



FOR IMMEDIATE RELEASE

**USAA REAL ESTATE REFINANCES VILLAGE SHOPPES AT WINDERMERE IN SUWANE
SUBURB OF ATLANTA, GEORGIA**

PATTERSON ARRANGES PERMANENT FINANCING WITH LIFE INSURANCE LENDER

ATLANTA: February 1st, 2018 – Today, USAA Real Estate, and its capital advisor Patterson Real Estate Advisory Group (“Patterson”), announced the closing of a new permanent loan on the Village Shoppes at Windermere, a 73,000 square foot, Publix-anchored retail center in Suwanee, Georgia – a suburb of Atlanta (the “Property”). USAA Real Estate has owned the asset since 2010 in one of its core-focused investment vehicles. Patterson arranged a long-term, permanent loan from a life insurance provider on this stabilized asset.

The Property is located in a very strong demographic area and has performed well for USAA Real Estate’s affiliate. “We recognize the strength of the submarket and think this is an excellent asset for this core investment vehicle. We value our relationship with the lender and believe they will be a great partner going forward for this property,” said Tim Stoner, managing director of capital markets for USAA Real Estate.



“We are ecstatic to be working with these two first class firms on this financing,” said Lance Patterson of Patterson. “USAA Real Estate has been a great client and capital source for us over the years, and we are thankful to have the opportunity to bring them together with the lender on this deal.”

Village Shoppes at Windermere is situated at the intersection of Mathis Airport Parkway and Old Atlanta Road, providing excellent visibility from these roads, which see combined average daily traffic volume over 24,000 vehicles. The Property is located within Forsyth County, which boasts not only one of the top school systems in the state, but also the nation. There are four high priced, master-planned communities within two miles of the Property, solidifying the population base to which the Property caters. This location combined with a strong credit anchor tenant in Publix drives this financing.

ABOUT USAA REAL ESTATE

USAA Real Estate, with over \$20 billion in assets under management, provides co-investment, acquisition, build-to-suit and development services for corporate and institutional investors. The portfolio consists of office, industrial/logistics, multifamily, retail and hotel properties. USAA Real Estate is a subsidiary of USAA, a leading financial services company, serving military families since 1922. For more information, visit www.usrealco.com.

ABOUT PATTERSON

Patterson Real Estate Advisory Group is a capital placement and real estate finance advisory firm that represents owners, developers and investors seeking capital to leverage commercial real estate opportunities. Patterson arranges construction, bridge, mezzanine and permanent financing while also coordinating equity and joint venture formations along with general finance advisory work. The primary focus is helping clients across different property types access investors at a variety of different levels of the capital stack, matching the specific need with the appropriate capital provider.

For more information, please contact Alex Hill at 404-504-6690 / ahill@pattersonreag.com or go to www.pattersonreag.com.

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