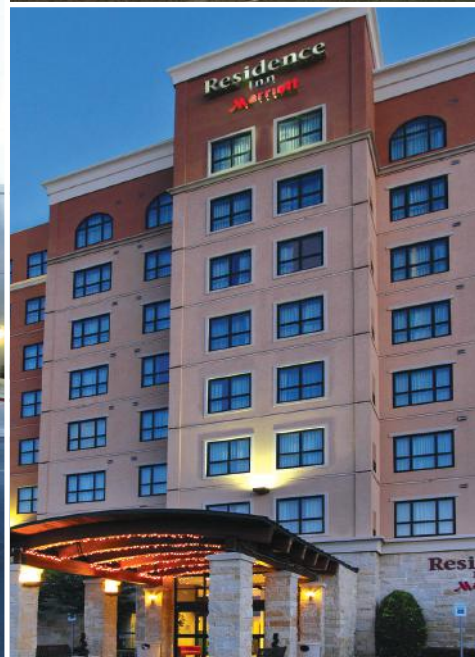


MOODY NATIONAL REIT II, INC.



HOTEL PORTFOLIO

WWW.MOODYNATIONALREIT.COM

Investment Objectives: *

- Preserve, protect and return stockholders' capital contributions;
- Pay attractive and stable cash distributions to stockholders, and
- Realize capital appreciation upon the ultimate sale of the real estate assets acquired by Moody National REIT II, Inc. (which we refer to as "we," "our," "us" or "REIT II").

NOTICE TO INVESTORS**Not a Deposit • Not FDIC Insured • Not Bank Guaranteed • May Lose Value**

This material does not constitute an offer to sell nor a solicitation of an offer to buy the securities referenced herein, which can only be made by the prospectus.

This material must be read in conjunction with the prospectus in order to fully understand all of the implications and risks of an investment in REIT II. A copy of the prospectus must be made available to investors in connection with this offering. Neither the Securities and Exchange Commission, the Attorney General of the State of New York, nor any other state regulators have approved or disapproved of REIT II's common stock, determined if REIT II's prospectus is truthful or complete or passed on or endorsed the merits of this offering. Any representation to the contrary is unlawful.

IMPORTANT RISK FACTOR DISCLOSURE

An investment in shares of common stock of REIT II involves significant risks, including the following:

- REIT II has a limited operating history and there is no assurance that it will be able to successfully achieve its investment objectives.
- No public trading market exists for shares of REIT II and it is not required to effectuate a liquidity event by a certain date. As a result, it will be difficult for stockholders to sell their shares of REIT II common stock.
- There are restrictions and limitations on the ability of a stockholder to have all or a portion of its shares of REIT II common stock repurchased under REIT II's share repurchase program, and if a stockholder is able to have its shares repurchased pursuant to the share repurchase program, it may be for a price less than the price the stockholder paid for the shares and the then-current net asset value (NAV) of the shares.
- The price of REIT II shares may be adjusted periodically to reflect changes in the estimated value of its assets, and therefore, future adjustments may result in an offering price lower than the price a stockholder paid for its shares.
- The amount of distributions REIT II may make is uncertain. Distributions may exceed its earnings, particularly during the period before it has acquired a substantial portfolio of real estate assets. REIT II has paid distributions from the proceeds of its public offering, and may continue to pay distributions from the proceeds of its offerings or another category of funding that constitutes return of capital.
- REIT II's public offering is considered to be a "blind pool" offering because you will not have the opportunity to evaluate its future investments prior to purchasing shares of REIT II common stock.
- REIT II's public offering is a "best efforts" offering. If REIT II is not able to raise a substantial amount of capital in the near term, its ability to achieve its investment objectives could be adversely affected.
- There are limits on the ownership and transferability of REIT II's shares. See "Description of Capital Stock—Restrictions on Ownership and Transfer" in the REIT II prospectus.
- REIT II relies on its advisor and its affiliates for its day-to-day operations and the selection of its investments.
- REIT II pays certain fees and expenses to its advisor and its affiliates. These fees were not negotiated at arm's-length and therefore may be higher than fees payable to unaffiliated parties.
- REIT II's advisor and other affiliates face conflicts of interest as a result of compensation arrangements, time constraints and competition for investments.
- If REIT II fails to maintain its qualification as a REIT and no relief provisions apply, its NAV per share and cash available for distribution to its stockholders could materially decrease.

REIT II is sponsored by Moody National REIT Sponsor, LLC, which is indirectly owned and controlled by Brett C. Moody. Moody REIT Sponsor, LLC is an affiliate of Moody Securities, LLC, which is the dealer manager for this offering. Moody Securities, LLC is a member of FINRA/SIPC.

