



For Immediate Release

**Albany Road Real Estate Partners Acquires Lake Point Commerce Center in Orlando, Florida
Patterson Arranges Financing with Trustmark National Bank**

ORLANDO, FL: In October 2022, Albany Road Real Estate Partners closed on the acquisition financing for Lake Point Commerce Center (the "Property"), a six-building flex portfolio totaling 134,000 SF in Orlando, FL. Patterson Real Estate Advisory Group assisted in raising debt for the acquisition with Trustmark National Bank.

The Property is located just five minutes from Orlando International Airport in the south Orlando submarket, a desirable flex / office submarket that is home to eight of the ten largest employers in Orlando. The Property also sits within Lee Vista Center, one of Orlando's premiere mixed-use business parks that features 2,100 hotel rooms, +2,700 multifamily units, and Lee Vista Promenade, a retail development offering tenants several restaurant and entertainment options.

At the time of closing, Lake Point Commerce Center was 98% leased to a diverse rent roll comprised of 19 tenants with a weighted average lease term of 3.8 years. Flying Food Group is the largest tenant, occupying 35% of space at the Property, and has been a tenant since 1999. The six-building portfolio provides a ratio of 35% office space and 65% flex / warehouse space and offers both dock-high doors and grade-level doors. South Orlando's industrial submarket has historically been one of the city's best performing submarkets, boasting low vacancy rates and high absorption. These strong market fundamentals provide Albany Road the opportunity to mark in-place rental rates to market rates.

Albany Road has a strong local presence in the Florida market owning multiple assets nearby in Orlando, Lakeland, Tampa, and Clearwater.



About Albany Road

The Albany Road team collectively brings more than 200 years of real estate, investment banking, and venture capital experience to its established platform. The diverse, yet complementary, skill sets of the group provide the firm with a unique perspective and discipline that is utilized in evaluating a wide range of real estate opportunities. Since its launch on July 1st, 2012, Albany Road has acquired 65 properties across 13 states, totaling 15.1 million square feet, with a gross asset value of approximately \$2.0 billion. Specifically, within the Southeast, the firm has acquired 5.0 million square feet across 21 assets, with an asset value of over \$634 million.

Following an initial focus on opportunities across New England, the firm has since expanded its reach into the Southeast, with the closing of multiple investments in Nashville, TN, Atlanta, GA, the Carolinas, and Central Florida, and the opening of a regional office in Nashville. Albany Road employs a disciplined investment approach focused on, among other attributes, cost basis, yield, geography, product-type, and opportunities that allow it to take advantage of a continued and historically advantageous debt market.

About Trustmark National Bank

Trustmark originated in Jackson, MS in 1889. Trustmark has since transformed into a multi-disciplinary corporation that offers regional banking, wealth management, and capital markets services to their customers. Through subsidiaries, including Trustmark National Bank, Trustmark Investment Advisors, Inc., and Fisher Brown Bottrell Insurance, Inc., the company has been serving families, businesses, and communities for over 130 years. The bank has over 180 locations and has a total of \$2.5 billion in total assets.

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