CONSENT OF EXPERT

August 5, 2015

FILED BY SEDAR

British Columbia Securities Commission
Alberta Securities Commission
Financial and Consumer Affairs Authority of Saskatchewan
The Manitoba Securities Commission
Ontario Securities Commission
Autorité des marchés financiers
Nova Scotia Securities Commission
Financial and Consumer Services Commission (New Brunswick)
Office of the Superintendent of Securities (Prince Edward Island)
Office of the Superintendent of Securities, Service Newfoundland and Labrador

Dear Sirs/Mesdames:

RE: American Hotel Income Properties REIT LP (the "REIT")

We refer to the final short form prospectus of the REIT dated August 5, 2015 relating to the sale and issue of 3,800,000 limited partnership units of the REIT and up to an additional 570,000 limited partnership units of the REIT pursuant to an over-allotment option (the "**Prospectus**").

MM&R Valuation Services, Inc. hereby consents to be named in the Prospectus and to the use in the Prospectus of:

1. our appraisal report dated April 13, 2015 containing the market value of the fee simple interest in the real and personal property of the Holiday Inn Express & Suites Oklahoma City Bethany located at 7840 Northwest 39th Expressway, Bethany, Oklahoma as of April 3, 2015 (the "**Bethany Appraisal**");

2. our appraisal report dated April 13, 2015 containing the market value of the fee simple interest in the real and personal property of the Holiday Inn Express Hotel & Suites Dubuque West located at 2080 Holliday Drive, Dubuque, Iowa as of April 3, 2015 (the "**Dubuque Appraisal**");

3. our appraisal report dated April 28, 2015 containing the market value of the fee simple interest in the real and personal property of the Holiday Inn Express Hotel & Suites Emporia Northwest located at 3007 West 18th Avenue, Emporia, Kansas as of April 6, 2015 (the "**Emporia Appraisal**");

4. our appraisal report dated April 13, 2015 containing the market value of the fee simple interest in the real and personal property of the Hampton Inn Chickasha located at 3004 South 4th Street, Chickasha, Oklahoma as of April 2, 2015 as of April 2, 2015 (the "**Chickasha 3004 Appraisal**");

5. our appraisal report dated April 13, 2015 with respect to the Holiday Inn Express Hotel & Suites Chickasha located at 2610 South 4th Street, Chickasha, Oklahoma as of April 2, 2015 (the "**Chickasha 2610 Appraisal**");

6. our appraisal report dated April 14, 2015 containing the market value of the fee simple interest in the real and personal property of the Holiday Inn Express Jacksonville located at 2501 Holiday Lane, Jacksonville, Illinois as of April 7, 2015 (the "**Jacksonville Appraisal**");

7. our appraisal report dated April 13, 2015 containing the market value of the fee simple interest in the real and personal property of the Holiday Inn Express Mattoon located at 121 Swords Drive, Mattoon, Illinois as of April 6, 2015 (the "**Mattoon Appraisal**");

8. our appraisal report dated April 14, 2015 containing the market value of the fee simple interest in the real and personal property of the Holiday Inn Express Hotel & Suites Nevada located at 311 South Johnson Drive, Nevada, Missouri as of April 7, 2015 (the "**Nevada Appraisal**");

9. our appraisal report dated April 13, 2015 containing the market value of the fee simple interest in the real and personal property of the Country Inn & Suites by Carlson Norman located at 960 Ed Noble Parkway, Norman, Oklahoma as of April 2, 2015 (the "**Norman Appraisal**");

10. our appraisal report dated May 29, 2015 containing the market value of the fee simple interest in the real and personal property of the Residence Inn by Marriott Ocala located at 3610 Southwest 38th Avenue, Ocala, Florida as of May 14, 2015 (the "**Ocala 3610 Appraisal**");

11. our appraisal report dated May 29, 2015 containing the market value of the fee simple interest in the real and personal property of the Courtyard by Marriott Ocala located at 3712 Southwest 38th Avenue, Ocala, Florida as of May 14, 2015 (the "**Ocala 3712 Appraisal**"); and

12. our appraisal report dated May 29, 2015 containing the market value of the fee simple interest in the real and personal property of the Fairfield Inn & Suites by Marriott Ocala located at 4101 Southwest 38th Court, Ocala, Florida as of May 14, 2015 (the "**Ocala 4101 Appraisal**")

    (collectively the Bethany Appraisal, Dubuque Appraisal, Emporia Appraisal, Chickasha 3004 Appraisal, Chickasha 2610 Appraisal, Jacksonville Appraisal, Mattoon Appraisal, Nevada Appraisal, Norman Appraisal, Ocala 3610 Appraisal, Ocala 3712 Appraisal and Ocala 4101 Appraisal are referred to as the "**Appraisals**").

We hereby confirm that we have read the Prospectus and all information specifically incorporated by reference therein and have no reason to believe that there are any misrepresentations in the information contained therein that are:

(i) derived from the Appraisals; or

(ii) within our knowledge as a result of the services performed by us in connection with the Appraisals.

MM&R VALUATION SERVICES, INC.

Per: *"Carrie Russell"*
Name: Carrie Russell
Title: Managing Director