



BlueVault
PARTNERS, LLC

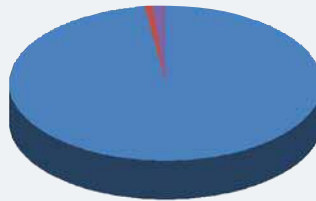
Nontraded REIT Industry Review

Data as of December 31, 2009

Apple REIT Seven, Inc.

Portfolio Details:

Total Assets	\$923.9 Million
Real Estate Assets	\$902.3 Million
Cash	\$9.6 Million
Securities	\$0 Million
Other	\$12.0 Million



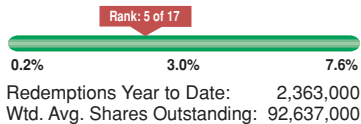
Initial Offering Date:	March 15, 2006
Offering Close Date:	July 16, 2007
Current Price per Share:	\$11.00
Reinvestment Price per Share:	\$11.00

Asset Type:Hotels
 Number of Properties:51
 Square Feet / Units / Rooms / Acres:6,424 rooms
 Percent Leased:67%



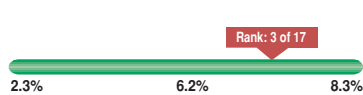
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:2.6%

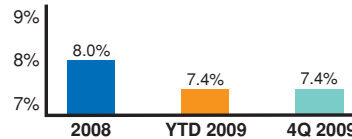


Current Distribution

Current Distribution Yield:7.4%



Historical Distribution



Contact Information

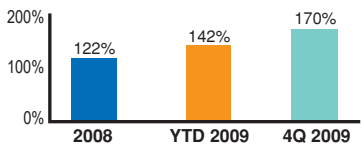
www.AppleREITCompanies.com
 814 E. Main Street
 Richmond, VA 23219
 804-727-6321

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
 YTD Distributions/YTD FFO142%



Distribution Coverage/ Historical FFO

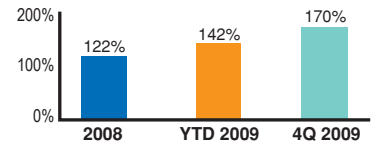


Distribution Coverage/ Current MFFO - YTD

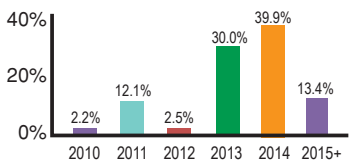
Distribution Coverage Ratio:
 YTD Distributions/YTD MFFO ...142%



Distribution Coverage/ Historical MFFO

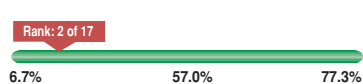


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:13.1%

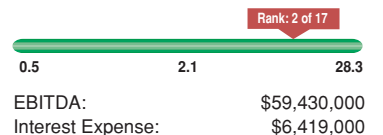


Debt Breakdown

Total: \$117.8 Million
 Fixed: \$106.3 Million
 Variable: \$11.5 Million
 Rate: 3.15 - 6.95%
 Term: 1 - 7 yrs

Interest Coverage Ratio

Interest Coverage Ratio:9.3



Lease Expiration

Not Reported

NOTES: