

AMERICAN CAMPUS COMMUNITIES INC

Form 8-K

February 22, 2007

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549  
FORM 8-K  
CURRENT REPORT  
PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934**

Date of report (Date of earliest event reported): February 16, 2007

**AMERICAN CAMPUS COMMUNITIES, INC.**  
*(Exact name of Registrant as specified in its Charter)*

**Maryland**

*(State or other jurisdiction of  
incorporation or organization)*

**001-32265**

*(Commission file number)*

**760753089**

*(I.R.S. Employer  
Identification Number)*

**805 Las Cimas Parkway, Suite 400  
Austin, TX 78746**

*(Address of principal executive offices) (Zip Code)*

Registrant's telephone number, including area code: (512) 732-1000

Not applicable

*(Former name or former address, if changed since last report)*

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**Item 2.01 Completion of Acquisition or Disposition of Assets**

On February 16, 2007, American Campus Communities, Inc. (the Company ) completed the acquisition (the Acquisition ) from The Edwards Companies of three student housing properties located near the campuses of the University of Kentucky, Lexington, the University of Toledo, Ohio and East Michigan University, Ypsilanti. The properties contain a total of 1,887 beds and were acquired for an aggregate purchase price of \$102.0 million, including the assumption of \$70.7 million of existing fixed-rate mortgage debt.

**Item 7.01 Regulation FD Disclosure**

On February 22, 2007, the Company issued a press release announcing, among other matters, the closing of the Acquisition. The text of the press release is included as Exhibit 99.1 to this Current Report and is incorporated herein by reference.

The press release is furnished pursuant to Item 7.01 and shall not be deemed filed for purposes of Section 18 of the Securities Exchange Act of 1934 (the Exchange Act ), or subject to the liabilities of that Section. The information in this Current Report shall not be incorporated by reference in any filing under the Securities Act of 1933 or the Exchange Act, except as shall be expressly set forth by specific reference in such filing.

**Item 9.01 Financial Statements and Exhibits.**

(a) Financial Statements of Business Acquired

The required financial statements will be filed by amendment to this Current Report on Form 8-K no later than 71 calendar days after the date on which this Current Report on Form 8-K is due.

(b) Pro Forma Financial Information

The required pro forma financial information will be filed by amendment to this Current Report on Form 8-K no later than 71 calendar days after the date on which this Current Report on Form 8-K is due.

(c) Exhibits

The Exhibits to this Report are listed on the Exhibit Index attached hereto.

**SIGNATURES**

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

Date: February 22, 2007

AMERICAN CAMPUS COMMUNITIES,  
INC.

By: /s/ Jonathan A. Graf  
Jonathan A. Graf  
Senior Vice President, Chief Accounting  
Officer and Treasurer

**EXHIBIT INDEX**

Exhibit Number	Title
99.1	Press Release, dated February 22, 2007 3