

FORM D

PROCESSED

JUL 09 2008

THOMSON REUTERS

NOTICE OF SALE OF SECURITIES
PURSUANT TO REGULATION D,
SECTION 4(6), AND/OR
UNIFORM LIMITED OFFERING EXEMPTION

SEC USE ONLY	
Prefix	Serial
DATE RECEIVED	

Name of Offering (check if this is an amendment and name has changed, and indicate change.)
Issuance of Preferred Stock

Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6) ULOE
Type of Filing: New Filing Amendment

SEC
Mail Processing
Section

A. BASIC IDENTIFICATION DATA

1. Enter the information requested about the issuer

JUL 02 2008

Name of Issuer (check if this is an amendment and name has changed, and indicate change.)
ACC Communities, Inc.

Washington, DC

Address of Executive Offices (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code)
805 Las Cimas Parkway, Suite 400, Austin, Texas 78746 512-732-1000

Address of Principal Business Operations (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code)
(if different from Executive Offices)

Brief Description of Business
Real Estate Investment Activities

Type of Business Organization
 corporation limited partnership, already formed other (please specify) limited liability company
 business trust limited partnership, to be formed

Actual or Estimated Date of Incorporation or Organization: Month 0 2 Year 0 8 Actual Estimated
Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State: D E)
CN for Canada; FN for other foreign jurisdiction)

GENERAL INSTRUCTIONS

Federal:
Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When to File: A notice must be filed no later than 15 days after the first sale of securities by the issuer or its agent, or if received by the SEC, on the earlier of the date it is received by the SEC or the date it was mailed by United States registered mail, return receipt requested.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be signed by the issuer or its agent. The signed copy must be a photocopy of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.



ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

A. BASIC IDENTIFICATION DATA

2. Enter the information requested for the following:

- Each promoter of the issuer, if the issuer has been organized within the past five years;
- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)
American Campus Communities Operating Partnership LP

Business or Residence Address (Number and Street, City, State, Zip Code)
805 Las Cimas Parkway, Suite 400, Austin, Texas 78746

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director Managing Member

Full Name (Last name first, if individual)
Dowell, Greg A.

Business or Residence Address (Number and Street, City, State, Zip Code)
805 Las Cimas Parkway, Suite 400, Austin, Texas 78746

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director Managing Member

Full Name (Last name first, if individual)
Bayless, William C., Jr.

Business or Residence Address (Number and Street, City, State, Zip Code)
805 Las Cimas Parkway, Suite 400, Austin, Texas 78746

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director Managing Member

Full Name (Last name first, if individual)
Nickel, Brian B.

Business or Residence Address (Number and Street, City, State, Zip Code)
805 Las Cimas Parkway, Suite 400, Austin, Texas 78746

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director Managing Member

Full Name (Last name first, if individual)
Perry, Daniel

Business or Residence Address (Number and Street, City, State, Zip Code)
805 Las Cimas Parkway, Suite 400, Austin, Texas 78746

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)
Graf, Jonathan

Business or Residence Address (Number and Street, City, State, Zip Code)
805 Las Cimas Parkway, Suite 400, Austin, Texas 78746

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)
Talbot, William W.

Business or Residence Address (Number and Street, City, State, Zip Code)
805 Las Cimas Parkway, Suite 400, Austin, Texas 78746

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

B. INFORMATION ABOUT OFFERING

1. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?..... Yes No
 Answer also in Appendix, Column 2, if filing under ULOE
2. What is the minimum investment that will be accepted from any individual? \$1000
3. Does the offering permit joint ownership of a single unit?..... Yes No
4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.

Full Name (Last name first, if individual)
Beck, Phyllis J.

Business or Residence Address (Number and Street, City, State, Zip Code)
100 Colony Square, Suite 2120, Atlanta, GA 30361-6206

Name of Associated Broker or Dealer
H&L Equities, LLC

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers
 (Check "All States" or check individual States)..... All States

[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]X	[GA]X	[HI]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]X	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]X	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]X	[UT]	[VT]	[VA]X	[WA]	[WV]	[WI]	[WY]	[PR]

Full Name (Last name first, if individual)
Harrison, Charles

Business or Residence Address (Number and Street, City, State, Zip Code)
100 Colony Square, Suite 2120, Atlanta, GA 30361-6206

Name of Associated Broker or Dealer
H&L Equities, LLC

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers
 (Check "All States" or check individual States)..... All States

[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]X	[GA]X	[HI]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]X	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]X	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]X	[UT]	[VT]	[VA]X	[WA]	[WV]	[WI]	[WY]	[PR]

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers
 (Check "All States" or check individual States)..... All States

[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.

Type of Security	Aggregate Offering Price	Amount Already Sold
Debt	\$ -0-	\$ -0-
Equity	\$ 140,000	\$ 131,000
	<input type="checkbox"/> Common	<input checked="" type="checkbox"/> Preferred
Convertible Securities (including warrants)	\$ -0-	\$ -0-
Partnership Interests	\$ -0-	\$ -0-
Other (Specify _____)	\$ -0-	\$ -0-
Total	\$ 140,000	\$ 131,000

Answer also in Appendix, Column 3, if filing under ULOE.

2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."

