RESOURCE REAL ESTATE
OPPORTUNITY REIT, INC.

Portfolio Update

Second Quarter 2018

Portfolio performance at a glance

Net Operating Income Growth:........................24.7%[1]

Revenue Growth:..7.9%[2]

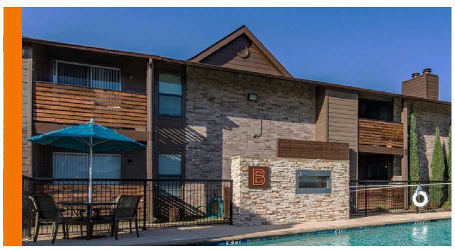
Occupancy Rate: .... 94.5%[3]

Distributions: ....6% annualized – paid monthly[4]

Value Created from Investment Strategy:

$255.9 MM[5]

Inside the portfolio



Bristol at Grapevine
Grapevine, Texas | Recently Purchased

Purchased on April 25, 2018 for $44.7 MM, Bristol at Grapevine is a short drive from several employment centers, including DFW International Airport and Centreport Business Park, and sits in the sought-after Grapevine-Colleyville school district.

Addison at Sandy Springs
Sandy Springs, Georgia | Recently Purchased

Purchased on April 17, 2018 for $34 MM, Addison at Sandy Springs sits between two of Atlanta's largest employment hubs, with over 300,000 jobs in specialties such as healthcare and technology.

Green Trails
Lisle, Illinois | Renovations Completed

Green Trails completed a $150,000+ renovation to its clubhouse and landscaping with the goal of boosting its appeal to suburban families and city commuters.

[1] Net Operating Income Growth ("NOIG") for each property is calculated by taking the difference between the Net Operating Income ("NOI") for a current 12 month period through 6/30/18 and a prior 12 month period and dividing it by the prior 12 month period. For periods with less than 12 months, the NOI is annualized. The NOIG of each year is then added together and divided by the total number of years. The portfolio NOIG is an average of each property's NOIG weighted by the number of units. Since this is an estimated value, the actual results will be different. Properties excluded due to insufficient comparative time periods include: Green Trails, Terraces at Lake Mary, Courtney Meadows, Addison at Sandy Springs, and Bristol Grapevine.

[2] Revenue Growth for each property is calculated by taking the difference between the growth for a current 12 month period through 6/30/18 and a prior 12 month period and dividing it by the prior 12 month period. For periods with less than 12 months, revenue growth is annualized. The revenue growth of each year is then added together and divided by the total number of years. The portfolio revenue growth is an average of each property's revenue growth weighted by the number of units. Since this is an estimated value, the actual results will be different. Properties excluded due to insufficient time periods include: Providence in the Park, Green Trails, Terraces at Lake Mary, Courtney Meadows, Addison at Sandy Springs, and Bristol Grapevine.

[3] Average occupancy as of 6/18.

[4] Based on a $10.00 per share purchase price.

[5] Value created equals midpoint value of the properties in the portfolio as determined by Duff & Phelps at 12/31/17 less the aggregate purchase price plus closing costs and capital expenditures for such properties through 12/31/17. Properties excluded due to recent acquisition include: Addison at Sandy Springs and Bristol at Grapevine.

Property spotlight

South Lamar Village | Austin, Texas

Acquired 2/26/2015

Units: 208

Net Operating Income Growth: .... 13.0%[1]

Revenue Growth: .... 8.2%[2]

Occupancy Rate: .... 92.1%[3]

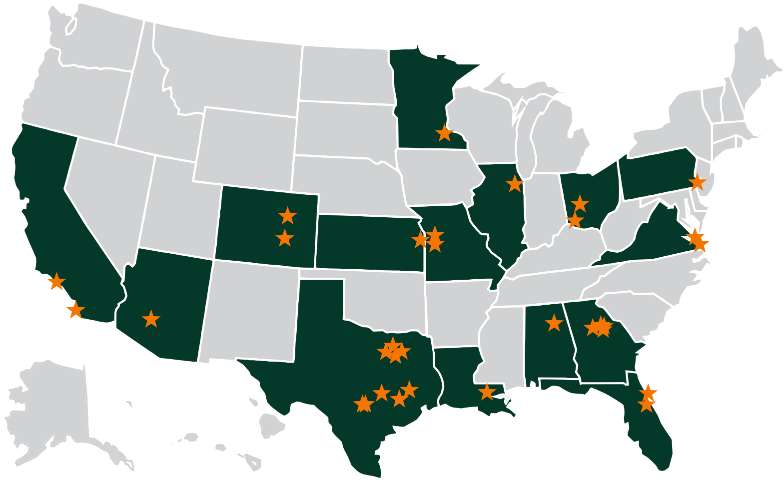
South Lamar Village offers authentic Austin living at an affordable price, with upgraded apartment homes that blend high-end finishes with Austin-inspired details.

The REIT recently completed renovations on all 208 units, focusing on upgrading the kitchens with new granite countertops, stainless steel appliances, and refinished cabinets, as well as faux hardwood flooring throughout the main living space and washer and dryer installation.

Outside the community, residents can immerse themselves in Austin's vibrant history and culture with a quick walk to iconic landmarks like Red's Porch, Broken Spoke, and Matt's Famous.

South Lamar Village is the microcosm of the REIT's investment strategy: identifying, improving, and managing properties where America rents.

A National Presence



- 32 properties
- 10,018 units
- Across 15 states

All data as of 6/30/18.

For more information,
call **(866) 446-0129** or email **IR@ResourceREIT.com.**

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[2] Revenue Growth is calculated by taking the difference between the growth for a current 12 month period and a prior 12 month period through 6/30/18 and dividing it by the prior 12 month period. For periods with less than 12 months, revenue growth is annualized. The revenue growth of each year is then added together and divided by the total number of years. Since this is an estimated value, the actual results will be different.

[3] Average occupancy as of 6/18.