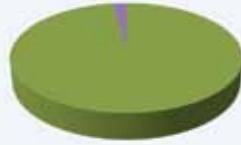


Nontraded REIT Industry Review: Fourth Quarter 2011



Apple REIT Eight, Inc.

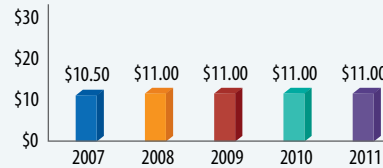
| | |
|--------------------------|-----------------|
| Total Assets..... | \$935.7 Million |
| Real Estate Assets | \$914.6 Million |
| Cash | \$0.0 Million |
| Securities | \$0.0 Million |
| Other..... | \$21.1 Million |



| | |
|-------------------------------------|----------------|
| 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: | 5,910 Rooms |
| Percent Leased: | 72% |
| LifeStage..... | Liquidating |
| Investment Style | Core |

Historical Price



Redemptions

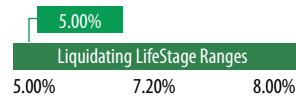
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:..... 3.11%

Program Open

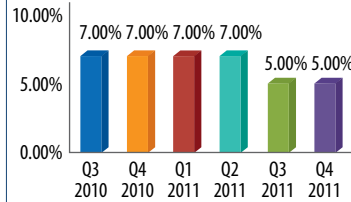
Redemptions Year to Date: 2,926,227
Wtd. Avg. Shares Outstanding as of 12/31/11:93,998,000

Current Distribution

Current Distribution Yield: ... 5.00%



Historical Distribution

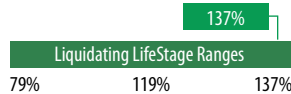


Contact Information

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

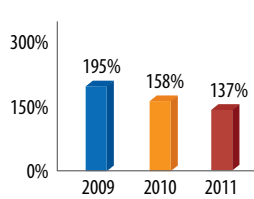
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: 137%



YTD Distributions Paid: \$62,071,000
YTD FFO: \$45,451,000

Historical FFO Payout Ratio



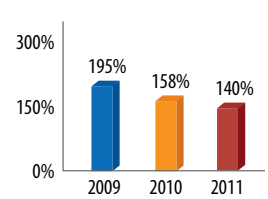
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ...140%

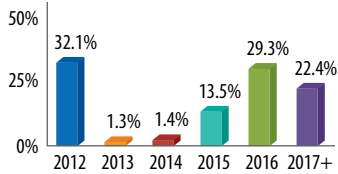


YTD Distributions Paid: \$62,071,000
YTD MFFO: \$44,358,000
*Blue Vault estimated MFFO – see notes

Historical MFFO Payout Ratio

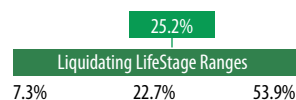


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 25.2%

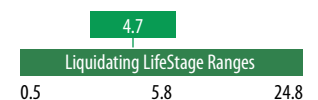


Debt Breakdown

| | |
|-----------------------|-----------------|
| Total: | \$236.3 Million |
| Fixed: | \$156.2 Million |
| Variable: | \$80.1 Million |
| Avg. Wtd. Rate: | 5.80% |
| Term: | 1 – 6 yrs |

Interest Coverage Ratio

YTD Interest Coverage Ratio: 4.7



Adjusted EBITDA:\$56,439,000
Interest Expense:\$12,104,000

Lease Expirations

Not Reported

Trends and Items of Note

- The Debt to Total Assets Ratio increased to 25.2% for the period ending December 31, 2011 compared to 20.8% for the period ending December 31, 2010.
- On February 17, 2012, lead plaintiffs and lead counsel in the In re Apple REITs Litigation, filed an amended consolidated complaint in the United States District Court for the Eastern District of New York against the Company, their directors and certain officers, and David Lerner Associates, Inc. and David Lerner. The consolidated complaint asserts claims for breach of fiduciary duty, aiding and abetting breach of fiduciary duty, negligence, and unjust enrichment. The complaint seeks, among other things, certification of a putative nationwide class and the state subclasses, damages, rescission of share purchases and other costs and expenses.
- During 2011, the total redemption requests exceeded the authorized amount of redemptions and the Board of Directors has limited, and will continue to limit, the amount of redemptions. Beginning with the January 2011 redemption, the Company redeemed Units on a pro-rata basis with approximately 63%, 48%, 9% and 4% of the amounts requested redeemed in the first, second, third and fourth quarters of 2011, respectively, leaving approximately 17.2 million Units requested but not redeemed as of the last scheduled redemption date in 2011.
- The Company did not report MFFO and as a result, the figures reported above have been estimated by Blue Vault Partners.
- See additional notes on page 72 for information regarding the source of distributions.