	Number of Investors	Aggregate Dollar Amount of Purchases
Accredited Investors	131	\$ 131,000
Non-accredited Investors	-0-	\$ -0-
Total (for filings under Rule 504 only) Not Applicable	-0-	\$ -0-

Answer also in Appendix, Column 4, if filing under ULOE

3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1.

Type of Offering	Type of Security	Dollar Amount Sold
Rule 505 <u>Not Applicable</u>		\$ 0
Regulation A <u>Not Applicable</u>		\$ 0
Rule 504 <u>Not Applicable</u>		\$ 0
Total Not Applicable		\$ 0

4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to further contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.

Transfer Agent's Fees	<input type="checkbox"/>	\$ -0-
Printing and Engraving Costs	<input type="checkbox"/>	\$ -0-
Legal Fees	<input type="checkbox"/>	\$ 15,000
Accounting Fees	<input type="checkbox"/>	\$ -0-
Engineering Fees	<input type="checkbox"/>	\$ -0-
Sales Commissions (specify finders' fees separately)	<input type="checkbox"/>	\$ 6,550
Other Expenses (identify) Blue Sky fees	<input type="checkbox"/>	\$ 990
Consulting	<input type="checkbox"/>	\$ 23,450
Expense Reimbursement	<input type="checkbox"/>	\$ 3,000
Total	<input type="checkbox"/>	\$ 48,990

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

b. Enter the difference between the aggregate offering price given in response to Part C - Question 1 and total expenses furnished in response to Part C - Question 4.a. This difference is the "adjusted gross proceeds to the issuer."

\$ 82,010

5. Indicate below the amount of the adjusted gross proceeds to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in responses to Part C - Questions 4.b above.

	Payments to Officers, Directors & Affiliates		Payments to Others	
Salaries and Fees	<input type="checkbox"/>	\$ -0-	<input type="checkbox"/>	\$ -0-
<i>(Units issued as part of consideration for acquisition of</i>				
Purchase of Real Estate <i>real estate.</i>	<input type="checkbox"/>	\$ -0-	<input checked="" type="checkbox"/>	\$ -0-
Purchase, rental or leasing and installation of machinery and equipment	<input type="checkbox"/>	\$ -0-	<input type="checkbox"/>	\$ -0-
Construction or leasing of plant buildings and facilities	<input type="checkbox"/>	\$ -0-	<input type="checkbox"/>	\$ -0-
Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger)	<input type="checkbox"/>	\$ -0-	<input type="checkbox"/>	\$ -0-
<i>(Units issued as part of consideration for acquisition of business entities.)</i>				
Repayment of indebtedness	<input type="checkbox"/>	\$ -0-	<input type="checkbox"/>	\$ -0-
Working capital	<input type="checkbox"/>	\$ -0-	<input checked="" type="checkbox"/>	\$ 82,010
Other (specify):	<input type="checkbox"/>	\$ -0-	<input type="checkbox"/>	\$ -0-
Column Totals	<input type="checkbox"/>	\$ -0-	<input type="checkbox"/>	\$ -0-
Total Payments Listed (column totals added)	<input checked="" type="checkbox"/>	\$	\$82,010	

D. FEDERAL SIGNATURE

The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Rule 505, the following signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commission, upon written request of its staff, the information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of Rule 502.

Issuer (Print or Type) ACC Communities, Inc.	Signature 	Date June 25, 2008
Name of Signer (Print or Type) Jonathan A. Graf	Title of Signer (Print or Type) Vice President and Treasurer	

ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

APPENDIX

1	2		3	4				5	
	Intend to sell to non-accredited investors in State (Part B – Item 1)			Type of security and aggregate offering price offered in state (Part C – Item 1)	Type of investor and amount purchased in State (Part C – Item 2)				Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E – Item 1)
State	Yes	No	Preferred Stock	Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL									
AK									
AZ									
AR									
CA									
CO									
CT									
DE									
DC									
FL		X	\$140,000 in Preferred Stock	14	\$14,000 in Preferred Stock	-0-	-0-		X
GA		X	\$140,000 in Preferred Stock	99	\$99,000 in Preferred Stock	-0-	-0-		X
HI									
ID									
IL									
IN									
IA									
KS									
KY									
LA									
ME									
MD		X	\$140,000 in Preferred Stock	5	\$5,000 in Preferred Stock	-0-	-0-		X
MA									
MI									
MN									
MS									
MO									
MT									
NE									
NV									
NH									

1	2		3	4				5	
	Intend to sell to non-accredited investors in State (Part B – Item 1)		Type of security and aggregate offering price offered in state (Part C – Item 1)	Type of investor and amount purchased in State (Part C – Item 2)				Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E – Item 1)	
State	Yes	No	Preferred Stock	Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
NJ									
NM									
NY									
NC									
ND									
OH									
OK		X	\$140,000 in Preferred Stock	1	\$1,000 in Preferred Stock	-0-	-0-		X
OR									
PA									
RI									
SC									
SD									
TN									
TX		X	\$140,000 in Preferred Stock	9	\$9,000 in Preferred Stock	-0-	-0-		X
UT									
VT									
VA		X	\$140,000 in Preferred Stock	3	\$3,000 in Preferred Stock	-0-	-0-		X
WA									
WV									
WI									
WY									
PR									

END