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The Bainbridge Companies Develop Tallahassee Student Housing

Campus Circle Tallahassee to be Premier Student Community serving Florida State University

Wellington, FL/Tallahassee, FL (April 2011) – Construction is underway on Campus Circle Tallahassee, a new luxury student housing community being built by affiliates of [The Bainbridge Companies](#), together with an institutional partner. The community is situated directly across the street from the main campus of Florida State University.

“This is significant both for Bainbridge and for Tallahassee,” said Tom Keady, President of Bainbridge Development. “Campus Circle is going to be the premier student living community in Tallahassee due to its walkable location, unique modern apartments and incredible amenities”

The four-story community is being built on approximately 11 acres at the intersection of West Tennessee Street and Basin Street. The new community will have 219 spacious, fully-furnished apartments ranging from one to four bedrooms, with top-tier amenities unmatched in the area, including a large heated resort-style swimming pool with cabanas and a 12,990 square foot clubhouse.

The community has many assets that parents will appreciate.

- The rent includes most utility costs.
- Each resident will have a separate lease for his or her own private bedroom and bath.
- The location – across the street from the [Florida State University](#) campus, within short walking distance to classroom and all other campus facilities, as well as local shopping and restaurants on Tennessee Street.
- Plus, the clubhouse will have both group and individual study rooms.

Energy-efficiency is a high priority; the community was designed to achieve an Energy Star rating and National Green Building certification. The first apartments are expected to be available in January of 2012, with full occupancy for the Fall 2012-2013 school year.

The clubhouse will be a great place to spend time with friends, as well as to study. It will feature a fireplace surrounded by comfortable seating, a billiards area, a game room with large-screen televisions and gaming systems (including Wii and Xbox) and a cyber

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café with both Macs and PCs. Amenities will also include a bistro with a kitchen, booths and TVs.

A premier amenity at Campus Circle will be the two-story fitness center that will be fully-equipped with the latest equipment. The community will also have elevators.

Bainbridge is developing and constructing the community in a joint venture with National Real Estate Advisors, LLC (www.natadvisors.com). National Real Estate Advisors is an independent real estate investment advisor offering real estate expertise to institutional investors through separate account management, or through its flagship commingled investment vehicle, INDURE Fund. Architect Charlan Brock and Associates designed the project. Construction began January 31, 2011.

About The Bainbridge Companies

Founded in 1993, The Bainbridge Companies (www.bainbridgecompanies.com) are a fully-integrated family of real estate companies engaged in the development, construction, management, acquisition and disposition of residential and commercial real estate. With more than 100 years of combined experience, the Bainbridge principals have developed, redeveloped, and/or repositioned more than 35,000 multifamily units. The firm's full service real estate platform includes asset and property management, leasing, sales, marketing, renovation, construction, and development. Based in Wellington, Florida and Bethesda, Maryland (Washington, D.C), it also has regional offices in Cary, North Carolina (Raleigh) and Atlanta, Georgia.

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Contact: Terri Thornton, Thornton Communications (404) 932-4347
Terri@TerriThornton.com