



BlueVault
PARTNERS, LLC

Nontraded REIT Industry Review

Data as of June 30, 2010

Apple REIT Seven, Inc.

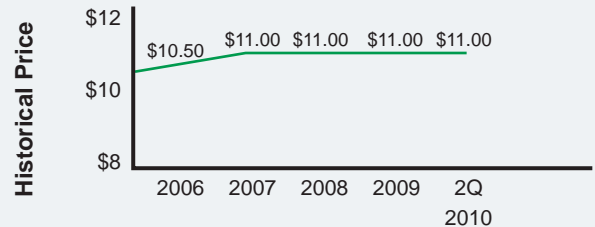
Portfolio Details:

Total Assets	\$910.5 Million
Real Estate Assets	\$886.6 Million
Cash	\$0 Million
Securities	\$0 Million
Other	\$23.9 Million



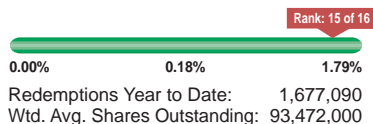
Initial Offering Date:	March 15, 2006
Offering Close Date:	July 16, 2007
Current Price per Share:	\$11.00
Reinvestment Price per Share:	\$11.00

Cash to Total Assets Ratio:	0.0%
Asset Type:	Hotels
Number of Properties:	51
Square Feet / Units / Rooms / Acres:	6,426 rooms
Percent Leased:	71%



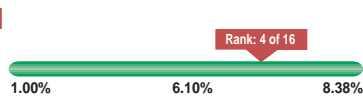
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:1.79%

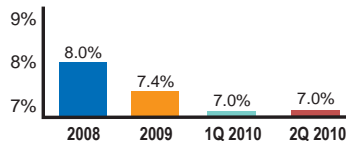


Current Distribution

Current Distribution Yield:7.00%



Historical Distribution



Contact Information

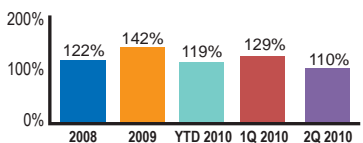
www.AppleREITCompanies.com
814 E. Main Street
Richmond, VA 23219
804-727-6321

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD FFO119%



Distribution Coverage/ Historical FFO

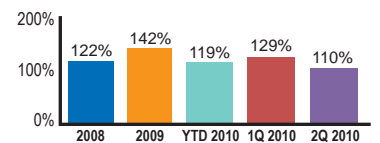


Distribution Coverage/ Current MFFO - YTD

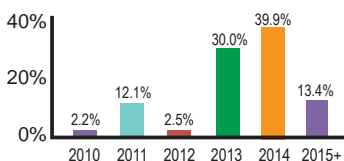
Distribution Coverage Ratio:
YTD Distributions/YTD MFFO119%

YTD Distributions Paid: \$35,822,000
YTD Modified Funds from Operations: \$30,076,000

Distribution Coverage/ Historical MFFO



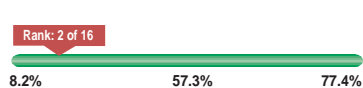
Debt Maturity



*Data as of 12/31/09.

Current Debt Ratio

Debt to Real Estate Assets Ratio:15.0%

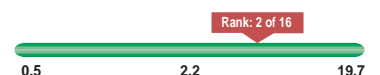


Debt Breakdown

Total: \$133.2 Million
Fixed: \$104.7 Million
Variable: \$28.5 Million
Rate: 3.15 - 6.95%
Term: 1 - 7 yrs

Interest Coverage Ratio

Interest Coverage Ratio:9.2



EBITDA: \$33,748,000
Interest Expense: \$3,672,000

Lease Expiration

Not Reported

NOTES:

Distributions in the first six months of 2010 totaled \$35.8 million. For the same period the Company's cash generated from operations (which is different from funds from operations) was approximately \$25.3 million. This shortfall includes a return of capital and was funded by additional borrowings under the Company's line of credit facility.