



For Immediate Release

**Appian Investments/NAI Earle Furman Close Construction Financing on Hunter Industrial Park in Laurens, SC.
Patterson Arranges Construction Debt and JV Equity Financing**

Laurens, SC: Appian Investments/NAI Earle Furman, with the assistance of its capital advisor, Patterson Real Estate Advisory Group, has secured joint venture equity with The Guardian Life Insurance Company of America® to develop Hunter Industrial Park - Building A in Laurens, South Carolina. Patterson assisted the newly formed Partnership in procuring construction financing with First Carolina Bank. The project is set to commence construction immediately.

Situated along the intersection of Interstate 385 and US Highway 221, the Project is just under 35 miles southeast of downtown Greenville and Spartanburg and is centrally located between several other major regional and national markets. The Property's proximity to I-385 provides excellent connectivity to these markets as major interstates, such as I-85, I-26, and I-20 are all accessible via I-385. Laurens County also has exceptional rail access including G&W's Carolina Piedmont Railroad (CPDR) which ties into CSX Railroad in Laurens County. With such efficient access to various markets, the Property is ideally positioned to utilize several international airports, railyards, and seaports.

With in-house leasing and management and having delivered over two million SF of industrial product in recent years, Appian and NAIEF have extensive industrial experience in markets across South Carolina including but not limited to Greenville, Spartanburg, Columbia, Orangeburg, and Fountain Inn.



About Appian/NAIEF

Appian Investments is a real estate investment group founded by NAI Earle Furman in 2015 to capitalize property investments and generate compelling returns for its investors. Appian's current and past property investments are concentrated primarily in growth markets of South Carolina and North Carolina and range from ground-up to stabilized assets across multiple property segments. Appian's affiliation with NAI Earle Furman enables it to source a deep pool of investment opportunities. Appian Investments has originated or facilitated the acquisition and development of nearly 50 real estate assets with aggregate investment exceeding \$700 million to-date including 19 industrial real estate assets totaling 5.0 mm SF.

NAI Earle Furman (NAIEF) is the Upstate's largest commercial real estate brokerage and property management firm and has been providing superior results to its clients for over thirty years. With three Upstate offices, NAIEF delivers creative solutions to ensure client success while promoting a culture of collaboration, drive, and innovation. The company's unique shareholder-owned structure creates an engaging environment which thrives on mentorship and common goals. Invested in the community and its people, the NAIEF team is committed to being experts in the field of commercial real estate and improving the Upstate market through its wide range of quality client services.

For more information, go to <https://www.naiearlefurman.com/>.

About Guardian

Guardian makes a difference in the lives of people when they need us most. With more than 160 years of stability and fiscal integrity, we are a trusted partner to millions of consumers, helping them prepare and plan for a bright future and recover and thrive in times of unexpected loss. We believe in inspiring well-being across mind, body, and wallet, and in driving value beyond dividends. We invest in our colleagues, are building a progressive and inclusive culture and are helping to uplift communities through thoughtful social and environmental programs. Guardian, which is based in NYC, is a leading provider of life, disability, dental, and other benefits, and has received [accolades for its culture and service](#). Our colleagues and financial representatives serve with care and experience, and our commitments rest on a strong financial foundation, which at year-end 2022 included \$11 billion in capital and largest dividend of \$1.26 billion in the company's history. For more information, visit guardianlife.com or follow us on [Facebook](#), [LinkedIn](#), [Twitter](#), and [YouTube](#).

About First Carolina Bank

Headquartered in Raleigh and Rocky Mount, North Carolina, First Carolina Bank has multiple locations spread across North Carolina, Virginia, and South Carolina. First Carolina Bank is a premier community financial services institution that can handle all financial needs for individuals and businesses as well as wealth management services. The bank has been one of the fastest growing banks in the Southeast and has also been rated in the top 1% in asset quality and the top 10% in tangible common equity/total assets and efficiency ratio for banks nationwide as of May 2023.

For more information, go to <https://www.firstcarolinabank.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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