



For Immediate Release

**MAB American Closes Construction Financing for Publix-Anchored Shopping Center in Monroe, GA
Patterson and Medalist Capital Arrange Financing with Ameris Bank**

MAB American ("MAB"), with the assistance of its capital advisors Patterson Real Estate Advisory Group ("Patterson") and Medalist Capital ("Medalist"), closed construction financing with Ameris Bank for Monroe Pavilion (the "Project"), a 224,000 SF Publix-anchored shopping center located in Monroe, GA. The Project is situated between three major roadways (US 78, GA 138, and GA 11) providing great visibility for the property and positioning it to attract strong demand from a variety of tenants.



Monroe Pavilion sits on 85 acres and consists of 201,000 SF of shopping center space, 23,000 SF of jewel box retail across four pad sites and numerous outparcel sites that front US 78 and Charlotte Rowell Road. Publix will occupy 48,000 SF as the anchor of the shopping center, and will be the sole high-quality grocery store in Monroe, GA.

"The city of Monroe has experienced a great amount of growth within the last ten years, and we are excited to be a part of its future growth with this development," said Cary Uretz of MAB American.

At time of closing, Monroe Pavilion was 64% pre-leased with executed leases from Publix, Marshalls, Ross, Planet Fitness, Five Below, Ulta, and Rack Room Shoes, among others.

"To finance and close a full retail shopping center during a pandemic shows the strength and experience of the sponsor. It was a pleasure working with MAB American, and we look forward to working with them again in the future," said Lance Patterson of Patterson Real Estate Advisory Group.

About MAB American

As the American partner of the Australian based developer MAB Corporation, Charlotte-based MAB American draws from a rich history of exceptional real estate developments and adds a brand of American grit. The principals

of MAB American have a combined 100+ years of experience and have developed over two million SF of properties with a cumulative value in excess of \$500 million. With the accomplishments and financial backing of their Australian partners behind them, MAB American has cultivated a track record of successful commercial real estate developments with a specialty in grocery anchored shopping centers. Focused on the Southeast and Mid-Atlantic regions, MAB American has the experience and depth of knowledge to ensure delivery of the highest quality developments on time and on budget.

About Ameris

Ameris Bank opened its doors as American Banking company on October 1, 1971. What started as one location, with \$1 million in capital in Moultrie, Georgia, has now evolved into a publicly traded bank headquartered in Atlanta, Georgia. Today, the bank has over \$18 billion in assets and more than 200 full-service and mortgage-only locations across the Southeast. Ameris Bancorp is the parent company, which is publicly traded on the NASDAQ and ABCB.

About Medalist Capital

Medalist Capital is a commercial real estate financial services company that specializes in mortgage banking, equity placement and structured financing, investment, advisory, and defeasance. Founded in 2004, Medalist Capital is headquartered in Charlotte, with offices in Raleigh, Atlanta, and Charleston. Since inception of the company, Medalist has done over \$13 billion in loan volume, with over 1,335 loans closed over the past 16 years and has a +\$3.0 billion servicing portfolio.

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.

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