



*For Immediate Release*

**Angelo Gordon Closes Acquisition Financing for 210,000 square foot Serta Simmons Headquarters in the Assembly development in Doraville, GA  
Patterson Advises on Permanent Debt Financing with SunTrust Bank**

**ATLANTA: April 18, 2019** – Angelo Gordon's net lease group, with the assistance of its capital advisor Patterson Real Estate Advisory Group ("Patterson"), closed acquisition debt financing with SunTrust Bank for the purchase of Serta Simmons Bedding, LLC's ("Serta") new headquarters building in Doraville Assembly development. Angelo Gordon completed the purchase just after completion of construction and lease commencement. Serta will occupy 100% of the building under a long-term lease, consisting of both office space and a showroom.

This property is part of the first phase of the 140-acre master planned Assembly development located on the former General Motors Assembly Plant site along with a 150,00 square foot film studio, Third Rail Studios. The Assembly is located near the I-285 and I-85 intersection, providing unparalleled access for an inside of the perimeter location. Serta is the largest manufacturer of mattresses in North America and benefits from over 140 years of operating history.

"We are excited to participate in and see the future growth of the Assembly project. It is a great home for Serta and will only get better as the future phases complete. This property with Serta as our tenant fits our strategy very well, and we look forward to owning here for years to come," said Gordon Whiting, Portfolio Manager for Angelo Gordon.

"Angelo Gordon is an excellent client, and we were pleased to be able to assist them in executing a smooth transaction," said Lance Patterson.



### **About Angelo, Gordon & Co., L.P.**

Angelo, Gordon & Co., L.P. ("Angelo Gordon") is a privately held limited partnership founded in November 1988. The firm currently manages approximately \$32 billion with a primary focus on credit and real estate strategies. Angelo Gordon has over 480 employees, including nearly 190 investment professionals, and is headquartered in New York, with associated offices elsewhere in the U.S., Europe and Asia. For more information, visit [www.angelogordon.com](http://www.angelogordon.com).

### **AG Net Lease Acquisition Corp.**

Angelo, Gordon Co., L.P.'s Net Lease Group ("AG Net Lease") provides real estate sale-leaseback financing to owner-occupiers of corporate real estate, enabling such companies to realize fully the capital embedded in their real estate assets. AG Net Lease has extensive experience providing sale-leaseback financing to financial sponsors and their portfolio companies, in addition to working with privately-held and public middle market companies.

Angelo Gordon, with its significant experience as a principal investor in credit and real estate assets, provides an underwriting platform unparalleled in the net lease industry, enabling the Net Lease Group to execute transactions with a great degree of certainty, timeliness, and sophistication. The net lease group is currently investing out of its third fund totaling approximately \$1 billion. AG Net Lease generally focuses on single-tenant properties leased for at least 15–25 years through the United States and select international markets. Transaction sizes can range from \$15 million to upwards of \$600 million. The product type can vary, but typically Angelo Gordon focuses on: office, warehouse, industrial, distribution, retail, R&D, and special use assets. AG Net Lease has been actively involved in the acquisition of over \$4 billion worth of single-tenant assets across the country and internationally.

### **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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