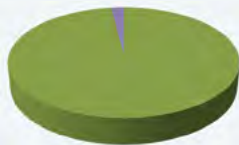


Nontraded REIT Industry Review: Third Quarter 2012



Apple REIT Six, Inc.

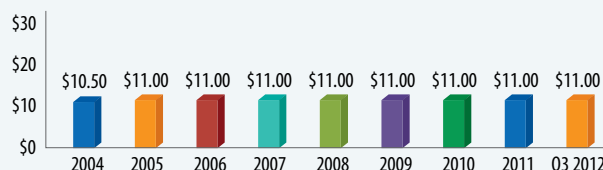
Total Assets.....	\$747.8 Million
Real Estate Assets	\$732.4 Million
Cash.....	\$0.0 Million
Securities	\$0.0 Million
Other.....	\$15.3 Million



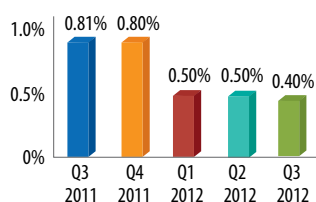
Initial Offering Date: January 23, 2004
 Offering Close Date: March 3, 2006
 Current Price per Share: \$11.00
 Reinvestment Price per Share: \$11.00
 Cumulative Capital Raised during Offering (including DRP): \$1,002.38 Million

Cash to Total Assets Ratio: 0.00%
 Asset Type: Hotels
 Number of Properties: 66
 Square Feet / Units / Rooms / Acres: 7,658 rooms
 Percent Leased: 78%
 LifeStage: Liquidating
 Investment Style Core

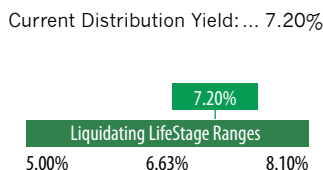
Historical Price



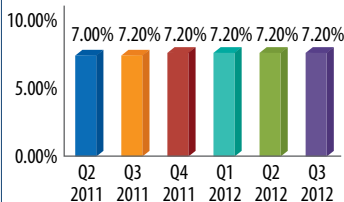
Redemptions



Current Distribution



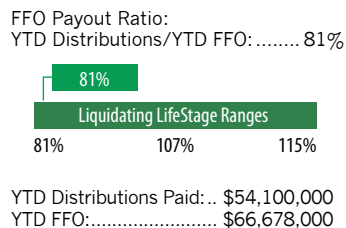
Historical Distribution



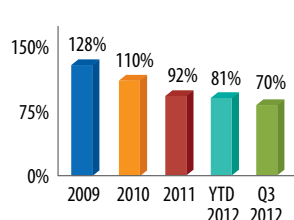
Contact Information

www.AppleREITSix.com
814 E. Main Street
Richmond, VA 23219
804-727-6321

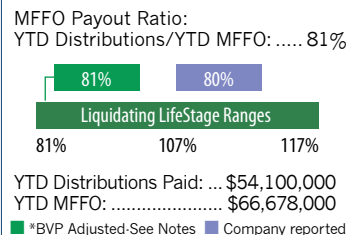
Year to Date FFO Payout Ratio



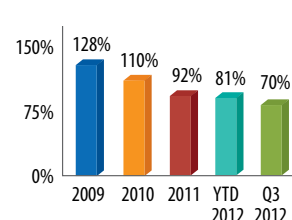
Historical FFO Payout Ratio



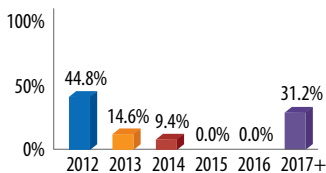
Year to Date MFFO Payout Ratio



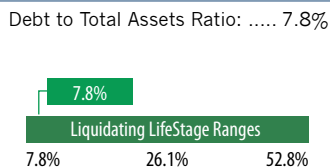
Historical MFFO Payout Ratio



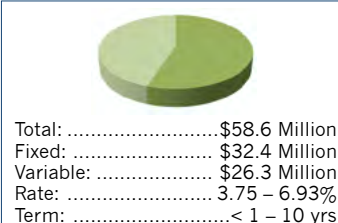
Debt Repayment Schedule



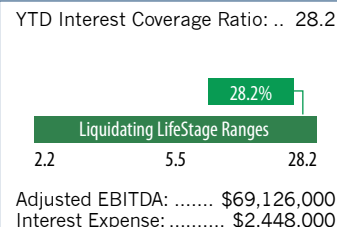
Current Debt Ratio



Debt Breakdown



Interest Coverage Ratio



Lease Expirations

Not Reported

Trends and Items of Note

- Apple REIT Six Inc.'s board on Nov. 5 urged shareholders to reject a tender offer launched by certain investors to buy up to 4,550,000 common shares and the associated shares of series A preferred stock of the company for \$5.50 per share.
- On November 30, Apple REIT Six Inc. announced it had entered into a definitive merger agreement to be acquired by BRE Select Hotels Corp., an affiliate of Blackstone Real Estate Partners VII, for about \$1.2 billion. Under the terms of the deal, which was approved by Apple REIT Six's board, each issued and outstanding unit of the company will be converted into the right to receive consideration of \$11.10 per unit.
- The REIT made no property acquisitions or dispositions in 3Q 2012.
- The REIT's debt dropped to \$58.6 million from \$71.7 million in 1Q 2012, lowering the Debt to Total Assets ratio to 7.8%, well below the median of 26.1% for Liquidating LifeStage REITs.
- The Revenue per Available Room (RevPAR) for the portfolio was \$87 for the nine months ended September 30, 2012, versus \$81 for the same period in 2011.
- The Company reported FFO and MFFO for YTD 3Q 2012. Blue Vault Partners adjusted the company reported MFFO by removing costs related to a potential merger of \$810,000.
- See additional notes on page 96 for information regarding the source of distributions.