

Edgar Filing: CAMDEN PROPERTY TRUST - Form FWP

CAMDEN PROPERTY TRUST  
Form FWP  
December 04, 2012

Filed Pursuant to Rule 433

Registration Statement No. 333-177864

Final Term Sheet, Dated December 4, 2012

Relating to Preliminary Prospectus Supplement dated December 4, 2012

to Prospectus dated November 9, 2011

**\$350,000,000 2.950% NOTES DUE 2022**

<b>Issuer:</b>	Camden Property Trust
<b>Type:</b>	SEC Registered
<b>Size:</b>	\$350,000,000
<b>Maturity:</b>	December 15, 2022
<b>Coupon (Interest Rate):</b>	2.950%
<b>Benchmark Treasury:</b>	1.625% due November 15, 2022
<b>Benchmark Treasury Price and Yield:</b>	100-06; 1.603%
<b>Spread to Benchmark Treasury:</b>	1.47% (147 basis points)
<b>Yield to Maturity:</b>	3.073%
<b>Interest Payment Dates:</b>	June 15 and December 15, commencing on June 15, 2013
<b>Day Count Convention:</b>	30 / 360
<b>Redemption Provision:</b>	Make-whole call based on U.S. Treasury + 0.25% (+ 25 basis points); if, however, the Notes are redeemed 90 days or fewer prior to their maturity date, the redemption price will equal 100% of the principal amount of the Notes to be redeemed plus accrued and unpaid interest on the amount being redeemed to the redemption date
<b>Price to Public:</b>	98.945%
<b>Settlement Date:</b>	T+3; December 7, 2012
<b>Joint Book-Running Managers:</b>	J.P. Morgan Securities LLC  Merrill Lynch, Pierce, Fenner & Smith  Incorporated  U.S. Bancorp Investments, Inc.  Wells Fargo Securities, LLC
<b>Senior Co-Managers:</b>	Credit Suisse Securities (USA) LLC.  Deutsche Bank Securities Inc.  SunTrust Robinson Humphrey, Inc.

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**Junior Co-Managers:** BB&T Capital Markets, a division of Scott & Stringfellow, LLC  
Capital One Southcoast, Inc.  
Mitsubishi UFJ Securities (USA), Inc.  
PNC Capital Markets LLC  
Scotia Capital (USA) Inc.

**Expected Ratings (Moody's / S&P / Fitch):** Baa1/BBB/BBB+ (stable/positive/stable)

**CUSIP:** 133131 AT9

**ISIN:** US133131AT99

Note: A securities rating is not a recommendation to buy, sell or hold securities and may be subject to revision or withdrawal at any time.

**The issuer has filed a registration statement (including a prospectus) with the SEC for the offering to which this communication relates. Before you invest, you should read the prospectus in that registration statement and other documents the issuer has filed with the SEC for more complete information about the issuer and this offering. You may get these documents for free by visiting EDGAR on the SEC Web site at [www.sec.gov](http://www.sec.gov). Alternatively, the issuer, any underwriter or any dealer participating in the offering will arrange to send you the prospectus if you request it by calling J.P. Morgan Securities LLC toll free at 212-834-4533, Merrill Lynch, Pierce, Fenner & Smith Incorporated at 1-800-294-1322, U.S. Bancorp Investments, Inc. at 877-558-2607 or Wells Fargo Securities, LLC at 1-800-326-5897.**