



For Immediate Release

**ICM Asset Management and Waterloo Partners Close on the Construction Financing of River Park E-Commerce Center, Building 6
Patterson Arranges Construction Debt Financing with Ameris Bank**

Atlanta, GA: ICM Asset Management ("ICM") and Waterloo Partners ("Waterloo") closed on the construction financing of River Park E-Commerce Center, Building 6 ("River Park 6"), a 725,000 SF industrial development in Butts County (Jackson), GA. Patterson arranged the construction debt financing with Ameris Bank.

River Park 6 is part of a larger, \pm 1,200-acre master-planned site that is marketed as the largest mixed-use development in the Atlanta MSA, with capacity to deliver up to 20 million SF of industrial space and one million SF of commercial and retail. The master site is located at Exit 205 with frontage along I-75, south of Henry County – highly accessible while also lacking the commercial traffic congestion to the north. The site is strategically positioned one turn off I-75 and will have a dedicated trucking lane to the south, enabling truckers serving the burgeoning Savannah port to deliver freight and return to Savannah in one day.



ICM and Waterloo have partnered with Constructive Ingenuity as a third-party construction manager, Evans as a general contractor, and Colliers for leasing.

"We're excited to officially kick off construction on River Park 6 and are glad we can continue to build our strong relationship with Ameris," said Spencer Patton, Partner & Managing Director, USA, of ICM.

"The greater River Park E-Commerce Center has experienced strong momentum given its location and accessibility, and we plan to capitalize on that momentum with River Park 6," said Brad Jancik, Principal at Waterloo Partners.

"ICM and Waterloo have locked in a great site and assembled a great team. We look forward to seeing the success of the project come to fruition," said Bill Mealor, Senior Managing Director and Partner at Patterson Real Estate Advisory Group.

About ICM Asset Management

ICM Asset Management is a registered Investment Fund Manager and Portfolio Manager, founded in 2003 to preserve and grow the wealth of retail, private client and institutional investors looking to diversify their portfolios through the use of alternative asset classes. Today, the firm manages more than \$1.4 billion of assets and offers an array of investment opportunities focused on real estate, private equity / venture capital, and alternative income strategies.

About Waterloo Partners

Waterloo Partners is a private and well capitalized real estate investment firm based in Atlanta, Georgia. Waterloo Partners specializes in the development, acquisition, operation and disposition of industrial assets in Atlanta and across the Southeast. Waterloo works closely with its team of experienced local best-in-class partners with expertise in general contracting, construction management, design, leasing, and financial support for execution. Waterloo Partners is a relationship-oriented firm and strives to enhance the value to the communities in which it invests and develops, as well as partners, investors, brokers and lenders with whom it works.

About Ameris Bank

Ameris Bancorp (Nasdaq: ABCB) is a financial services company committed to bringing financial peace of mind to its communities. Headquartered in Atlanta, it operates more than 200 financial centers across the Southeast and also serves consumer and business customers nationwide through select lending channels. Ameris Bank manages more than \$23 billion in assets as of December 31, 2021 and provides a full range of traditional banking and lending products, treasury and cash management, wealth management, insurance premium financing, and mortgage and refinancing services. Learn more about Ameris Bank at 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 of access investors at a variety of distinct 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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