



For Immediate Release

**Brightman-Gil Closes on Refinance of Great Oaks Center Office Portfolio in Alpharetta, GA
Patterson Arranges Bridge Loan Financing with First Carolina Bank**

Alpharetta, GA: Brightman-Gil Real Estate Investment Management ("Brightman-Gil"), with the assistance of its capital advisor, Patterson Real Estate Advisory Group ("Patterson"), closed on the refinance of Great Oaks Center, a three-building, ±158,000 SF, single-story office portfolio in Alpharetta, GA. The Property is surrounded by numerous retail and restaurant amenities and sits less than two miles from Avalon, a \$900 million mixed-use development completed in 2014. The Project also maintains premier access to GA-400 allowing seamless connectivity to the greater Atlanta metro.

Since acquiring the Property in 2017, Brightman-Gil has invested over \$1 million into the asset. The Sponsor plans to continue executing leases and capitalize on the most in-demand office trends coming out of the COVID-19 pandemic such as direct suite access, ample parking, single-story, an accessible suburban location, and flexible footprints.



About Brightman-Gil Real Estate Investment Management

Established in 2013 by Niv Brightman and Ohad Gil, Brightman Gil Real Estate Investment Management manages real estate assets through private equity funds with offices located in Atlanta, Georgia and Tel Aviv, Israel. Brightman-Gil aims to identify real estate investment opportunities and achieve surplus returns for its investors, while

focusing on building a portfolio of assets beneficial to its partners and investors. Since inception, Brightman-Gil has managed 1.1 million square feet of office space, totaling \$222 million of assets under its management. For more information, please visit <https://www.brightman-gil.com/index.php/en/>.

About First Carolina Bank

Headquartered in Raleigh and Rocky Mount, North Carolina, First Carolina Bank has multiple locations spread across North Carolina, Virginia, and South Carolina. First Carolina Bank is a premier community financial services institution that can handle all financial needs for individuals and businesses as well as wealth management services. The bank has been one of the fastest growing banks in the Southeast in each of the last six years and has also been rated in the top 10% of all US financial institutions in terms of safety and soundness. For more information, please visit <https://www.firstcarolinabank.com/>.

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.