



For Immediate Release

**Carter Acquires The Metropolitan in Downtown, Atlanta
Patterson Arranges Financing with Silver Point Capital and LoanCore Capital**

ATLANTA: June 21, 2018 – Carter, with the assistance of its capital advisor Patterson Real Estate Advisory Group (“Patterson”), closed on the acquisition of The Metropolitan, a 1,100,000 square foot mixed-use asset located south of Downtown Atlanta (the “Property”). Situated on over 40 acres adjacent to the West End MARTA Station, the Property is over 90% leased at closing to over 120 diverse tenants. Patterson arranged acquisition financing for Carter, including equity financing with Silver Point Capital and debt financing with LoanCore Capital.

Originally developed by Coca-Cola founder Asa Candler in the early twentieth century, The Metropolitan has served a number of purposes over its 100 year life including cotton storage and an industrial hub for major companies such as GE, Genuine Parts and Firestone Tires. Today, the Property encompasses a variety of uses including light industrial, office, warehouse, self-storage, and residential lofts. The Metropolitan has gained notoriety in the past few years as several major motion pictures, including Black Panther and Baby Driver, have filmed on location at the Property.

In the near term, Carter plans to operate the Property with its existing uses. However, over time, Carter will introduce several hundred-thousand square feet of creative or flex office space.

“With its massive scale and incredible diversity of uses and tenants, the asset is extremely unique and received the most positive response from equity capital that our firm has ever experienced on a single deal” said Lance Patterson. “We were extremely pleased to be able to serve Carter and are looking forward to watching the asset evolve over time.”



About Carter

Carter is one of the country's leading real estate investment, development, and advisory firms. Carter leverages its 60 years of experience and proven approach to creating value for its partners.

Carter's investment focus is centered around raising funds through a combination of private equity and bank financing to achieve desirable risk-adjusted returns. Carter has invested over \$1.2 billion in assets over the past decade and over \$5 billion since 1958. The company is also the co-sponsor of two non-traded, publicly reported REITs, focused on investing in single tenant, net leased properties in the data center and healthcare sectors.

As one of the country's largest developers, Carter has major mixed-use, multi-family, office and student housing projects under construction around the country. The company has developed a specialized practice in providing development and program management services for public-private ventures (P3s).

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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