



For Immediate Release

**Albany Road Real Estate Partners Closes Acquisition Financing for Brookside Concourse in Alpharetta, GA
Patterson Arranges Financing with Renasant Bank**

ATLANTA: March 24, 2020 – Albany Road Real Estate Partners ("Albany Road"), with the assistance of its capital advisor Patterson Real Estate Advisory Group ("Patterson"), closed acquisition debt financing with Renasant Bank for Brookside Concourse (the "Project"), which consists of four single-story office buildings that total 155,000 SF located in the highly affluent city of Alpharetta, GA. At time the time of acquisition, the Property was 100% leased to five quality tenants.

Located less than two miles from GA-400, one of Atlanta's major thoroughfares that traverses through Alpharetta, the Property boasts a prime location just off Old Milton Parkway in a high-tech corridor where a talented workforce resides. The Property also benefits from multiple nearby retail / restaurant options and amenities – including Avalon, an 86-acre mixed-use development that has become a major attraction in Alpharetta and beyond, located less than two miles from the Property.

"We at Albany Road focus on acquiring non-commodity assets at a favorable basis and discount to replacement cost, which we see as the ideal strategy for our investors in this environment. We are excited about the acquisition of Brookside Concourse and its competitive position in the market. We are excited to be in Alpharetta and look forward to growing our Atlanta portfolio," said Scott Cloud, Managing Director of Albany Road's Southeast platform.

"Brookside Concourse was very well received by lenders due to its strong rent roll and great location, but most importantly due to the quality of the owner and borrower," said Lance Patterson. "Albany Road is a premier company and we are very proud to work with them."



About Albany Road

The Albany Road team collectively brings more than 200 years of real estate, investment banking, and venture capital experience to its established platform. The diverse, yet complementary, skill sets of the group provide the firm with a unique perspective and discipline that is utilized in evaluating a wide range of real estate opportunities. Since its launch on July 1st, 2012, Albany Road has acquired 41 properties across 11 states, totaling 9.8 million square feet, with a gross asset value of approximately \$1.1 billion. Following an initial focus on opportunities across New England, the firm has since expanded its reach into the Southeast, with the closing of multiple investments in Nashville, TN, Atlanta, GA, the Carolinas and Central Florida, and the opening of a regional office in Nashville. Albany Road employs a disciplined investment approach focused on, among other attributes, cost basis, yield, geography, product-type, and opportunities that allow it to take advantage of a continued and historically advantageous debt market.

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 Suzanne Holman at 404-504-6682 / sholman@pattersonreag.com or go to www.pattersonreag.com