Forward Looking Statements: This literature contains forward-looking statements within the meaning of federal securities laws and regulations. These forward-looking statements are identified by their use of terms such as "anticipate," "believe," "continue," "could," "estimate," "expect," "intend," "may," "plan," "predict," "should," "will," and other similar terms, including references to assumptions and forecasts of future results. Forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties, and other factors that may cause actual results to differ materially from those anticipated at the time the forward-looking statements are made. These risks, uncertainties, and contingencies include but are not limited to the following: our ability to effectively raise capital in our offering; uncertainties relating to changes in general economic and real estate conditions; uncertainties relating to the implementation of our investment strategy; and other risk factors as outlined in our registration statement and periodic reports filed with the SEC. Although we believe the expectations reflected in such forward-looking statements are based upon reasonable assumptions, we can give no assurance that the expectations will be attained or that any deviation will not be material. We undertake no obligation to update any forward-looking statement contained herein to conform the statement to actual results or changes in or expectations.

*There is no guarantee that these objectives will be achieved. The objectives include the payment of a cash distribution. However, investors should note that a portion of our distributions to date have been funded from operating proceeds. To the extent that we fund distributions from sources other than from cash from operations, a portion of the distributions we make may represent a return of capital to investors, which will reduce their tax basis in our shares of common stock.

PROPERTY PORTFOLIO

HOMEWOOD SUITES BY HILTON AUSTIN, TX

This 96-room select-service hotel, located just six miles from the Austin-Bergstrom International Airport in the Southpark business area, is ideal for the business traveler. The capital city has become a hub for a number of industries and was ranked by Forbes as America's Fastest Growing City in 2016.¹

¹ <https://www.forbes.com/pictures/56d9af8fe4b0c144a7f6b761/americas-fastest-growing-/#12d530663bbe>



EMBASSY SUITES NASHVILLE, TN

208-room select-service hotel opened in 2001.

Positioned in the West End-Midtown district, this hotel will accommodate both business and leisure travelers well. Just three blocks from Vanderbilt University, University Medical Center, and less than two miles from downtown, the hotel features an indoor swimming pool, fitness center and flexible meeting space.¹

¹ <http://embassysuites3.hilton.com/en/hotels/tennessee/embassy-suites-by-hilton-nashville-at-vanderbilt-BNAESES/index.html>

HYATT PLACE NORTH CHARLESTON, SC

113-suite hotel developed in 2001. This Charleston hotel lies in close proximity to Boeing Aircraft, as well as Google, Daimler, BAE Systems, Force Protection, Blackbaud and Lockheed Martin. In addition to the business traveler, Charleston regularly accommodates leisure travelers. Charleston was ranked America's top small city by Conde Naste Traveler in 2016.¹

¹ <http://www.cntraveler.com/galleries/2015-10-08/top-small-cities-in-the-us-readers-choice-awards>



PROPERTY PORTFOLIO

HOMEWOOD SUITES BY HILTON THE WOODLANDS, TX

This 91-suite hotel was developed in 2001. With over 1,000 companies located in The Woodlands, including Fortune-500 companies like Anadarko and Chevron Phillips¹, The Woodlands is one of the best selling master planned communities in Texas.¹

¹ http://www.thewoodlands-commercial.com/biz_companies.html



HYATT PLACE GERMANTOWN, TN

Located in Germantown, an eastern suburb of Memphis, the 127-Suite Hyatt Place, which was developed in 2009, is in close proximity to FedEx World Headquarters, Memphis' largest private employer.¹

