

Item 2.02. Results of Operations and Financial Condition.

On August 9, 2012, Summit Hotel Properties, Inc. (the “Company”) issued a press release announcing the consolidated operating results of the Company and its subsidiaries, including its operating partnership, Summit Hotel OP, LP, for the quarter ended June 30, 2012.

A copy of the press release is furnished as Exhibit 99.1 to this report.

Item Financial Statements and Exhibits.

9.01.

(d) Exhibits

99.1 Press release issued on August 9, 2012.

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SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

SUMMIT HOTEL PROPERTIES, INC.

(Registrant)

By: /s/ Christopher R. Eng

Christopher R. Eng

Date: August 9, 2012

Vice President, General Counsel and Secretary

SUMMIT HOTEL OP, LP

(Registrant)

By: SUMMIT HOTEL GP, LLC,

its General Partner

By: SUMMIT HOTEL PROPERTIES, INC.,

its Sole Member

By: /s/ Christopher R. Eng

Christopher R. Eng

Date: August 9, 2012

Vice President, General Counsel and Secretary

EXHIBIT INDEX

Exhibit No.	Description
99.1	Press release issued August 9, 2012.