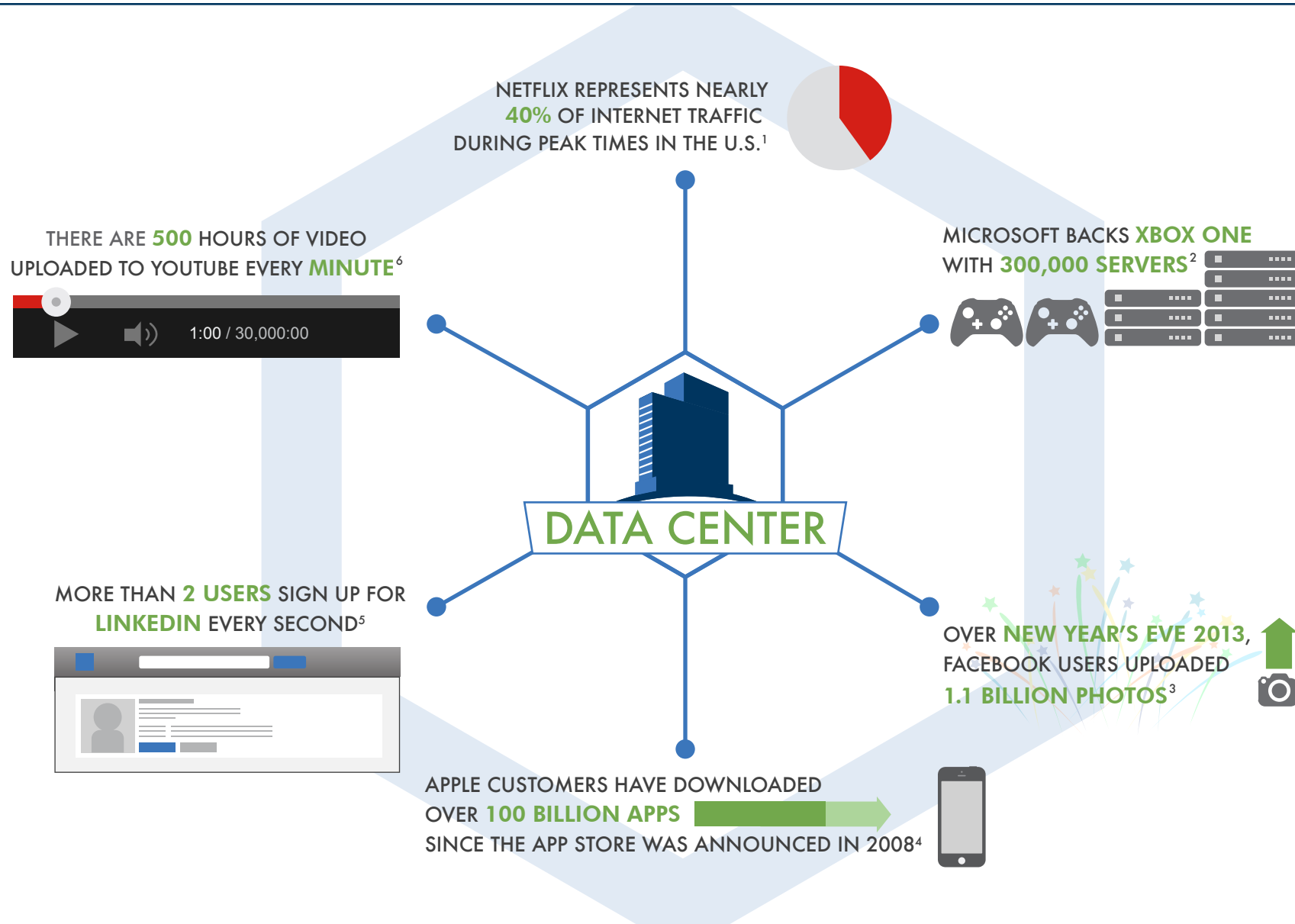


The Virtual World Revolves Around Physical Real Estate



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Does Investing In Data Center Real Estate Make Sense In Your Portfolio?

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www.cvmissioncriticalreit2.com

¹<http://time.com/3901378/netflix-internet-traffic/>

²<http://www.datacenterknowledge.com/archives/2013/05/24/microsoft-will-back-xbox-one-300000-servers/>

³<http://socialnewsdaily.com/7064/1-1-billion-facebook-photos-uploaded-new-years-eve-and-new-years-day/>

⁴<http://www.theverge.com/2015/6/8/8739611/apple-wwdc-2015-stats-update>

⁵<https://press.linkedin.com/about-linkedin>

⁶<http://www.reelseo.com/hours-minute-uploaded-youtube/>

RISK FACTORS

One of the objectives of Carter Validus Mission Critical REIT II ("CVMC REIT II") is to acquire quality commercial real estate properties with a focus on the data center and healthcare properties that provide current cash flow from operations. There is no guarantee that these objectives will be met. A data center is a structure utilized by a company to house and operate its computer operations, including hardware, software applications, communications and all support mechanicals (MEP) necessary to the company's operation.

There is no public market for CVMC REIT II shares of common stock and the shares are an illiquid investment. An investment in CVMC REIT II involves a high degree of risk. CVMC REIT II may not be suitable for all investors. The value of a REIT may be worth more or less than its original cost, investors may have difficulty selling shares, REITs involve risks associated with an investment in real estate such as market risk, interest rate risk, operating expenses, insurance costs, tenant turnover and credit risk, and there are significant fees and charges inherent in investing in REITs. Our failure to continue to qualify as a REIT would have an adverse effect on our operations and our ability to make distributions and may have adverse tax consequences to our stockholders. A reduction in the demand for data center technology-related real estate could adversely impact our ability to find or keep tenants for our data center properties, may not be suitable for lease to certain technology or office tenants without significant expenditures or renovations, our tenants may choose to develop new data centers or expand their existing data centers resulting in the loss of one or more key tenants or reduce demand for our newly developed data centers, and our data center infrastructure may become obsolete and we may not be able to upgrade our power and cooling systems cost-effectively or at all.

There is no guarantee that any real estate strategy will be successful, and that we will be able to take advantage of these trends. Investment in REITs involves significant risks including but not limited to: no secondary market for our securities; lack of price transparency, limited liquidity for our securities, limitations on the transfer and redemption of shares; distributions made may not come from income, are subject to Board discretion and can be deemed a return of capital - we have no limits on the amounts we pay from these other sources; a REIT may lack property diversification; a REIT is dependent upon its advisor to select investments and conduct operations; and a REIT's advisor will face conflicts of interest. Investments are not bank guaranteed, not FDIC insured and may lose value. This is a speculative security, and, as such, is subject to a high degree of risk. Securities offered through SC Distributors, LLC, dealer manager and member FINRA and SIPC.