

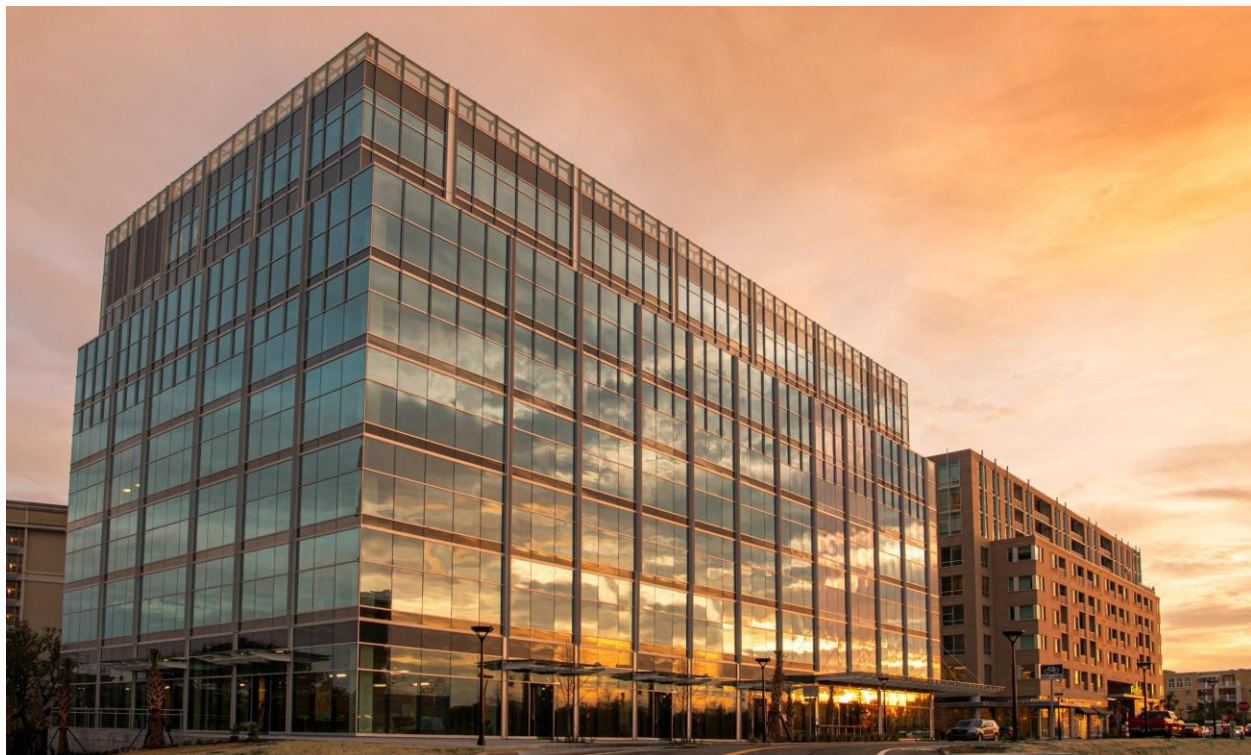
**GATEWAY VENTURES REAL ESTATE AND ELV ASSOCIATES, INC. CLOSE ON REFINANCE OF 22 WESTEDGE IN
CHARLESTON, SOUTH CAROLINA**

PATTERSON ARRANGES FINANCING WITH AMERIS BANK

CHARLESTON: Gateway Ventures Real Estate and ELV Associates, Inc. with the assistance of capital advisor Patterson Real Estate Advisory Group ("Patterson"), recently closed on the refinancing of 22 WestEdge (the "Asset"), a 155,000 SF Class AAA office and life sciences building (the "Property") located in Charleston, South Carolina. Patterson arranged the loan with Georgia-based Ameris Bank. Designed by renowned architect firm Perkins&Will, 22 WestEdge's ±155,000 SF of space is split across eight floors, with the first floor comprising ±15,800 SF of street-level retail space.

22 WestEdge sits within the WestEdge "Innovation District," which is Charleston's newest urban, mixed-use, waterfront development. WestEdge, which is backed by the City of Charleston and Medical University of South Carolina ("MUSC"), was designed to serve as a catalyst for the knowledge-based economy, providing groundbreaking research, collaboration, and innovation in life sciences. The Property has an impressive roster of office and lab users including MUSC, South Carolina Research Authority, and Vikor Scientific, in addition to several retail operators.

"We're excited to continue our commitment to the Charleston market and the WestEdge Innovation District," said Mack Reese, Managing Partner with Gateway Ventures. Patterson's Ken Grimes added, "22 WestEdge is one of the premier office buildings in all of Charleston. It was a pleasure to work with the asset, the Gateway team, and Ameris Bank."



ABOUT GATEWAY VENTURES REAL ESTATE

Gateway Ventures is a real estate investment and development firm based in Atlanta, Georgia. The firm has extensive experience in sophisticated public-private partnerships and university developments in addition to mixed-use projects in both urban and strategic suburban markets. Gateway seeks to create lasting value in its holdings by developing quality mixed use projects in emerging markets and, in so doing, investing in and improving the communities in which it serves.

ABOUT ELV

Founded in 1990, ELV Associates, Inc. is a real estate investment and management company with portfolios spanning across New England, the Mid-Atlantic, and the Southeast. The firm specializes in representing high net-worth investors and have completed acquisition and development transactions representing over \$1.8 billion in market value. The ELV real estate strategy has been primarily focused on development, core-plus, and value-add transactions ranging from \$30 million to \$200 million.

ABOUT AMERIS BANK

Ameris Bank manages over \$20 billion in assets and over 200 financial centers across the Southeast. Headquartered in Atlanta, Ameris Bank is fiercely committed to bringing financial peace of mind to the communities it serves. A subsidiary of Ameris Bancorp (NASDAQ: ABCB), Ameris Bank offers a full range of financial services, including traditional banking and lending products, treasury and cash management, wealth management, insurance premium financing, and mortgage and refinancing solutions. Learn more about Ameris Bank and its full range of financial services at www.amerisbank.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. Patterson has office locations in Atlanta, Charleston, Charlotte, Nashville and Tampa.

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