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# Campus Crest Acquires Full Ownership Interests in Two Joint Venture Properties

**- Finalizes \$77 Million of Term Loan Financing -**



CHARLOTTE, N.C., Jan 05, 2012 (BUSINESS WIRE) -- Campus Crest Communities, Inc. (the "Company") today announced it has closed on the purchase of the remaining 50.1% interests in The Grove at Huntsville, TX and The Grove at Statesboro, GA from Harrison Street Real Estate Capital ("HSRE"). The Company closed on the \$13.5 million acquisition on December 29, 2011, increasing its equity interest in both properties from 49.9% to 100.0%.

Based on an estimate of the next 12 months net operating income, the acquisition implies a nominal cap rate of approximately 6.6%. Additionally, both properties include excess land for future development of additional phases containing approximately 240 beds each. Including these potential expansions, the acquisition implies a nominal cap rate of approximately 6.8% - 7.3% based on stabilized net operating income.

Concurrently with the acquisition, the Company closed on \$28.7 million of term loans for the two properties. The loans provided by Citibank, N.A. ("Citi") have a term of one year with an option to extend for an additional year, and bear interest at LIBOR plus 250 basis points. The loans replace more expensive construction debt and provide flexibility as the Company evaluates longer-term financing alternatives.

"Huntsville and Statesboro are two great additions to our wholly-owned portfolio. The properties are within close proximity to campus at universities that are experiencing significant enrollment growth," said Ted Rollins, the Company's Co-Founder, Co-Chairman and Chief Executive Officer. "The ability to increase our ownership in assets developed and successfully operated by Campus Crest since opening represents another attractive growth alternative for our Company. Additionally, the land for potential expansions make this acquisition a great opportunity for us."

Opened in 2010, The Grove at Huntsville is located approximately 0.2 miles from the Sam Houston State University campus in Huntsville, TX. For the fall of 2011, the university had an enrollment of 17,618, up almost 11% since the fall of 2006. The property was 92.7% occupied as of December 31, 2011 and achieved an average occupancy of 99.0% in its first year of operation.

The Grove at Statesboro, also opened in 2010, is located approximately 0.7 miles from the Georgia Southern University campus in Statesboro, GA. For the fall of 2011, the university had an enrollment of 20,212, up over 23% since the fall of 2006. The property was 98.9% occupied as of December 31, 2011 and achieved an average occupancy of 97.6% in its first year of operation.

On December 29, 2011, the Company also closed on a term loan for The Grove at Conway, a HSRE joint venture project, under the same terms described for The Grove at Huntsville and The Grove at Statesboro. In total, the Company closed on \$77 million of Citi-funded term loans secured by six properties during the fourth quarter of 2011. The other three properties -- The Grove at Lawrence, The Grove at Moscow and The Grove at San Angelo -- are also HSRE joint venture projects and were financed in October 2011.

"With the completion of these acquisitions, we have now purchased wholly-owned interests in five properties from HSRE and are excited about the opportunity to continue to do so as we grow our business," said Rollins.

#### About Campus Crest Communities, Inc.

Campus Crest Communities, Inc. is a leading developer, builder, owner and manager of high-quality, purpose-built student housing properties located close to campuses in targeted U.S. markets. The Company is a self-managed, self-administered and vertically-integrated real estate investment trust which operates all of its properties under The Grove(R) brand. Campus Crest Communities owns interests in 33 student housing properties containing approximately 6,324 apartment units and 17,064 beds and boasts the youngest standardized portfolio in the industry. Since its inception, the Company has focused on customer service, privacy, on-site amenities and its proprietary residence life programs to provide college students across the USA with a higher quality of living. Additional information can be found on the Company's website at <http://www.campuscrest.com>