



BlueVault
PARTNERS, LLC

Nontraded REIT Industry Review

Data as of June 30, 2010

Apple REIT Six, Inc.

Portfolio Details:

Total Assets	\$809.1 Million
Real Estate Assets	\$789.4 Million
Cash	\$0 Million
Securities	\$0 Million
Other	\$19.7 Million



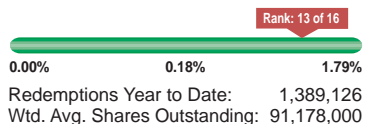
Initial Offering Date:	January 23, 2004
Offering Close Date:	March 3, 2006
Current Price per Share:	\$11.00
Reinvestment Price per Share:	\$11.00

Cash to Total Assets Ratio:	0.0%
Asset Type:	Hotels
Number of Properties:	68
Square Feet / Units / Rooms / Acres:	7,897 rooms
Percent Leased:	71%



Redemptions

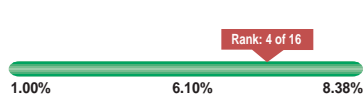
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:1.52%



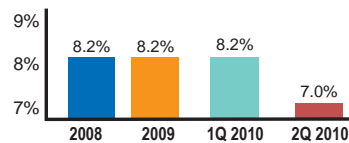
Redemptions Year to Date: 1,389,126
Wtd. Avg. Shares Outstanding: 91,178,000

Current Distribution

Current Distribution Yield:7.0%



Historical Distribution



Contact Information

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

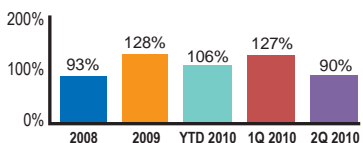
Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD FFO106%



YTD Distributions Paid: \$37,165,000
YTD Funds from Operations: \$35,029,000

Distribution Coverage/ Historical FFO

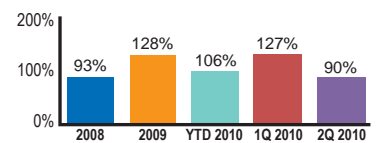


Distribution Coverage/ Current MFFO - YTD

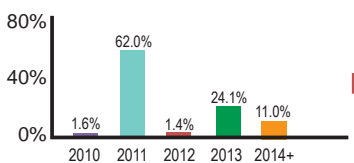
Distribution Coverage Ratio:
YTD Distributions/YTD MFFO106%

YTD Distributions Paid: \$37,165,000
YTD Modified Funds from Operations: \$35,029,000

Distribution Coverage/ Historical MFFO



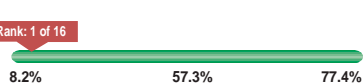
Debt Maturity*



*Data as of 12/31/09.

Current Debt Ratio

Debt to Real Estate Assets Ratio:8.2%

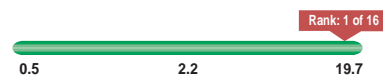


Debt Breakdown

Total:	\$64.5 Million
Fixed:	\$27.6 Million
Variable:	\$36.9 Million
Rate:	5.0 - 8.52%
Term:	1 - 5 yrs

Interest Coverage Ratio

Interest Coverage Ratio:19.7



EBITDA: \$36,903,000
Interest Expense: \$1,874,000

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 six months of 2010 totaled \$37.2 million. For the same period the Company's cash generated from operations (which is different from funds from operations) was \$29.8 million. The shortfall was funded by borrowings on the line of credit.