

CAMDEN PROPERTY TRUST

Form 8-K

April 20, 2009

**Table of Contents**

**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): April 17, 2009  
CAMDEN PROPERTY TRUST  
(Exact name of Registrant as Specified in Charter)**

Texas  
(State or Other Jurisdiction of  
Incorporation)

1-12110  
(Commission File Number)

76-6088377  
(I.R.S. Employer  
Identification Number)

Three Greenway Plaza, Suite 1300, Houston, Texas 77046  
(Address of Principal Executive Offices) (Zip Code)

Registrant's telephone number, including area code: (713) 354-2500  
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))
-

**TABLE OF CONTENTS**

Item 1.01 Entry into a Material Definitive Agreement.

Item 2.03 Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of Registrant.

Item 7.01 Regulation FD Disclosure

Item 9.01. Financial Statements and Exhibits.

SIGNATURES

EXHIBIT INDEX

EX-99.1

---

**Table of Contents**

**Item 1.01 Entry into a Material Definitive Agreement.**

On April 17, 2009, subsidiaries of Camden Property Trust, a Texas real estate investment trust (the Company), as borrowers (collectively, the Borrowers), and the Company, as guarantor, entered into a Master Credit Facility Agreement (the Credit Agreement) with Red Mortgage Capital, Inc., as lender, for a \$420,000,000 fixed rate loan. The loan will be assigned to Fannie Mae, has an annual interest rate of 5.12%, is payable interest only, and matures on May 1, 2019. The Company has entered into a standard nonrecourse carveout guaranty. The obligations of the Borrowers under the Credit Agreement are secured by cross-collateralized first priority mortgages on 11 multifamily properties. The Company intends to use the proceeds from this credit facility for the pay down of amounts outstanding under its revolving line of credit, retirement of existing debt and for general corporate purposes.

**Item 2.03 Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of Registrant.**

The information set forth in Item 1.01 is incorporated herein by reference.

**Item 7.01 Regulation FD Disclosure**

On April 17, 2009, the Company issued a press release announcing the execution of the Credit Agreement, a copy of which is included as Exhibit 99.1 hereto.

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, as amended (the Exchange Act), or subject to the liabilities of that Section. The information in this Item 7.01 shall not be incorporated by reference in any filing under the Securities Act of 1933, as amended, or the Exchange Act, except as shall be expressly set forth by specific reference in such filing.

**Table of Contents**

**Item 9.01. Financial Statements and Exhibits.**

(c) *Exhibits.*

Exhibit Number	Title	
99.1	Press Release, dated April 17, 2009	3

---

**Table of Contents**

**SIGNATURES**

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 hereunto duly authorized.

Date: April 17, 2009

CAMDEN PROPERTY TRUST

By: /s/ Michael P. Gallagher  
Michael P. Gallagher  
Vice President Chief Accounting  
Officer

4

---

**Table of Contents**

**EXHIBIT INDEX**

Exhibit Number	Title
99.1	Press Release, dated April 17, 2009