



*For Immediate Release*

**Legacy South Closes Construction Financing for The Rowan in Nashville, TN  
Patterson Arranges JV Partnership with TriGate Capital and Construction Financing with Hancock Whitney**

**Nashville:** – Legacy South, with the assistance of its capital advisor Patterson Real Estate Advisory Group, closed on equity and debt construction financing for The Rowan, an 80-unit for-rent townhome community ("Project" or "Property") in Nashville, TN. Patterson arranged joint venture equity financing with TriGate Capital and debt financing with Hancock Whitney.

The Property, an 80-unit for-rent townhome development, is located south of downtown Nashville in Antioch, TN. Situated nearby major infrastructure, including I-24, I-40, I-65, and Route 254, the Property offers easy access to Nashville's primary job centers, including the airport, downtown Nashville, Brentwood, and surrounding submarkets. The development will fill a gap in the Nashville residential rental market and meet demand from a growing group of renters that requires the space provided by a single-family home and desire a maintenance-free, lock-and-leave lifestyle. Upon completion, The Rowan's 80 units will be spread across 16 different buildings with an average size of 1,575 SF, and each unit will contain three bedrooms and three and a half bathrooms.

"We are thrilled to have worked with Legacy South, TriGate Capital, and Hancock Whitney on this opportunity," said Laura Cloud, Managing Director at Patterson Real Estate Advisory Group. "The Project is in the heart of Nashville's growth corridor and will benefit greatly from its access to amenities and major employment nodes," she added.



## **About Legacy South**

Legacy South is a full-service real estate development, construction, and management company based in Nashville, TN. Bailey Neal and Ben Carter founded Legacy South in 2014 as a response to the underwhelming character of the developments catering to Nashville's residential growth. Through investments focused on the infill and urban core development in Nashville's revitalizing neighborhoods, the firm has created hundreds of inspiring homes that became an integral part of Nashville's urban landscape. The firm's commitment to style and quality is made possible by a team of hardworking managers, designers, carpenters, and brokers. Ben's knowledge of home construction coupled with Bailey's acumen for operations and love of design created the core pillars that have driven Legacy South to become the second largest privately owned home builder in Davidson County. The firm has completed or is in progress on 14 projects totaling 645 units, with an additional four projects totaling nearly 200 units in planning. <http://www.legacysouth.com>.

## **About TriGate Capital**

TriGate Capital, LLC ("TriGate") is a market leading real estate private equity firm founded in Dallas, TX in 2007, focused on recapitalizing and repositioning real estate assets and companies. TriGate: i) acquires real estate assets that are in need of capital or management focus; ii) provides capital for the recapitalization of real estate assets and companies; iii) acquires non-performing commercial real estate loans; and iv) capitalizes platforms with quality operators that are focused on a specific investment strategy.

TriGate has purchased over 21 million square feet of commercial properties, 1,185 hotel rooms, and over 5,600 residential units/lots/homes in its history. TriGate has approximately \$2.1 billion of capital under management, and the firm is actively seeking new investment opportunities for its fourth fully discretionary real estate fund with equity commitments totaling \$561 million.

For more information about TriGate's investment criteria, please contact Matt Rooney at 214-294-5910 / [mrooney@trigatecapital.com](mailto:mrooney@trigatecapital.com) or go to [www.trigatecapital.com](http://www.trigatecapital.com).

## **About Hancock Whitney**

Since the late 1800s, Hancock Whitney has embodied core values of Honor & Integrity, Strength & Stability, Commitment to Service, Teamwork, and Personal Responsibility. Hancock Whitney offices and financial centers in Mississippi, Alabama, Florida, Louisiana, and Texas offer comprehensive financial products and services, including traditional and online banking; commercial and small business banking; private banking; trust and investment services; healthcare banking; certain insurance services; and mortgage services. The company also operates a loan production office in Nashville, Tennessee. More information is available at [www.hancockwhitney.com](http://www.hancockwhitney.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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