



FOR IMMEDIATE RELEASE

**WEAVER CAPITAL PARTNERS, THE SENG COMPANY AND SILVERCAP PARTNERS ACQUIRE 515K SF
INDUSTRIAL PORTFOLIO IN WEST MIDTOWN ATLANTA
PATTERSON ARRANGES DEBT FINANCING WITH CIBC BANK USA**

ATLANTA: April 9, 2018 – In April 2018, Jay Weaver of Weaver Capital Partners ("Weaver"), Andrew Seng of the Seng Company ("Seng") and their joint venture equity partner SilverCap Partners ("SilverCap"), with the assistance of their capital advisor Patterson Real Estate Advisory Group ("Patterson"), closed on the acquisition of the 515,000 square-foot, former Zep, Inc. ("Zep") warehouse / flex portfolio located on Seaboard Industrial Boulevard in the West Midtown submarket of Atlanta, GA (the "Property"). Located on ±28 acres, the Property was purchased from Zep which recently vacated all but ±58,000 SF, providing Weaver, Seng and SilverCap the opportunity to lease the remaining ±457,000 SF of in-town industrial space in this highly desirable submarket. Patterson arranged the acquisition debt financing with CIBC Bank USA.

"When you look at a map of Atlanta, so much of the industrial product in town has been torn down to support new development or converted to adaptive reuse space," said Weaver. "Many people assume that we will do the same at this site, but our current plan actually is to keep it as industrial product and lease it up given how scarce in-town industrial space is these days. There is strong demand and rents are rising given the minimal vacancy and dwindling supply. We're excited to be a provider in this space."

Zep will lease back one of the nine buildings in the portfolio, providing the opportunity to offer eight buildings of varying sizes and property specifications to a broad range of tenants. "We were fortunate enough to be able to introduce Jay Weaver and Andrew Seng to SilverCap on a different Atlanta deal a couple of years back and are always glad to see groups we know and respect doing repeat business together," said Lance Patterson of Patterson. "The team was extremely successful in their last venture together, and we expect the same to be true this time around. CIBC will also be an excellent addition to the mix."

The Property is located on Seaboard Industrial Boulevard in the West Midtown submarket of Atlanta, GA. Previously, Zep owned and occupied 100% of the warehouse / flex Property but has recently vacated all but 58,000 SF in order to consolidate its operations in Adairsville, GA.

ABOUT WEAVER CAPITAL PARTNERS

Formerly a founding principal of Weaver & Woodbery Company (15 years), Jay Weaver has developed, repositioned, and operated dozens of diverse office, industrial, retail, and residential projects throughout the southeast. By anticipating marketplace opportunities and working with the

communities involved in their projects, the firm uses a common sense approach to real estate acquisition and development. Weaver Capital Partners focuses on retail, industrial, mixed-use and office properties in the Southeast markets and develops or repositions those properties to add maximum value.

ABOUT THE SENG COMPANY

The Seng Company is a private real estate investment firm that is active in acquiring or capitalizing commercial and residential real estate in the Southeast. The firm seeks opportunistic and value-add investments across all major commercial property types including office, industrial, retail, residential, hotels and mixed-use projects. While applying strict investment discipline, it has the ability to provide capital in a broad range of debt or equity structures and positions within a project's overall capitalization. The firm's success in realizing attractive risk-adjusted returns is rooted in its adherence to an investment discipline focused on value and risk control.

ABOUT SILVERCAP PARTNERS

SilverCap Partners is a real estate private equity firm focused on the Southeastern United States. The firm's expertise crosses multiple property sectors with a predominant focus on office, retail, industrial and residential investments. SilverCap places a priority on opportunities where a combination of capital and operational expertise can serve as a positive catalyst for future value.

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.

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