



BlueVault
PARTNERS, LLC

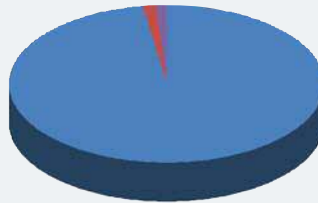
Nontraded REIT Industry Review

Data as of December 31, 2009

Apple REIT Eight, Inc.

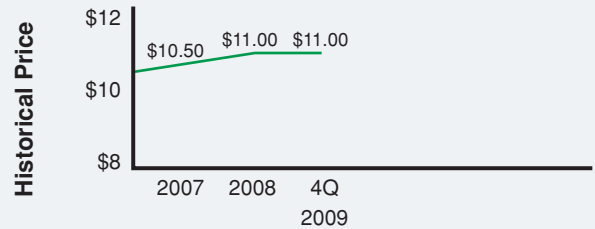
Portfolio Details:

Total Assets	\$998.9 Million
Real Estate Assets	\$974.8 Million
Cash	\$12.3 Million
Securities	\$0 Million
Other	\$11.8 Million



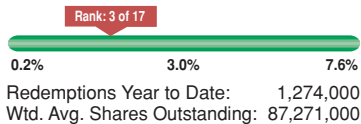
Initial Offering Date:	July 19, 2007
Offering Close Date:	April 30, 2008
Current Price per Share:	\$11.00
Reinvestment Price per Share:	\$11.00

Asset Type:Hotels
 Number of Properties:51
 Square Feet / Units / Rooms / Acres:5,909 rooms
 Percent Leased:66%



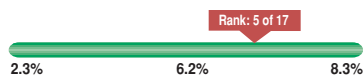
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:1.5%

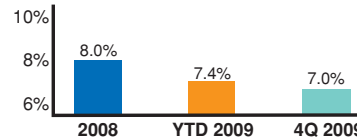


Current Distribution

Current Distribution Yield:7.0%



Historical Distribution



Contact Information

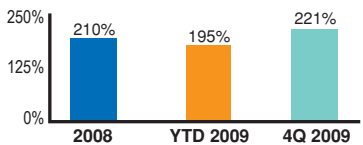
www.AppleREITCompanies.com
 814 E. Main Street
 Richmond, VA 23219
 804-727-6321

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
 YTD Distributions/YTD FFO195%



Distribution Coverage/ Historical FFO

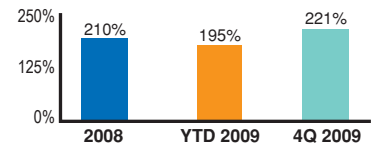


Distribution Coverage/ Current MFFO - YTD

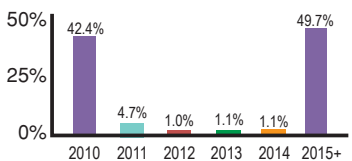
Distribution Coverage Ratio:
 YTD Distributions/YTD MFFO ...195%



Distribution Coverage/ Historical MFFO

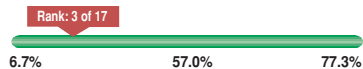


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:18.9%



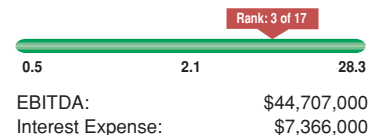
Debt Breakdown

Total: \$184.1 Million
 Fixed: \$114.1 Million
 Variable: \$70.0 Million

Rate: 1.98 - 8.12%
 Term: 1 - 8 yrs

Interest Coverage Ratio

Interest Coverage Ratio:6.1



Lease Expiration

Not Reported

NOTES: