

Nontraded REIT Industry Review: Second Quarter 2012



Apple REIT Eight, Inc.

Total Assets.....	\$933.2 Million
Real Estate Assets	\$905.9 Million
Cash	\$0.0 Million
Securities	\$0.0 Million
Other	\$27.3 Million



Initial Offering Date: July 19, 2007
 Offering Close Date: April 30, 2008
 Current Price per Share: \$11.00
 Reinvestment Price per Share: \$11.00

Cash to Total Assets Ratio: 0.00%
 Asset Type: Hotels
 Number of Properties: 51
 Square Feet / Units / Rooms / Acres: 5,912 Rooms
 Percent Leased: 78%
 LifeStage..... Liquidating
 Investment Style Core

Historical Price



Redemptions

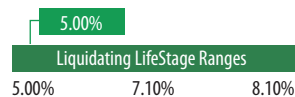
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 0.98%

Program Open

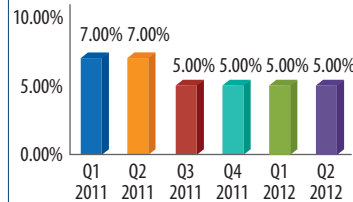
Redemptions Year to Date: ... 909,043
 Wtd. Avg. Shares Outstanding: 93,105,000

Current Distribution

Current Distribution Yield: ... 5.00%



Historical Distribution



Contact Information

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 Richmond, VA 23219
 804-727-6321

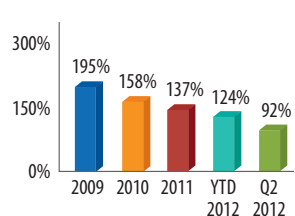
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO:..... 124%



YTD Distributions Paid: \$25,630,000
 YTD FFO: \$20,614,000

Historical FFO Payout Ratio



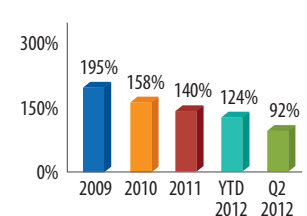
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 124%

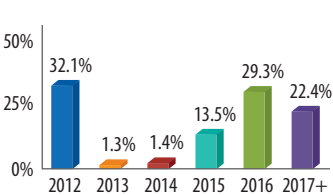


YTD Distributions Paid: \$25,630,000
 YTD MFFO: \$20,614,000
 *Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio

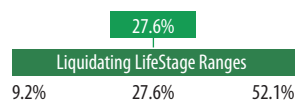


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 27.6%



Debt Breakdown

Total: \$257.8 Million
 Fixed: \$154.5 Million
 Variable: \$103.3 Million
 Rate: 3.25 – 6.29%
 Term: 1 – 5 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 3.9



Adjusted EBITDA: \$27,654,000
 Interest Expense: \$7,040,000

Lease Expirations

Not Reported

Trends and Items of Note

- On April 18, 2012, the Company, and the other Apple REIT Companies, served a motion to dismiss the consolidated complaint in the In re Apple REITs Litigation. The Company and the other Apple REIT Companies accompanied their motion to dismiss the consolidated complaint with a memorandum of law in support of their motion to dismiss the consolidated complaint. The briefing period for any motion to dismiss was completed on July 13, 2012.
- The Revenue per Available Room (RevPAR) for the portfolio was \$92 as of Q2 2012, an increase of approximately three percent as compared to the same period of 2011.
- Occupancy for 2Q 2012 was 78% and is consistent with the occupancy rate in Q2 2011.
- In March 2012, the Company entered into a new \$60 million unsecured credit facility with a commercial bank that is utilized for working capital, hotel renovations, and other general corporate funding purposes, including the payment of redemptions and distributions. At June 30, 2012, the balance on the credit facilities was \$56,500,000. This represents 22% of the REIT's debt and matures in 2013.
- The Company hedged \$46,800,000 of its variable rate debt as of June 30, 2012.
- The Company did not report MFFO for the period ending June 30, 2012. As a result, Blue Vault Partners estimated these figures based upon public information.
- See additional notes on page 74 for information regarding the source of distributions.