



BlueVault
PARTNERS, LLC

Nontraded REIT Industry Review

Data as of March 31, 2010

Apple REIT Seven, Inc.

Portfolio Details:

Total Assets	\$919.6 Million
Real Estate Assets	\$894.5 Million
Cash	\$0 Million
Securities	\$0 Million
Other	\$25.1 Million



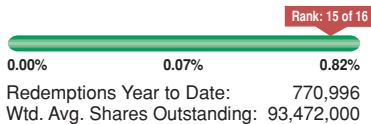
Initial Offering Date:	March 15, 2006
Offering Close Date:	July 16, 2007
Current Price per Share:	\$11.00
Reinvestment Price per Share:	\$11.00

Cash to Total Assets Ratio:	0.0%
Asset Type:	Hotels
Number of Properties:	51
Square Feet / Units / Rooms / Acres:	6,426 rooms
Percent Leased:	69%



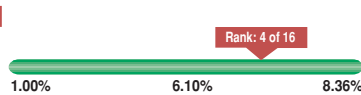
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:0.82%

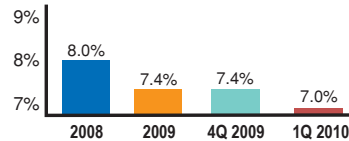


Current Distribution

Current Distribution Yield:7.00%



Historical Distribution



Contact Information

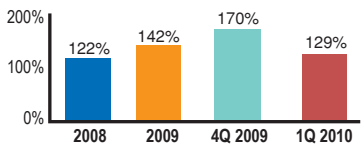
www.AppleREITCompanies.com
814 E. Main Street
Richmond, VA 23219
804-727-6321

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD FFO129%



Distribution Coverage/ Historical FFO

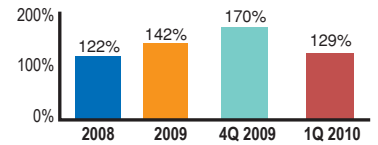


Distribution Coverage/ Current MFFO - YTD

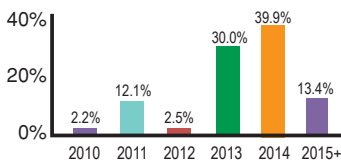
Distribution Coverage Ratio:
YTD Distributions/YTD MFFO129%



Distribution Coverage/ Historical MFFO



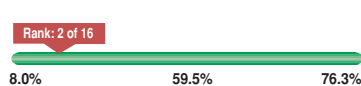
Debt Maturity



*Data as of 12/31/09.

Current Debt Ratio

Debt to Real Estate Assets Ratio:14.4%

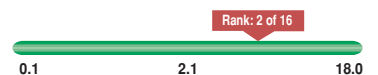


Debt Breakdown

Total:	\$128.8 Million
Fixed:	\$105.5 Million
Variable:	\$23.3 Million
Rate:	3.15 - 6.95%
Term:	1 - 7 yrs

Interest Coverage Ratio

Interest Coverage Ratio:8.7



EBITDA:	\$15,693,000
Interest Expense:	\$1,804,000

Lease Expiration

Not Reported

NOTES:

Distributions in the first three months of 2010 totaled \$17.9 million. For the same period the Company's cash generated from operations (which is different from funds from operations) was approximately \$8.3 million. This shortfall includes a return of capital and was funded by additional borrowings under the Company's line of credit facility.