



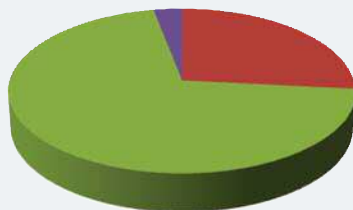
Data as of September 30, 2010

BlueVault
PARTNERS, LLC

Apple REIT Nine, Inc.

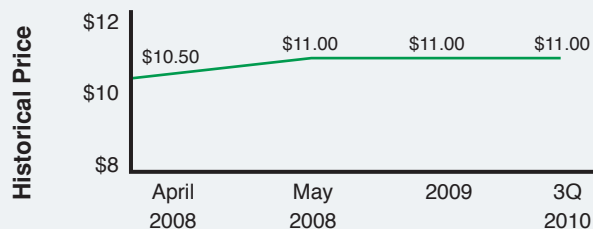
Portfolio Details:

Total Assets	\$1,545.1 Million
Real Estate Assets	\$1,086.8 Million
Cash	\$411.5 Million
Securities	\$0.0 Million
Other	\$46.8 Million

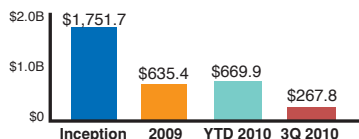


Initial Offering Date:	April 25, 2008
Number of Months Fundraising:	29
Anticipated Offering Close Date:	April 25, 2011
Current Price per Share:	\$11.00
Reinvestment Price per Share:	\$11.00

Cash to Total Assets Ratio:	26.6%
Asset Type:	Hotels
Number of Properties:	54
Square Feet / Units / Rooms / Acres:	6,761 rooms
Percent Leased:	70%



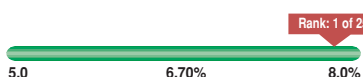
Gross Dollars Raised*



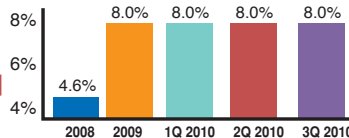
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:8.0%



Historical Distribution



Contact Information

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

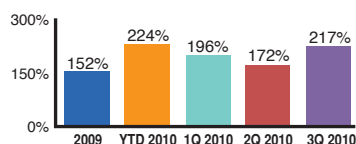
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO224%



YTD Distributions Paid: \$80,963,000
YTD Funds from Operations: \$36,141,000

Historical FFO Payout Ratio



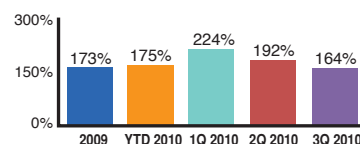
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO175%

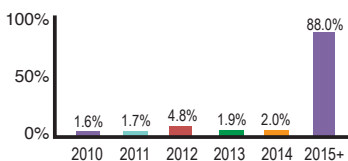


YTD Distributions Paid: \$80,963,000
YTD Modified Funds from Operations: \$46,267,000

Historical MFFO Payout Ratio



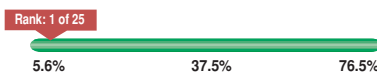
Debt Maturity*



*Data as of 12/31/09.

Current Debt Ratio

Debt to Total Assets Ratio:5.6%

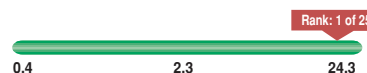


Debt Breakdown

Total:	\$85.9 Million
Fixed:	\$85.9 Million
Variable:	\$0.0 Million
Rate:	0.00 - 6.59%
Term:	1-7 yrs

Interest Coverage Ratio

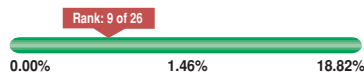
YTD Interest Coverage Ratio:24.3



EBITDA: \$46,834,000
Interest Expense: \$1,928,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:0.79%



Redemptions Year to Date: 519,557
Wtd. Avg. Shares
Outstanding as of 12/31/09: 66,041,000

Lease Expiration

Not Reported

NOTES: