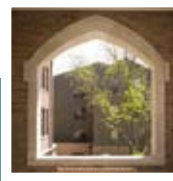




fact sheet



110 Wild Basin Rd Suite 365 Austin TX 78746
Phone: 512.472.6222 info@campusadv.com

Experienced Leadership. Customized Solutions.

Campus Advantage has grown from humble beginnings as an innovative startup company to become one of the leading players in the student housing industry. Today, Campus Advantage manages over 35,000 beds in multiple regions across the country and employs more than 1,000 of the most knowledgeable leasing, marketing, development and facilities management professionals in the business.

Our continued success is a direct result of our steadfast commitment to develop and manage environments where students thrive and communities prosper. Integrity is our guiding principle and we perpetually strive to deserve the respect and trust of our clients and partners.

Founded In: 2003

President & CEO: Michael J. Peter

Employees: 1000+

Headquarters: Austin, TX

Beds Managed: 35,000+





Mission:

Our mission is to be the best provider of student residential services. We achieve this through understanding the needs of our clients, owners, residents and employees, and delivering more.

Services:

Property Management, Consulting, Development Services, Financial Analysis, Market Analysis, FF&E Services, Acquisition Services and Due Diligence.

Markets:

Campus Advantage manages over 35,000 beds across the nation.



Values:

Integrity

We conduct ourselves and our business with uncompromising integrity.

Excellence

Through our people and processes, we are determined to achieve excellence.

Diversity

We embrace diversity and treat every individual with respect.

Innovation

We continually improve through innovation.

Communication

We foster environments that encourage open communication.

Citizenship

We actively contribute to our communities.

milestones

2008

- Campus Advantage ranked #541 on the 2008 Inc. 5000.
- Campus Advantage awarded management contract with Lowe Enterprises, totaling 4,100 beds.
- Campus Advantage acquires its third property, Campus View, at the University of Missouri.
- Campus Advantage acquires its second property, Islander Village, in Corpus Christi, Texas.
- Campus Advantage awarded 1,600 bed management agreement with Blackstone/Urban Partners at USC.
- Campus Advantage surpasses 1,000 employee mark.
- Campus Advantage operates over 35,000 beds at 54 communities.
- Bill Barkwell joins Campus Advantage as COO
- Ronnie Macejewski joins Campus Advantage as Senior Vice President, Development Services.



milestones

2007

- Campus Advantage acquires its first property, University Crossing, in Manhattan, Kansas.
- Campus Advantage becomes the nation's largest operator of privately owned full-service residence halls.
- Campus Advantage awarded management agreement with LaSalle, totaling 3,300 beds.
- Campus Advantage and John Kerrigan form CAK+Associates, an integrated marketing communications agency.
- Brian Selbo joins team as Executive Vice President of Development Services.
- Campus Advantage operates 25,000 Beds.
- Campus Advantage operates over 100,000 square feet of student retail space.
- Campus Advantage serves 4 million meals a year.
- Campus Advantage selected to operate housing for Coastal Carolina University.

2006

- Campus Advantage awarded CalSTRS Portfolio, totaling 16 communities.
- Campus Advantage secures management of 27 story Dobie Center in Austin.
- Campus Advantage operates 15,000 Beds.
- Campus Advantage selects Sage Timberline Residential Management as its property management software solution.
- Mark Hager joins Campus Advantage.



milestones

2005

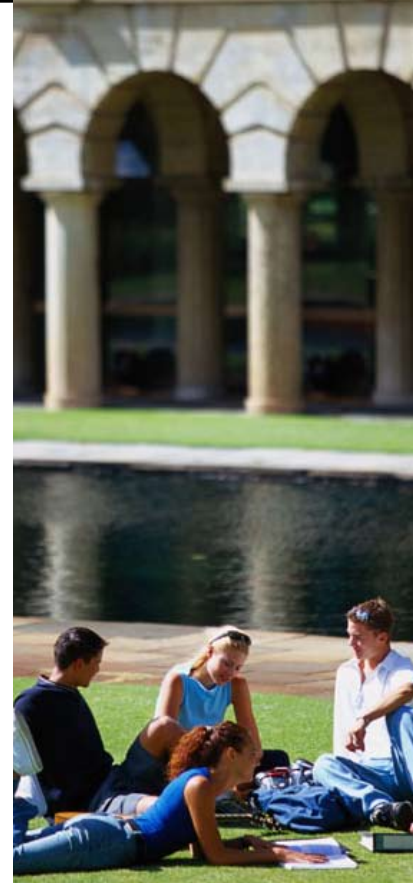
- Campus Advantage operates 9,000 Beds.
- Scott Duckett joins Campus Advantage.

2004

- Campus Advantage hires first Regional Manager and establishes a regional office in the Atlanta area.
- First residence hall management agreement, The Tradition At Northgate, signed.
- Advantage establishes a national voter registration initiative through Residence Life.
- Campus Advantage operates 5,000 Beds.

2003

- Campus Advantage founded with 3 employees.
- Campus Advantage establishes National Residence Life Program under the leadership of Dan Oltersdorf.
- Campus Advantage operates 2,000 Beds at four communities.
- Campus Advantage acquires residentassistant.com



Corporate Bios

Mike Peter

President & CEO



Michael Peter is the founder of Campus Advantage and serves as its President and CEO. Mike is responsible for all strategic planning and financial operations. He supervises the negotiation and finalization of contracts and agreements for Campus Advantage. He is responsible for initiating new and maintaining existing relationships with colleges, universities, private owners, and allied business partners.

Michael began his career in student housing in the mid-1980's rising from Resident Assistant to Resident Director and, quickly, to Manager for Allen & O'Hara in Wisconsin and California. Michael then served in the U.S. Peace Corps in the West Indies before returning to earn a Law Degree at top ranked University Of Minnesota. He returned to student housing full-time in 1996 as the Director of On-Campus Business Development for American Campus Communities.

Michael was a National Communications Coordinator (NCC) for the National Association of College and University Residence Halls (NACURH), and is an active professional member of ACUHO-I, NACUBO, and the National Association of College Auxiliary Services (NACAS). Michael holds two Bachelor of Arts degrees from the University of Wisconsin and a Doctor of Jurisprudence from the University of Minnesota.

William Barkwell

Chief Operations Officer



Bill Barkwell is responsible for the oversight of all student housing operations of the Campus Advantage portfolio, which includes property management, leasing and marketing, residence life and the performance of employees and financial results. This role leads all aspects of the company's operational policies, objectives, and initiatives to promote enhanced property performance.

Bill previously served as President of Ambling's Student Housing Management Division, where he was responsible for 25,000 beds of owned and third-party management communities. With more than twenty-eight years of experience in commercial operations, Bill has deep knowledge of key industry sectors including multi-family, tax-credit, and retail properties. Prior to serving as President of Ambling's management division, Mr. Barkwell held senior leadership positions at Pinnacle Realty Management, Insignia Management and Duddleston Management Company.

Mr. Barkwell holds a Bachelor of Science degree in Business Administration from the University of Houston and is an active member of the National Apartment Association's Student Housing Task Force and the Institute of Real Estate Management.

Corporate Bios

MARK J. HAGER

Executive Vice President /CFO



Mark brings over 20 years of financial experience in the student housing & hospitality industries. He is the former CFO for American Campus Communities (NYSE: ACC) and led that company through their most significant period of pre-IPO growth, culminating in the company's initial public offering as a REIT in August 2004. He is responsible for accounting, tax, corporate finance, and risk management functions for Campus Advantage.

Previously, Mark was a Certified Public Accountant in the assurance practice of Ernst & Young from 1997 to 1999, serving both public and private clients. Mark also served as Vice President - Finance and Chief Financial Officer for Oklahoma Christian University and Vice President, Corporate Controller for Crested Butte Mountain Resort. Mark is a CPA licensed in Texas and Oklahoma and has held positions in the assurance practices of Grant Thornton and Price Waterhouse. Mark holds a bachelor's degree in Business Administration–Accounting from Abilene Christian University.

MICHAEL HANLEY

Senior Vice President



Michael Hanley has corporate commitments and day-to-day site level involvement which provides Campus Advantage with real-time operational standards for use in its on-going development and acquisition assessments. Mr. Hanley began his career in student housing in 1988 at Old Dominion University where he served until 1997 as Resident Assistant, Administrative Graduate Assistant, Conference Coordinator, Resident Director and finally Complex Director. In 1997 Mr. Hanley joined the American Campus Communities team where, as General Manager, he successfully opened the newly constructed University Village at Texas A&M International in Laredo. From there he was sent in 1999 to open the newly constructed full service residence hall facility at Texas A&M University in College Station, where under his watch the property quickly grew to enjoy occupancies of 115%. Mr. Hanley then served American Campus as a Regional Director from their Austin, Texas corporate office.

