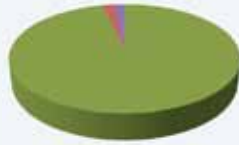


Nontraded REIT Industry Review: Fourth Quarter 2011



Apple REIT Nine Inc.

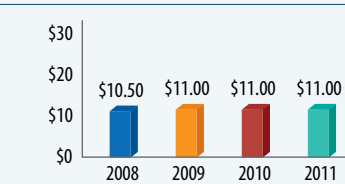
Total Assets.....	\$1,701.0 Million
Real Estate Assets ...	\$1,639.3 Million
Cash.....	\$30.7 Million
Securities	\$0.0 Million
Other.....	\$31.0 Million



Initial Offering Date:April 25, 2008
 Offering Close Date: December 9, 2010
 Current Price per Share:\$11.00
 Reinvestment Price per Share:\$11.00

Cash to Total Assets Ratio:1.8%
 Asset Type: Hotels
 Number of Properties: 88
 Square Feet / Units / Rooms / Acres: 11,252 Rooms
 Percent Leased:70%
 LifeStage..... Liquidating
 Investment Style Core

Historical Price



Redemptions

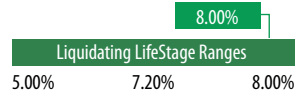
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:.....2.06%

Program Open

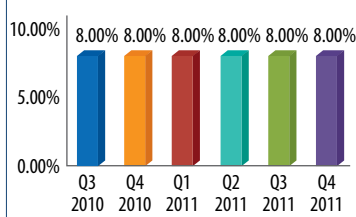
Redemptions Year to Date: 3,758,313
 Wtd. Avg. Shares Outstanding as of 12/31/11: 182,396,000

Current Distribution

Current Distribution Yield: ... 8.00%



Historical Distribution



Contact Information

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

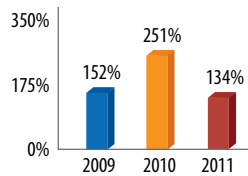
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 134%



YTD Distributions Paid: \$160,399,000
 YTD FFO:\$119,803,000

Historical FFO Payout Ratio



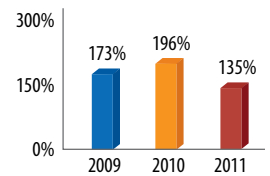
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...135%

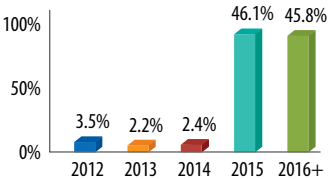


YTD Distributions Paid: \$160,399,000
 YTD MFFO:\$118,920,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

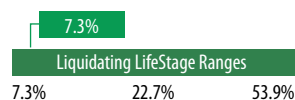


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: 7.3%



Debt Breakdown

Total:\$124.1 Million
 Fixed:\$124.1 Million
 Variable:\$0.0 Million
 Avg. Wtd. Rate:5.80%
 Term: 1 – 21 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: ... 24.8



Adjusted EBITDA:\$108,215,000
 Interest Expense:\$4,371,000

Lease Expirations

Not Reported

Trends and Items of Note

- The interest coverage ratio increased from 22.9X in 2010 to 24.8X for the year ending 2011.
- As of December, 2011 the Company held for sale approximately 406 acres of land and land improvements located on 110 sites in the Ft. Worth, Texas area (acquired in April 2009) that are being leased to Chesapeake Energy Corporation ("Chesapeake") for the production of natural gas. In August 2011, the Company entered into a contract for the potential sale of all 110 parcels for a total purchase price of \$198.4 million which is anticipated to be completed in 2012.
- 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. Prior to July 2011, the Company had redeemed 100% of redemption requests. Beginning with the July 2011 redemption, the Company redeemed Units on a pro-rata basis with approximately 41% and 18% of the amounts requested redeemed in the third and fourth quarters of 2011, respectively, leaving approximately 6.9 million Units requested but not redeemed as of the last scheduled redemption date in 2011. The average price paid per Unit in the fourth quarter was \$10.52.
- MFFO is company reported and Blue Vault Partners did not identify additional adjustments.
- See additional notes on page 72 for information regarding the source of distributions.