¹ <http://www.memphischamber.com/Community/Work/Employers.aspx>



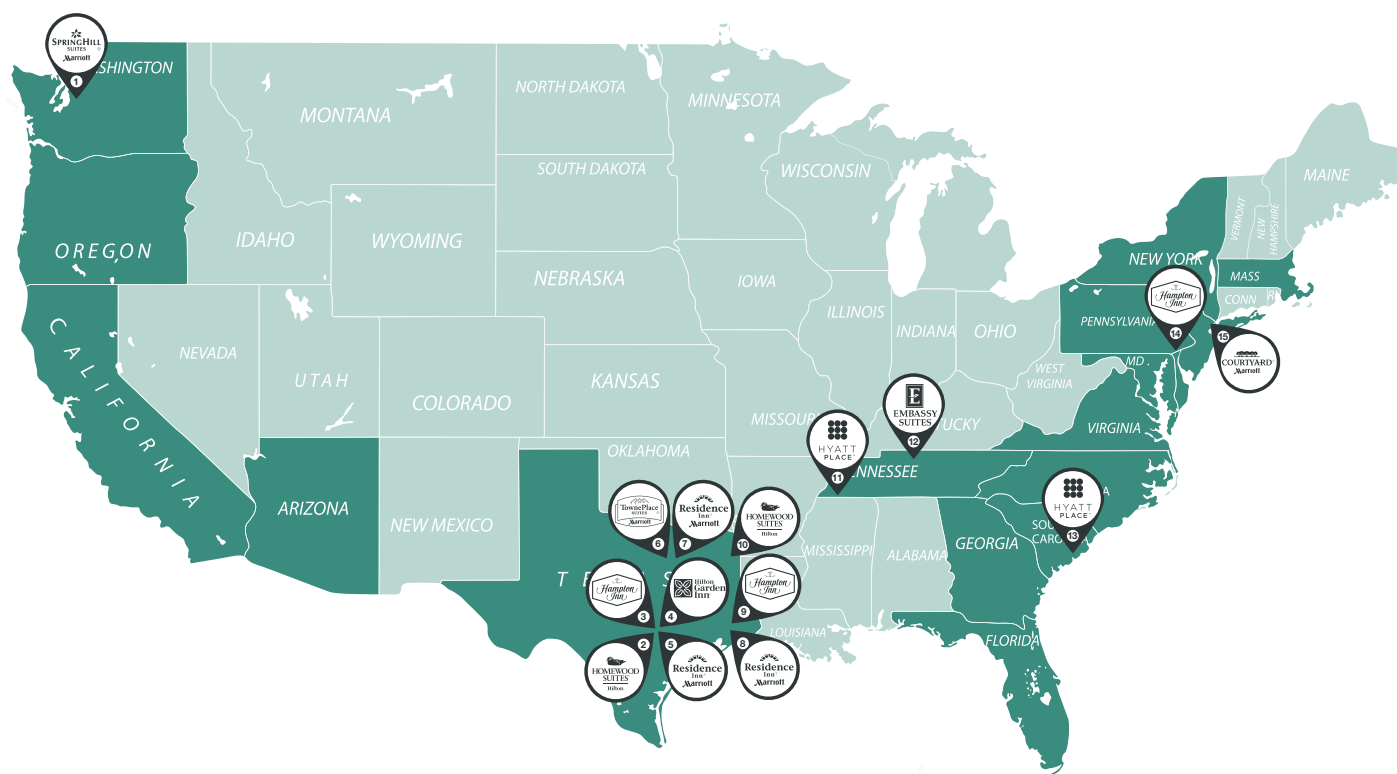
MARRIOTT RESIDENCE INN GRAPEVINE, TX

The Residence Inn Grapevine is in the very heart of the Dallas/Fort Worth Metroplex, only 6 miles from DFW International Airport. DFW services over 64 million passengers a year¹, priming the Residence Inn to meet the business traveler's need for a convenient place to stay.¹

¹ <http://dfwairport.mediaroom.com/DFWInfoSheet>



REIT II PROPERTY LIST



- | | |
|--|---|
| 1 SPRING HILL SUITES, SEATTLE, WA | 9 THE HAMPTON INN, HOUSTON, TX |
| 2 HOMEWOOD SUITES, AUSTIN, TX | 10 HOMEWOOD SUITES, THE WOODLANDS, TX |
| 3 THE HAMPTON INN, AUSTIN, TX | 11 HYATT PLACE, GERMANTOWN, TN |
| 4 HILTON GARDEN INN, AUSTIN, TX | 12 EMBASSY SUITES, NASHVILLE, TN |
| 5 MARRIOTT RESIDENCE INN, AUSTIN, TX | 13 HYATT PLACE, NORTH CHARLESTON, SC |
| 6 TOWN PLACE SUITES, FORT WORTH, TX | 14 THE HAMPTON INN, FRAZER (PHILADELPHIA), PA |
| 7 MARRIOTT RESIDENCE INN, GRAPEVINE, TX | 15 MARRIOTT COURTYARD, LYNDHURST (THE MEADOWLANDS), NJ |
| 8 MARRIOTT RESIDENCE INN, HOUSTON, TX | |

Total Hotel Properties: 15

Regions Represented:
East Coast, West Coast,
Sunbelt Region

Brands Represented:
Hilton, Hyatt, Marriott
Select-Service Hotels

PROPERTY PORTFOLIO

MARRIOTT COURTYARD LYNDHURST-MEADOWLANDS, NEW JERSEY

The Courtyard Lyndhurst is just six miles from New York City in the heart of the Meadowlands Sports Complex, where both the New York Giants and New York Jets call home¹. The hotel is poised to accommodate the business traveler as well as it is conveniently located near the Newark Liberty International Airport.¹

¹ <http://www.concerthotels.com/venue-hotels/metlife-sports-complexhotels/328709> ² <http://www.marriott.com/hotels/maps/travel/ewrml-courtyard-lyndhurstmeadowlands/>



HAMPTON INN BY HILTON AUSTIN, TX

Located just six miles from the Austin-Bergstrom International Airport, this hotel is well-situated in the 11th largest city in the country. Austin, the capital of Texas, is home to the University of Austin. Facebook, Hewlett-Packard, Apple, Dell, Oracle, Whole Foods and Visa all office out of Austin as well, positioning the Hampton Inn well for the business traveler.¹

¹ <http://www.austinrelocationguide.com/Major-Employers-and-Top-Companies-in-Austin/>



HAMPTON INN BY HILTON HOUSTON, TX

The Hampton Inn is located in the Energy Corridor area of Houston. This district encompasses over 1,700 acres, employs 75,000 people, and is home to more than 4,800 energy-related firms.¹ Houston is home to 40 of the 132 publicly traded oil and gas exploration and production firms in the United States.²

¹ http://www.houston.org/newgen/16_Industry_NEC/16B%20W010%20Energy%20Industry%20Overview.pdf

² <http://www.energycorridor.org/about/energy-corridor-district>



PROPERTY PORTFOLIO

TOWNEPLACE SUITES BY MARRIOTT FORT WORTH, TX

Located in the Southwest area of Fort Worth near the Texas Christian University, the historic Stockyards, and Fort Worth Convention Center, this hotel is in the heart of the metropolitan city.



HILTON GARDEN INN AUSTIN, TX

The Hilton Garden Inn is located along US 183, North Austin's major thoroughfare, where 21 million square feet of office space. Tenants include Apple, Xerox Corporation and the Domain, one of Austin's largest mixed-use developments.^{1,2} Several medical facilities are located south of the hotel, including the St. David's North Austin Medical Center and Women's Center of Texas and the Northwest Surgery Center.³

1 CBRE U.S. Research Team, CBRE Global Research and Consulting. Austin Office MarketView Q2 2014. PDF file. 2 <http://thenextweb.com/apple/2012/07/18/apple-closes-deal-to-expand-austin-campus-moves-ahead-with-304-million-texas-investment/> 3 <http://www.stdavids.com/locations-facilities/north-austin-medicalcenter/about.aspx>; <http://www.womenscenteroftexas.com/about.aspx>; <http://www.northwestsc.com/>

HAMPTON INN BY HILTON FRAZER, PA

Conveniently located near Valley Forge and Independence Hall, the Hampton Inn Great Valley is just a short drive from Philadelphia's historic district. The 125-room hotel provides ready access to local business parks and major corporations, in a variety of industries, including life sciences and biotechnology.¹

1 <http://hamptoninn3.hilton.com/en/hotels/pennsylvania/hampton-inn-philadelphia-great-valley-malvern-PHLFZHX/index.html>



PROPERTY PORTFOLIO

RESIDENCE INN BY MARRIOTT AUSTIN, TX

Prominently located off of I-35 and 51st street, the Residence Inn benefits from its close proximity to the University of Texas, Dell Children's Hospital, Seton Medical Corporate headquarters, and the Texas State Capitol. Austin was ranked consecutively by Forbes magazine as the #1 and #2 fastest growing city in the nation in 2014 and 2015 respectively.^{1,2}

¹ <https://www.forbes.com/sites/erincarlyle/2014/02/14/americas-20-fastest-growing-cities/#7358dc36461b>

² <https://www.forbes.com/sites/erincarlyle/2015/01/27/americas-fastest-growing-cities-2015/#3bcb27c549e3>



SPRINGHILL SUITES BY MARRIOTT SEATTLE, WA

Located in downtown Seattle, the SpringHill Suites sits in one of the city's major public transportation routes with ready access to the homes of Amazon, Microsoft, Nordstrom and REI. Additionally, Seattle is home to the flagship Starbucks and Costco.¹ Seattle was ranked as the number one best city for jobs in 2015 by Forbes magazine.²

¹ <https://www.tripsavvy.com/biggest-seattle-area-employers-2965051>

² <https://www.forbes.com/pictures/fjle45kfgk/no-1-best-city-for-jobs-seattle-washington/#3dc5820c8879>



RESIDENCE INN HOUSTON, TX

This Houston property is located in the Texas Medical Center ("TMC"), the world's largest medical center consisting of 106,000 employees and 54 institutions.¹ TMC welcomes more than 7.2 million visitors, hosts 10 million patient encounters per year and is the 8th largest business district in the U.S.² The hotel is also located adjacent to the NRG Park area, which hosts the annual Offshore Technology Conference, Houston Livestock Show & Rodeo, and numerous sporting events – including Houston Texans home football games, Super Bowls, and NCAA Tournament basketball games.

¹ <http://www.visithoustontexas.com/about-houston/texas-medical-center/>

² <https://www.tmc.edu/about-tmc/facts-and-figures/>

