



FOR IMMEDIATE RELEASE

**THE LOUDERMILK COMPANIES RESTORES AND REFINANCES FORMER AARON'S HEADQUARTERS
IN THE HEART OF THE BUCKHEAD VILLAGE – ATLANTA, GA**

PATTERSON ARRANGES FINANCING WITH AEGON USA REALTY ADVISORS

ATLANTA: January 7, 2019 – On November 30, 2018, The Loudermilk Companies (“Loudermilk”), with the assistance of its capital advisor Patterson Real Estate Advisory Group (“Patterson”), closed on the refinancing of 309 East Paces, a twelve-story, 103,000-square foot building located in the heart of the Buckhead Village (the “Property”). Loudermilk and its partner, Knox | Redan, recently completed the renovation of the 1960s-vintage building, transforming it into a market-leading office building. The Property is approximately 90% leased at closing of the permanent financing, which was provided by Aegon USA Realty Advisors.



“We are thrilled to secure long-term financing for this important asset, which has a long history with the Loudermilk family. The execution and closing with Aegon was seamless, and we are excited about

the renewed energy around the building and the new partnership with Aegon", said Greg Howard, Loudermilk's Chief Financial Officer.

Loudermilk has a reputation for developing premiere buildings around Atlanta, especially within the Buckhead Village. 309 East Paces is the latest office building to deliver in Buckhead. Though the building is nearly sixty years old, every aspect of the Property was fully renovated with great attention to detail. "We are very pleased with the outcome of this recapitalization. Loudermilk is top-quality sponsor, and Aegon delivered not only great terms but also an extremely easy and efficient closing process. 309 East Paces is a true-testament to how older buildings can be repositioned to meet modern demand trends" said Bill Mealor of Patterson.

The Property is located on East Paces Ferry Rd near the intersection of Peachtree Rd in the center of Buckhead. Loudermilk partnered with Knox | Redan, which identified the building for acquisition and co-developed it.

ABOUT THE LOUDERMILK COMPANIES

The Loudermilk Companies, LLC, is a real estate investment and operating company that develops and manages a wide variety of real estate holdings. Rooted in strong family legacy, The Loudermilk Companies has been a fixture in the Atlanta real estate market for over 20 years. The company's portfolio consists of assets that include retail, office, multifamily, parking lots and decks, residential land, timberland and mitigation banks, with total value in excess of \$300 Million.

Transforming communities and making a positive impact in the areas in which we develop is a top priority at The Loudermilk Companies. As pioneers of the real estate industry, activating our investments which produces the most positive impact for our community is top priority.

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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