



For Immediate Release

DILWEG ACQUIRES ROYAL TECH BUSINESS PARK IN LAS COLINAS SUBMARKET OF DALLAS

Patterson Arranges Preferred Equity Financing with SilverCap

Dallas, TX: April 04, 2022 – Dilweg with the assistance of their capital advisor Patterson Real Estate Advisory Group ("Patterson"), closed on the acquisition of Royal Tech Business Park, a twelve-building, 700,000-square foot single-story office portfolio located in the Los Colinas submarket of Dallas (the "Property"). The Property is located on 9.2 acres and is currently 66% leased. Patterson arranged preferred equity financing with SilverCap Partners ("SilverCap") for the office portfolio.

Located only minutes away from Dallas/Fort Worth International Airport and directly adjacent to multiple major thoroughfares, including Interstate 635, the Property is well positioned in a highly accessible location. The Sponsor plans to reposition the existing buildings into creative office assets by implementing a capital improvement plan that utilizes much of the existing buildings' features and incorporates significant interior and exterior improvements that will transform the Property.

"We are very excited to close another transaction with the Dilweg team. SilverCap will be a great partner for them on this Property, and we look forward to watching a successful lease up. Patterson is becoming more active in the Texas markets, and Royal Tech has been a great opportunity for us to highlight our expertise," says Alex Hill, Managing Director of Patterson Real Estate Advisory Group.





About Dilweg

Dilweg is the expert, strategic commercial real estate investment firm that consistently generates risk-adjusted returns for investors by resourcefully uncovering unique opportunities and intently focusing on result-centric execution. With offices in Durham, Atlanta, Charlotte, and Tampa, Dilweg is a full-service real estate organization, whose mission is to deliver long-term value to its investors, tenants, and the community. Since its beginnings in 1999, the firm has acquired more than \$1.34 billion in asset value and more than 11.1 million square feet throughout the South. In recent years, the firm shed many of the non-strategic assets and concentrated the majority of acquisitions on Class-A office buildings, primarily in the Atlanta, Charlotte, Nashville, Tampa, Dallas, and Raleigh-Durham metros. In the process, the firm established itself as a high-quality investor and operator of opportunistic and value-added, middle-market (\$15 million to \$100 million) office assets.

About SilverCap

SilverCap Partners is a Charlotte-based real estate private equity firm focused on investments within the Southeastern United States. The firm's expertise crosses multiple property sectors with a predominant concentration on office, retail, industrial and residential investments. SilverCap places a priority on opportunities where a combination of capital and operational expertise can serve as a positive catalyst for future value.

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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