



For Immediate Release

**Triten Real Estate Partners and Angelo Gordon Acquire Three-Asset IOS Portfolio Near Port of Savannah
Patterson Arranges Acquisition Financing with Renasant Bank**

Savannah, GA: Triten Real Estate Partners and Angelo Gordon, with the assistance of their capital advisor, Patterson Real Estate Advisory Group, closed on the acquisition financing for an industrial outdoor storage (IOS) portfolio in Savannah, Georgia (the "Portfolio"). Patterson arranged the debt financing with Renasant Bank for the acquisition.

The 13.54-acre Portfolio sits at the intersection of Highway 21 and Gulfstream Road in Savannah, GA and consists of three separate but adjacent assets that are zoned and used for truck parking and container storage. Each asset is 100% occupied by three different logistics- and distribution-focused tenants with a weighted average lease term of more than four years remaining across the Portfolio. Located just 1.7 miles from the Port of Savannah, the 4th busiest port in the nation, the Portfolio will have a significant competitive advantage in the land constrained Savannah market.

Triten Real Estate Partners and Angelo Gordon invested in their first project together in December 2020 and have since invested in over 30 projects across the country. The partnership focuses on industrial properties including LTL truck terminals, freight facilities, trailer and storage yards, and low coverage industrial facilities.



About Triten Real Estate Partners

Founded in 2011, Triten Real Estate Partners is a full-service and vertically integrated real estate investment and development company based out of Houston, Texas with offices covering the nation in Dallas, Los Angeles, and Baltimore. Triten focuses on changing trends within the supply chain logistics industry that drive demand on trucking, warehouses, and industrial space. Since the company's inception, Triten has built or bought nearly 50 supply chain assets that encompass nearly 500 acres of property and have an aggregated market value of over \$450 million. Over the same period, Triten has also purchased and developed over 3 million square feet of traditional industrial product. Triten's supply chain assets include truck parking, sorting facilities, equipment storage, container storage, fleet parking, and infill "last mile" delivery.

For more information, visit www.tritenre.com and www.tritenios.com.

About Angelo Gordon

Established in 1988, Angelo Gordon is a leading, privately held alternative investment firm, managing approximately \$52 billion across a broad range of credit and real estate strategies and currently owns over 15 million SF of industrial buildings in the US. Angelo Gordon began investing in commercial real estate in 1993 and has acquired approximately \$40 billion of properties over that time. The firm focuses on both light and heavy value-add opportunities, acquiring sub-performing/ under-utilized real estate assets across a broad range of geographic markets and product types. Angelo Gordon looks to accomplish this through off-market transactions, enabling it to buy and exit below replacement cost.

For more information, go to www.angelogordon.com/.

About Renasant Bank

Headquartered in Tupelo, Mississippi, Renasant Bank has approximately \$17.5 billion in assets and more than 190 banking, lending, mortgage, wealth management, and financial services offices located throughout Mississippi, Alabama, Tennessee, Georgia, Florida, North Carolina and South Carolina.

For more information, please contact Jay McClimans at 615-234-1628 / jmcclimans@renasant.com or go to 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, Dallas, Nashville, and Tampa.

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