Corporate Bios

SCOTT DUCKETT

Senior Vice President



As Senior Vice President, Scott is responsible for initiating new and maintaining existing relationships with colleges, universities, private owners, and allied business partners. In addition, Scott also manages a team of Analysts that provide services ranging from initial feasibility studies to development design consulting. His group prepares RFP responses for universities and private firms, conducts due diligence for acquisitions, and prepares detailed Market Analyses for new developments

Scott worked as a student recruiter and campus liaison at Oregon State University prior to serving 2 years as an educator in the Peace Corps in the West Indies. He holds a Bachelor of Arts degree in Economics from Oregon State University and a Master of Science degree in Geography & Urban Planning from Portland State University

DAN OLTERSDORF

Vice President of Residence Life



Dan is responsible for the development of Campus Advantage's cutting-edge residence life resources and training materials. He is responsible for the training and supervision of all residence life staff and maintaining the continued development of online and print resources for our Residence Life and Higher Education materials.

Dan is known internationally as a leader in the field of residence life. In 1998, he founded the well known website, ResidentAssistant.com, which has over 800 pages of ideas and advice for residence halls staff, and currently receives over 500,000 page-views a month. Dan has been featured in publications including Student Leader Magazine, The Chronicle of Higher Education, USA Today, MATRIX Magazine, SteamTunnels Magazine, and Microsoft's bCentral.

Dan is also the co-author of "InspiRation for RAs," and "Inspiration for Student Leaders," part of a series of books created to provide inspiration, motivation and humor to student leaders.

Corporate Bios

CHIP SCHELL

Vice President – Operations



Chip Schell serves as Vice President of Operations for Campus Advantage. Chip possesses 21 years of experience in all aspects of property management. Portfolios under his direction have included multi-family, both student and conventional, office, industrial, and retail. He maintains a multifaceted degree of experience at all levels within the industry including maintenance, management, and multi-site management. Chip also has a strong history of identifying problems in troubled portfolios and implementing action plans to improve the financial position of properties.

J. STUART DAVIS

Vice President – Operations



Stuart Davis brings over 20 years of experience in the student housing industry with emphasis on the campus level in traditional university environments, as well as in the private sector. Stuart is currently Vice President for Operations of a specialized single-ownership portfolio of 16 communities with 7,200 beds. Stuart's experience encompasses operational expertise including everything from high rise residence halls to garden style student apartments in both on-campus and off-campus settings.

CASEY VAN ZANDT

National Director of
Leasing and Marketing



As Vice President of Leasing and Marketing for Campus Advantage, Casey Van Zandt oversees corporate-level leasing and marketing efforts for more than 50 student housing properties across 20 states. With over ten years of industry experience, Casey's passionate approach and attention to detail ensure that all Campus Advantage clients receive the finest marketing support in the industry.

Casey is responsible for developing and executing customized strategies for a wide variety of property types and styles across the county. Prior to joining Campus Advantage, Casey served as a regional leasing specialist for GMH Communities Trust. Casey earned a Bachelor of Science- Marketing degree from Louisiana State University.

Corporate Bios

MICHAEL ORSAK

Vice President of Acquisitions



Michael C. Orsak is charged with the execution of Acquisition Services for Campus Advantage. This entails the evaluation and analysis of potential investments for its various clients. Michael supervises the process of acquisition from consideration and evaluation, through underwriting, contract negotiations and due diligence, to closing, including securing debt and equity.

Michael has been active in real estate for ten years with versatile experience in commercial mortgage underwriting as well as student housing development, acquisition and asset management. Prior to joining Campus Advantage, Michael held the role as Assistant Vice President for GMH Communities Trust and Director of Investments at American Campus Communities. He has participated in the acquisition of 54 student housing properties encompassing over 32,000 beds valued at over \$1.1B.

RONNIE L. MACEJEWSKI

Senior Vice President,
Development Services



Ronnie Macejewski brings over 15 years of development experience to Campus Advantage's team. He began his career with Century Development as an Assistant Project Manager working his way up to Project Manager. He then held the position of Vice President Construction for American Campus Communities, eventually serving as Senior Vice President of Development and Construction. While at ACC, he successfully completed 50 student housing communities, consisting of more than 28,000 beds with a total development costs in excess of \$1 billion in 16 states across the United States. The projects ranged in size from \$10,000,000 to \$105,000,000, and every project was delivered on-time and within budget. Most recently, Mr. Macejewski served as partner for Carlisle Development, where he completed several multi-family projects.

Mr. Macejewski holds a B.B.A. with a major in Statistics from the University of Oklahoma. He currently is a member of the Urban Land Institute and the American Planning Association.