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**MVP REIT II, INC.  
SUPPLEMENT NO. 6, DATED DECEMBER 9, 2016,  
TO THE PROSPECTUS DATED APRIL 6, 2016**

This document supplements, and should be read in conjunction with, the prospectus of MVP REIT II, Inc., a Maryland corporation, dated April 6, 2016, as supplemented by Supplement No. 1, dated May 19, 2016, Supplement No. 2, dated June 17, 2016, Supplement No. 3, dated August 16, 2016, Supplement No. 4, dated October 28, 2016 and Supplement No. 5, dated November 18, 2016 (as supplemented, the "Prospectus"). As used herein, the terms "we," "our" and "us" refer to MVP REIT II, Inc. and its subsidiaries. The purpose of this Supplement is to disclose an update to the Ohio suitability standards, which will apply for sales to Ohio investors.

**OHIO SUITABILITY STANDARDS UPDATE**

The suitability standards disclosure for Ohio investors under the section entitled "Suitability Standards" on page (iii) of the Prospectus, as well as in the Subscription Agreement, are hereby amended and restated in their entirety to read as set forth below.

"Ohio. It shall be unsuitable for an Ohio investor's aggregate investment in shares of the Issuer, affiliates of the Issuer, and in other nontraded real estate investment programs to exceed ten percent (10%) of his, her, or its liquid net worth. "Liquid net worth" shall be defined as that portion of net worth (total assets exclusive of primary residence, home furnishings, and automobiles minus total liabilities) that is comprised of cash, cash equivalents, and readily marketable securities."