



BlueVault
PARTNERS, LLC

Nontraded REIT Industry Review

Data as of March 31, 2010

Apple REIT Six, Inc.

Portfolio Details:

Total Assets	\$814.2 Million
Real Estate Assets	\$795.2 Million
Cash	\$0 Million
Securities	\$0 Million
Other	\$19.0 Million



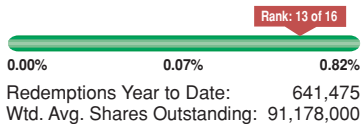
Initial Offering Date:	January 23, 2004
Offering Close Date:	March 3, 2006
Current Price per Share:	\$11.00
Reinvestment Price per Share:	\$11.00

Cash to Total Assets Ratio:	0.0%
Asset Type:	Hotels
Number of Properties:	68
Square Feet / Units / Rooms / Acres:	7,897 rooms
Percent Leased:	67%



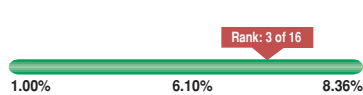
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:0.70%

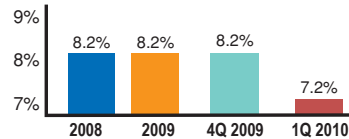


Current Distribution

Current Distribution Yield:7.20%



Historical Distribution



Contact Information

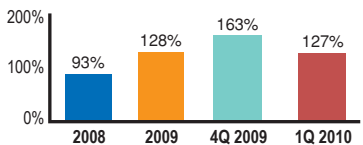
www.AppleREITCompanies.com
814 E. Main Street
Richmond, VA 23219
804-727-6321

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD FFO127%



Distribution Coverage/ Historical FFO

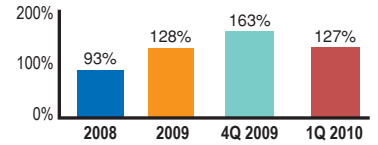


Distribution Coverage/ Current MFFO - YTD

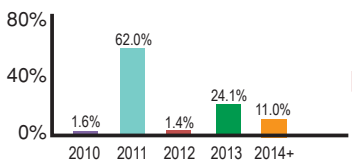
Distribution Coverage Ratio:
YTD Distributions/YTD MFFO127%



Distribution Coverage/ Historical MFFO



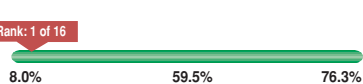
Debt Maturity*



*Data as of 12/31/09.

Current Debt Ratio

Debt to Real Estate Assets Ratio:8.0%

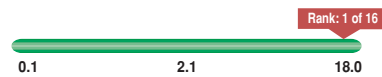


Debt Breakdown

Total:	\$63.3 Million
Fixed:	\$27.9 Million
Variable:	\$35.4 Million
Rate:	5.0 - 8.52%
Term:	1 - 5 yrs

Interest Coverage Ratio

Interest Coverage Ratio:18.0



EBITDA: \$16,328,000
Interest Expense: \$909,000

Lease Expiration

Not Reported

NOTES:

In March 2010, the Company reduced the annualized dividend rate from 8.2 percent to 7 percent, or \$0.77 per share, based on an \$11 share price. Based on this first quarter adjustment, the actual annualized dividend rate for 2010 will equal 7.2 percent. Distributions in the first three months of 2010 totaled \$19.6 million. For the same period the Company's cash generated from operations (which is different from funds from operations) was \$10.8 million. The shortfall was funded by borrowings on the line of credit.