



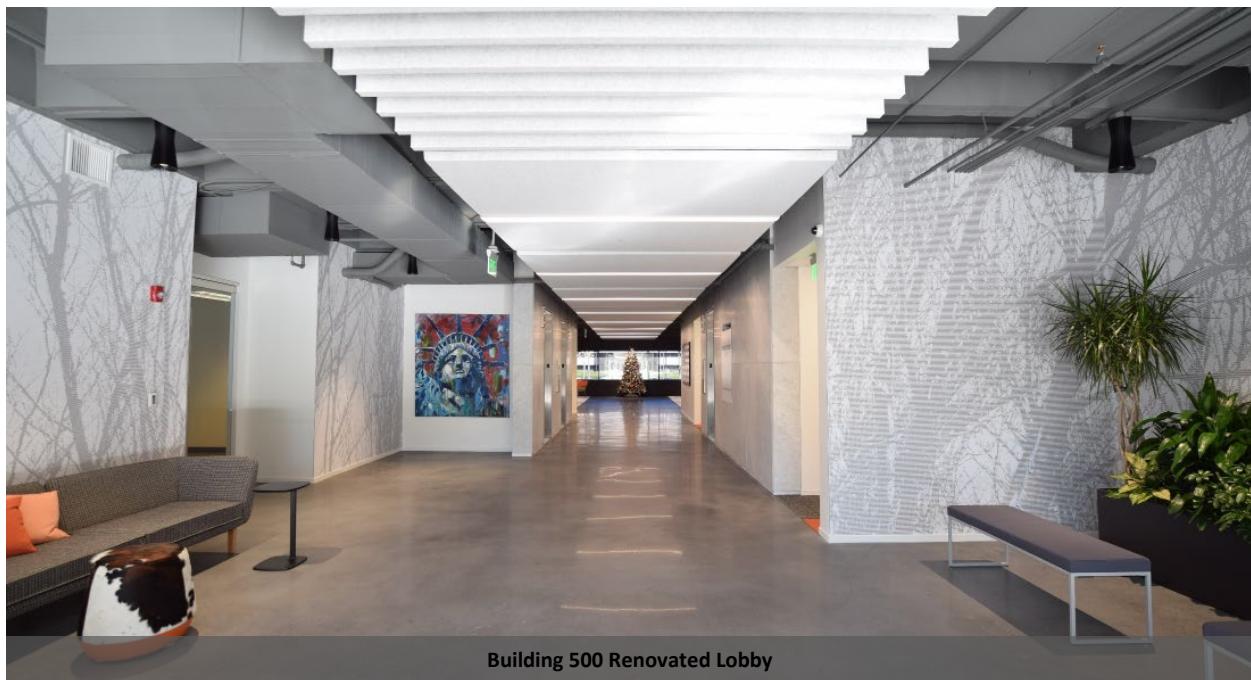
For Immediate Release

**SDM Partners and Blue Vista Close on Refinance of Meadow Brook North in Birmingham, Alabama
Patterson Arranges Debt Financing with Southern States Bank**

Birmingham, AL: SDM Partners ("SDM") and its existing partner Blue Vista Capital Management ("Blue Vista"), with the assistance of capital advisors Patterson Real Estate Advisory Group ("Patterson"), recently closed on the refinancing of Meadow Brook North, a 362,000 SF, three building office portfolio located in Birmingham, Alabama. Patterson arranged the loan with Alabama-based Southern States Bank. Metro Bank is serving as a participant bank in the refinancing.

In November 2017, SDM Partners acquired four buildings (Buildings 100, 300, 500, and 1200), known collectively as Meadow Brook North. SDM immediately sold Building 100 to a user and partnered with Blue Vista on the remaining three office buildings. Since acquisition, SDM and Blue Vista successfully re-stabilized and re-positioned Building 1200 (97% leased) and intend to implement the same business strategy for Building 500, and sell Building 300 as-is.

"It's always a pleasure to work with Steve [of SDM], and we're excited about SDM and Blue Vista's new relationship with Southern States Bank," said Patterson's Laura Friddell. Steve Martin commented, "Once again, the Patterson folks executed a great result for SDM and our investors," in regard to the closing.



Building 500 Renovated Lobby

About SDM Partners, LLC

SDM Partners is focused on acquiring opportunistic real estate transactions in the southeastern United States. Product types include office, industrial, flex / business parks, land, and notes. Targeted transaction sizes range from \$5 million to \$50 million. SDM Partners is led by Steve Martin, a 38-year veteran of commercial real estate whose area of expertise include acquisitions, development, and finance. Prior to the formation of SDM Partners, Mr. Martin

was the Atlanta Managing Director for Granite Properties where he was responsible for over \$350 million of successful transactions. Prior to that, Mr. Martin was the head of acquisitions and development for Brannen Goddard Company where he was directly responsible for the acquisition of over three million square feet in the early 1990's.

About Blue Vista Capital Management, LLC

Blue Vista Capital Management was founded in 2002 in Chicago as a real estate investment firm with a mission to invest alongside successful investors and sponsors across all property sectors in the U.S. Today, Blue Vista's platform offers a national footprint in the U.S. and Canada, local operating expertise, and best-in-class investment strategies focused exclusively on student housing, middle market equity, and real estate credit. Since the firm's inception, Blue Vista has invested over \$10.5 billion in total capitalized volume through institutional real estate vehicles focused on the U.S. and Canada. For more information, please visit bluevistallc.com

About Southern States Bank

Southern States Bancshares, Inc. is the holding company for Southern States Bank, an Alabama charted commercial bank founded in 2007 by Chairman and CEO Steve Whatley. Southern States Bank is a true community bank that understands the value of providing its customers with the very best in banking products and services. Headquartered in Anniston, Alabama, Southern States Bank has 14 additional banking facilities in Alabama and Georgia and an LPO office in Atlanta. As of March 31, 2021, Southern States Bancshares had total assets of \$1.5 billion, gross loans of \$1.1 billion, total deposits of \$1.3 billion, and total stockholders' equity of \$145 million. For more information, please visit www.southernstatesbank.net.

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. Patterson has office locations in Atlanta, Charleston, Charlotte, Nashville and Tampa.

For more information, please contact Suzanne Holman at 404-504-6682 / sholman@pattersonreag.com or go to www.pattersonreag.com.