the advisor and member – FINRA, SIPC.



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1845 Walnut Street, 18th Floor | Philadelphia, PA 19103
(866) 773-4120 | www.resourcereit2.com