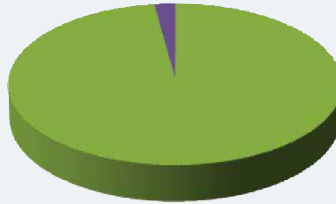




Apple REIT Eight, Inc.

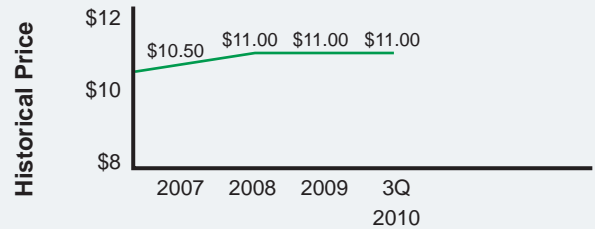
Portfolio Details:

Total Assets	\$975.3 Million
Real Estate Assets	\$953.6 Million
Cash	\$0.5 Million
Securities	\$0 Million
Other	\$21.2 Million



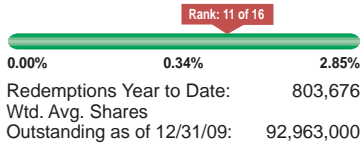
Initial Offering Date:	July 19, 2007
Offering Close Date:	April 30, 2008
Current Price per Share:	\$11.00
Reinvestment Price per Share:	\$11.00

Cash to Total Assets Ratio:	0.05%
Asset Type:	Hotels
Number of Properties:	51
Square Feet / Units / Rooms / Acres:	5,908 rooms
Percent Leased:	72%



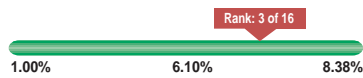
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 0.86%

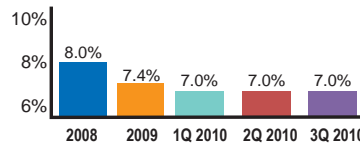


Current Distribution

Current Distribution Yield: 7.00%



Historical Distribution



Contact Information

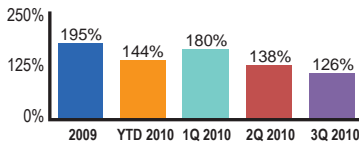
www.AppleREITCompanies.com
814 E. Main Street
Richmond, VA 23219
804-727-6321

Year to Date FFO Payout Ratio

FFO Payout Ratio: YTD Distributions/YTD FFO 144%



Historical FFO Payout Ratio

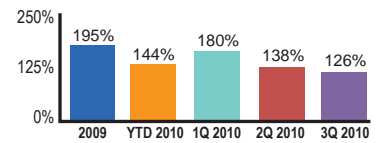


Year to Date MFFO Payout Ratio

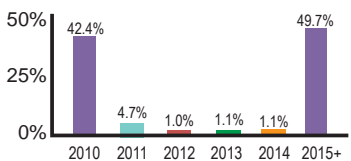
MFFO Payout Ratio: YTD Distributions/YTD MFFO 144%



Historical MFFO Payout Ratio



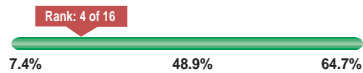
Debt Maturity



*Data as of 12/31/09.

Current Debt Ratio

Debt to Total Assets Ratio: 19.8%



Debt Breakdown

Total:	\$192.7 Million
Fixed:	\$124.0 Million
Variable:	\$68.7 Million
Rate:	2 - 8.12%
Term:	1 - 8 yrs

Interest Coverage Ratio

Interest Coverage Ratio: 6.1



EBITDA:	\$41,390,000
Interest Expense:	\$6,767,000

Lease Expiration

Not Reported

NOTES:

Distributions in the first nine months of 2010 totaled \$54.3 million and were paid monthly at a rate of \$0.064167 per common share. For the same nine month period, the Company's cash generated from operations was approximately \$34.1 million. This shortfall includes a return of capital and was funded primarily by additional borrowings under the Company's line of credit facility.