



*For Immediate Release*

**Ackerman & Co. and MDH Partners Close Financing for Lee + White in Atlanta, GA  
Patterson Arranges Financing with MetLife Investment Management**

**Atlanta: December 9, 2020** – Ackerman & Co., LLC and MDH Partners (the “Sponsor”) with the assistance of its capital advisor Patterson Real Estate Advisory Group (“Patterson”), closed financing Lee + White (“Project” or “Property”) with MetLife Investment Management. Located along a 0.5 mile stretch of the Atlanta BeltLine, Lee + White is an assemblage of existing light-industrial buildings totaling 423,000 SF that has been partially adapted for mixed-use purposes. The Sponsor acquired the Project in September 2019 and has focused on crafting a redevelopment plan that brings new uses to the Property, transforming it into a true mixed-use destination.

The Sponsor’s redevelopment plan includes introducing creative loft office space, a food collective, new retail outlets, and Class A multifamily. These additional uses to Lee + White will capitalize on the Property’s BeltLine location, and complements the existing stock of tenants, which counts household Atlanta names such as Monday Night Brewing, Wild Heaven Beer, ASW Distillery, Honeysuckle Gelato, and HopCity, among others.

“There is immense potential for Lee + White and we could not be happier to be working with MDH Partners on the transformation,” said Ackerman & Co.’s Kris Miller. Jeff Small of MDH Partners mentioned, “working with a trusted lender like MetLife Investment Management was paramount. This was a smooth execution despite a complicated Project and even more complicated market environment.”

“From top-to-bottom, there are best-in-class organizations involved at Lee + White, and we are thrilled to be associated with the Project,” said Lance Patterson. “MetLife Investment Management was once again an excellent lender to work with,” he added.



### **About Lee + White**

Acquired by Ackerman & Co. and MDH Partners in September 2019, Lee + White is one of Atlanta's most exciting mixed-use destinations. The redevelopment of the former "Warehouse Row" in Atlanta's historic West End community is a model of adaptive re-use development showcasing a mix of breweries, restaurants, retailers and food manufacturers. The investment partners are moving forward with the next phase of development at the 23-acre site, which will add creative loft offices, a food collective, Class A multifamily, public spaces and additional retail options, all featuring direct and enhanced access to the Westside Atlanta BeltLine. To learn more, visit: <https://leeandwhiteatl.com/>

### **About Ackerman & Co., LLC**

Since 1967, Ackerman & Co., LLC has steadily grown into one of the top commercial real estate companies in the Southern United States, with additional reach throughout the entire nation. Ackerman provides full-service commercial real estate services including, but not limited to, investment sales, acquisitions, development, property management & leasing, tenant improvement, and construction management for a wide range of property types. Today, Ackerman has successfully developed +100 properties across the Southeast and Mid-Atlantic regions, including both urban and suburban commercial developments and redevelopments, valued at over \$2 billion.

### **About MDH Partners**

MDH Partners was founded in 2005 in Atlanta, GA following the sale of the predecessor company, M.D. Hodges Enterprises, Inc., which was established in the 1950's. Both the firm and its founding principals, through their decades-long careers, have consistently returned in excess of 25% IRR's on investments, have never lost any investor's capital and have paid off every loan, despite working through multiple recessions and market corrections. Throughout its 15-year history, MDH Partners has participated in more than \$4 billion and 75 million square feet of acquisitions, developments and asset management as an advisor, investor and ground-up developer. In 2019, following the November 2018 sale of its then-current 14 million square foot industrial real estate portfolio to an affiliate of The Blackstone Group, LP, the firm launched a new \$350 million closed-end fund focusing on industrial and logistics properties throughout the sunbelt region of the United States.

### **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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