



Apple REIT Seven, Inc.

Portfolio Details:

Total Assets	\$901.8 Million
Real Estate Assets	\$878.8 Million
Cash	\$0.3 Million
Securities	\$0 Million
Other	\$22.7 Million



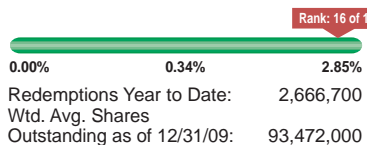
Initial Offering Date:	March 15, 2006
Offering Close Date:	July 16, 2007
Current Price per Share:	\$11.00
Reinvestment Price per Share:	\$11.00

Cash to Total Assets Ratio:	0.03%
Asset Type:	Hotels
Number of Properties:	51
Square Feet / Units / Rooms / Acres:	6,426 rooms
Percent Leased:	73%



Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:2.85%



Redemptions Year to Date: 2,666,700
Wtd. Avg. Shares Outstanding as of 12/31/09: 93,472,000

Year to Date FFO Payout Ratio

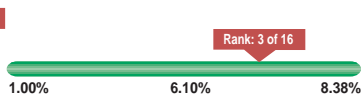
FFO Payout Ratio: YTD Distributions/YTD FFO115%



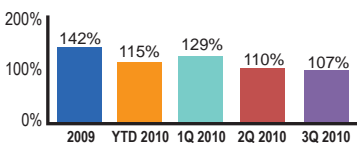
YTD Distributions Paid: \$53,627,000
YTD Funds from Operations: \$46,786,000

Current Distribution

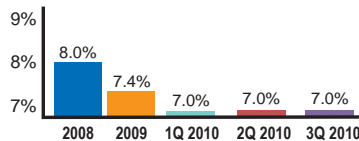
Current Distribution Yield:7.00%



Historical FFO Payout Ratio



Historical Distribution



Year to Date MFFO Payout Ratio

MFFO Payout Ratio: YTD Distributions/YTD MFFO115%

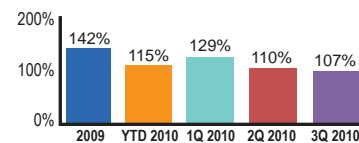


YTD Distributions Paid: \$53,627,000
YTD Modified Funds from Operations: \$46,786,000

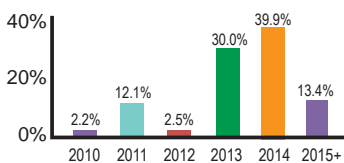
Contact Information

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Historical MFFO Payout Ratio



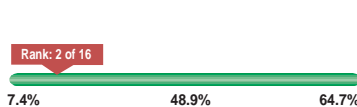
Debt Maturity



*Data as of 12/31/09.

Current Debt Ratio

Debt to Total Assets Ratio:15.2%

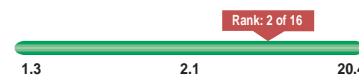


Debt Breakdown

Total:	\$137.5 Million
Fixed:	\$103.9 Million
Variable:	\$33.6 Million
Rate:	2.51 - 6.95%
Term:	1 - 7 yrs

Interest Coverage Ratio

Interest Coverage Ratio:9.4



EBITDA: \$52,364,000
Interest Expense: \$5,578,000

Lease Expiration

Not Reported

NOTES:

Distributions in the first nine months of 2010 totaled \$53.6 million and were paid monthly at a rate of \$0.064167 per common share. For the same nine month period, the Company's cash generated from operations was approximately \$45.0 million. This shortfall includes a return of capital and was funded primarily by increases in the Company's unsecured borrowings, including the Company's line of credit facility.