



For Immediate Release

Madison Capital Group Closes Construction Financing for Class A Garden-Style Multifamily Development in Lawrenceville, Georgia
Patterson Arranges Construction Financing with United Community Bank and Rensant Bank

Lawrenceville, GA: Madison Capital Group Holdings, LLC ("MCG"), with the assistance of its capital advisor Patterson Real Estate Advisory Group ("Patterson"), closed on construction financing for Madison Trails, a 262-unit, Class A garden-style multifamily development located in Lawrenceville, GA ("Project"). Patterson arranged the construction debt financing with a 50/50 partnership between United Community Bank ("UCBI") and Rensant Bank ("Rensant").

Situated on ±20 acres at the intersection of Sugarloaf Parkway and Scenic Highway, two major thoroughfares in the Northeast Atlanta suburbs, the Property will enjoy high-visibility and connectivity to a plethora of nearby retail / recreational amenities, award-winning schools, and job centers. Madison Trails will comprise 108 one-bedroom (748 SF), 139 two-bedroom (1,024 SF) and 15 three-bedroom (1,209 SF) units, offering residents a variety of options. The Project will be complete with Class A unit finishes and community amenities including a clubhouse, dog park and spa, resort-style swimming pool and sun deck, controlled access gate, and several pocket parks.

"We are excited to be breaking ground and continuing to expand our multifamily footprint in Georgia. We look forward to working with both UCBI and Rensant Bank," said Ryan Hanks, CEO of Madison Capital Group. Ken Grimes, Senior Managing Director for Patterson commented, "Closing construction financing in this economic environment is a testament to the quality of all groups involved. We are excited to see the development progress and ultimately provide a great new residential community in Lawrenceville."



About Madison Capital Group Holdings, LLC

Madison Capital Group Holdings, LLC is a full-service real estate firm with a sole focus on developing apartment communities as well as acquiring and developing storage assets throughout the Southeast and Mid-Atlantic. MCG provides opportunistic real investment opportunities for institutions and high net worth investors. Since 2009, Madison Capital Group has closed over \$1.5 billion worth of multifamily communities, storage assets, and land sites. Many of these transactions have been "off-market" transactions which have been sourced through Ryan Hank's significant relationships, which have enabled Madison Capital Group to create value for its investors. For more information, please visit madisoncapgroup.com.

About United Community Banks, Inc.

United Community Banks, Inc. (NASDAQGS: UCBI) provides a full range of banking, wealth management and mortgage services for relationship-oriented consumers and business owners. As of December 31, 2021, United had \$20.9 billion in assets and 171 offices in Florida, Georgia, North Carolina, South Carolina and Tennessee along with a national SBA lending franchise and a national equipment lending subsidiary. Through its January 1, 2022 acquisition of Reliant Bancorp and its wholly-owned banking subsidiary, Reliant Bank, United added \$3 billion in assets and 25 banking offices in high growth markets in Tennessee. For more information, please visit www.ucbi.com.

About Renasant Bank

Renasant Bank is an American regional commercial financial institution based in Tupelo, Mississippi. Since formation in 1904, the bank has grown to become one of the Southeast's strongest financial institutions with approximately \$16.8 billion in assets and more than 199 bank, lending, wealth management, and financial services offices in Mississippi, Alabama, Tennessee, Georgia, and Florida. Renasant's success stems from each of its teammates' commitment to diversity and inclusion, and investing in their communities as a way to better understand the people they serve. For more information, please visit www.renasantbank.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.

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