



For Immediate Release

**NewStar Asset Management Closes Construction Financing for Industrial Development in Oakwood, GA  
Patterson Arranges Construction Financing with Ameris Bank**

**Oakwood, GA:** NewStar Asset Management ("NewStar"), with the assistance of its capital advisor, Patterson Real Estate Advisory Group ("Patterson"), closed on the construction financing for the development of McEver 985 Distribution Center (The "Property"), a ±215,000 SF rear-load distribution center in Oakwood, GA. Patterson arranged the construction financing with Ameris Bank for the development.

The Property is located within minutes of I-985, providing excellent proximity to Atlanta and its extensive transportation infrastructure with 80% of the U.S. population and 79% of the nation's 150 largest metros accessible within a two-day drive. Upon completion in spring 2023, the Project will feature 32' clear heights, 185' truck courts, 45 mil TPO roof, LED lighting, 34 dock doors, 2 drive-in-doors, 25 trailer spots, and 130 surface parking spaces.

"We are excited to continue expanding our industrial footprint and look forward to working with Ameris Bank," said Boone DuPree, CEO of NewStar. Alex Hill, Managing Director for Patterson Real Estate Advisory Group, commented, "It's always a pleasure to work with the NewStar team, and we believe the Project will be a great success."



### **About NewStar Asset Management**

NewStar Asset Management is an alternative investment company focused on real estate strategies in major Sunbelt markets of the United States. NewStar was founded in 2021 following the formation, scaling and sale of a predecessor REIT business. NewStar's team brings institutional sophistication together with an entrepreneurial edge and applies vertically integrated expertise in its investment execution. NewStar's principals have over 100 years of combined experience and have successfully closed over \$7 billion in investments and managed over 10 million SF of real estate assets since 2010. For more information, please visit [www.newstar-am.com](http://www.newstar-am.com)

### **About Ameris Bank**

Ameris Bank opened its doors as American Banking Company on October 1, 1971. What started as one location, with \$1 million in capital in Moultrie, Georgia, has now evolved into a publicly traded bank headquartered in Atlanta, Georgia. Today, the bank has over \$18 billion in assets and more than 200 full-service and mortgage-only locations across the Southeast. Ameris Bancorp is the parent company, which is publicly traded on the NASDAQ and ABCB. For more information, please visit [www.amerisbank.com/](http://www.amerisbank.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. Patterson has office locations in Atlanta, Charleston, Charlotte, Nashville, and Tampa.

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