

## **Carter Validus Mission Critical REIT Closes on \$15,000,000 Acute Care Hospital Investment**

**(August 23, 2012 - Tampa, FL)** Carter Validus Mission Critical REIT, Inc. ("CV REIT") announced today that it has closed on a \$15,000,000 preferred equity investment that will be used, along with a \$34,000,000 construction loan and a \$21,000,000 equity investment by a private development group, to redevelop an existing medical office building in Dallas, TX into a new, state-of-the-art acute care hospital to be known as Walnut Hill Doctors Hospital.

CV REIT's \$15,000,000 preferred equity investment will be funded over a period of approximately one year with an initial funding of \$4,150,000 at closing. In conjunction with the investment, CV REIT gained, pursuant to a purchase and sale agreement, the option to acquire the property for a period of time after completion of the renovations.

The development is expected to be completed over the next fourteen to eighteen months and open for patient admissions late in the fourth quarter of 2013. The hospital will be approximately 200,000 square feet and will include 84 in-patient beds, 16 intensive care unit beds and six operating rooms. Hospital services will include emergency and urgent care, diagnostic imaging, surgery, cardiology and general acute care.

### **About Carter Validus Mission Critical REIT, Inc.**

Carter Validus Mission Critical REIT, Inc. is a real estate investment trust that invests in mission critical real estate assets located throughout the United States. Mission critical real estate assets are purpose-built facilities designed to support the most essential operations of tenants.

### **Forward-Looking Statements**

*Certain statements contained herein, other than historical fact, may be considered forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the "Securities Act"), and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"). These statements are predicated on current assumptions regarding operational strategies, anticipated events and trends, the economy, and other future conditions. No forward-looking statement is intended to, nor shall it, serve as a guarantee of future performance. You can identify the forward-looking statements by the use of words such as "anticipate," "believe," "continue," "could," "estimate," "expect," "intend," "may," "outlook," "plan," "potential," "predict," "project," "seek," "should," "will" and other similar terms and phrases, including references to assumptions and forecasts of future results. Forward-looking statements are subject to various risks and uncertainties, including those described under the section entitled "Risk Factors" in the Company's most recent Annual Report on Form 10-K, filed with the Securities and Exchange Commission, and subsequent quarterly filings on Form 10-Q. These factors should not be construed as exhaustive and should be read in conjunction with the other cautionary statements that are included in the Company's filings with the SEC. The Company undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events, or otherwise.*