

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT
Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934

Date of report (Date of earliest event reported):
January 28, 2016

Moody National REIT II, Inc.
(Exact Name of Registrant as Specified in Charter)

Maryland
(State or Other Jurisdiction
of Incorporation)

333-198305
(Commission File Number)

47-1436295
(IRS Employer
Identification No.)

6363 Woodway Drive, Suite 110
Houston, Texas 77057
(Address of Principal Executive Offices, including Zip Code)

Registrants telephone number, including area code: (713) 977-7500

Not applicable
(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (*see* General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 1.01 Entry Into A Material Definitive Agreement.

On January 28, 2016, Moody National Companies L.P. (Moody LP) assigned to Moody National REIT II, Inc. (the Company) all of Moody LPs rights to and interests in the Agreement of Purchase and Sale, dated as of October 26, 2016 (the Purchase Agreement), for the acquisition of a hotel property located in Seattle, Washington commonly known as the Springhill Suites Seattle Downtown (the Springhill Suites Seattle) for an aggregate purchase price of \$74,100,000, excluding acquisition and other costs. The Company paid \$2,000,000 in compensation to Moody LP in connection with the assignment of the Purchase Agreement.

The Springhill Suites Seattle is a select-service hotel consisting of 234 guest rooms. Located on the southeast corner of Stewart Street and Yale Avenue in downtown Seattle, the Springhill Suites Seattle sits in one of the citys major transportation routes with ready access to the corporate headquarters of Amazon, Microsoft, Nordstrom and REI. The Springhill Suites Seattle is also located within close proximity to Puget Sound and is walking distance to the Seattle Space Needle.

The acquisition of the Springhill Suites Seattle by the Company is subject to substantial conditions to closing and there is no assurance that the Company will close the acquisition.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits.

<u>Exhibit</u>	<u>Description</u>
99.1	Press release, dated February 3, 2016

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: February 3, 2016

MOODY NATIONAL REIT II, INC.

By: /s/ Brett C. Moody

Brett C. Moody

Chief Executive Officer and President

Exhibit Index

Exhibit

Description

99.1

Press release, dated February 3, 2016



Moody National REIT II to Purchase Springhill Suites Seattle

(Houston, TX February 3, 2016) Moody National REIT II, Inc. (REIT II) announced today that it has entered into an agreement to purchase the Marriott Springhill Suites Hotel (the Springhill Suites Seattle) in Seattle, Washington for \$74.1 million, excluding closing costs.

The Springhill Suites Seattle is a select-service hotel consisting of 234 guest rooms. Located on the southeast corner of Stewart Street and Yale Avenue in downtown Seattle, the Springhill Suites Seattle sits in one of the city's major transportation routes with ready access to the corporate homes of Amazon, Microsoft, Nordstrom and REI. Additionally, Seattle is home to the flagship Starbucks, the original Boeing, Costco and United Parcel Service. The hotel is located within close proximity to Puget Sound and is walking distance to the Seattle Space Needle.

Located in a downtown, global gateway city accommodating travelers from around the world, and home to companies including Amazon, Microsoft, Boeing and Starbucks, this investment presents itself as an attractive addition to our portfolio, commented Brett Moody, CEO and Chairman of REIT II.

According to Forbes magazine, Seattle was ranked as the number one best city for jobs in 2015. Due to its geographic location, Seattle is a national hub for manufacturing, technology industries, international business, trade and tourism. Seattle is well-known for its cultural diversity, reliable transportation infrastructure and local pride in preserving the city's culture. The Springhill Suites Seattle is positioned to strongly benefit from Seattle's demand from both business and leisure travelers.

About Moody National REIT II, Inc.

Moody National REIT II, Inc. is a publicly registered, non-listed REIT that acquires select-service hotels in major markets across the United States. Moody National REIT II, Inc. is sponsored by Moody National REIT Sponsor, LLC, an affiliate of the Moody National Companies, a full-service commercial real estate company that includes mortgage, development, management, realty, title and insurance divisions. Founded in 1996, Moody National Companies has managed over \$2 billion in commercial real estate.

This press release contains certain forward-looking statements. Because such statements include risks, uncertainties and contingencies, actual results may differ materially from those expressed or implied by such forward-looking statements and you should not place undue reliance on any such statements. A number of important factors could cause actual results to differ materially from the forward-looking statements contained in this release. Such factors include those described in Moody National REIT II, Inc.'s reports filed with the Securities and Exchange Commission. Forward-looking statements in this document speak only as of the date on which such statements were made, and the company undertakes no obligation to update any such statements that may become untrue because of subsequent events. Such forward-looking statements are subject to the safe harbor protection for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995.

THIS PRESS RELEASE SHALL NOT CONSTITUTE AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY SECURITIES.