



For Immediate Release

TRUX Parking and Albany Road Real Estate Partners Close Debt Financing on Three IOS Sites with ServisFirst Bank

Patterson Real Estate Advisory Group Assists with Capitalization

TRUX Parking and Albany Road Real Estate Partners closed on debt financing with ServisFirst Bank for three industrial outdoor storage (IOS) sites located in Salt Lake City, UT, Greensboro, NC, and San Antonio, TX. ServisFirst provided three individual loans for each property, and Patterson Real Estate Advisory Group assisted in the debt placement.

In 2022, Patterson arranged a programmatic joint venture partnership between TRUX Parking and Albany Road Real Estate Partners to acquire and operate a portfolio of IOS sites across the U.S. The partnership has since acquired six sites, including the three recently financed by ServisFirst Bank. All six sites are well-occupied and located within dense infill industrial clusters near heavily commuted highways. Additionally, each site ranges in tenant use and lease structure, including NNN long-term leases, short-term leases, and managed truck parking, all contributing to the partnership's strategy of creating a diverse IOS portfolio across major markets in the U.S.

Bill Mealor, Senior Managing Director and Partner at Patterson, noted, "We are thankful to continue our relationship with the TRUX and Albany Road teams, having arranged their partnership last year. It is exciting to watch the team realize their business plan while the IOS asset class continues to institutionalize. Chip Patterson's (TRUX's CEO) immense knowledge in the parking business from his time running AmeriPark combined with Albany Road's institutional experience is proving to be a strong and capable sponsorship in this space. We have been pleased with the level of debt responses not only in recognition of the sponsorship's strength but also in recognition of the strong tailwinds driving fundamentals in the IOS space."

The site in Salt Lake City is six acres and sits at the I-80 and I-215 interchange immediately adjacent to the SLC International Airport. The site is occupied by a mix of long and short-term NNN leases. The Greensboro site totals 16 acres and is adjacent to I-40 within Greensboro's Airport submarket. The site is 100% occupied by a single tenant with a long-term, NNN lease structure. The joint venture utilized Albany Road's warehouse line to initially take down both sites in 2023 and then refinanced both with individual loans from ServisFirst. The site in San Antonio, TX is twelve acres and sits at the intersection of I-410 and I-35. The Sponsor acquired the site in March 2024 and simultaneously closed on the third loan with ServisFirst. At the time of purchase, the property was operating as managed truck parking. The Sponsor has implemented improvements and plans to bring the current parking rates up to market in the coming months.

Chip Patterson, CEO of TRUX Parking, noted, "We strongly believe in the continued growth of the IOS asset class and feel confident in the diverse portfolio we're creating." Scott Cloud, Managing Partner at Albany Road, stated, "We are excited about this venture and see IOS as a rapidly growing opportunity for our investors. Closing any deal in today's environment is nothing short of a challenge, so closing three deals back-to-back with more coming in the pipeline further supports our conviction in IOS as an asset class. We're grateful for the partnership we have with the TRUX team and are excited about the new relationship with ServisFirst."

About TRUX Parking

Chip Patterson, Joey Goodman, and Alex Hegner founded TRUX Parking in 2022 to help solve one of the top issues facing our country's supply chain: truck parking.

Chip Patterson founded AmeriPark in 1986, growing the parking business from one lot in Buckhead, GA to 350 locations in 25 states with over 5,000 team members. Chip also developed a cloud-based parking software program called ParkLync that allows for easy online monthly parking payments for individuals or fleets. Alex Hegner has practiced law with AM Law 200 firms, representing owners, investors, and developers in the acquisition, disposition, development, and financing of commercial real estate. Joey Goodman has a

background in high-growth start-ups, most recently launching PadSplit in multiple Florida markets. PadSplit is a digital marketplace that allows private landlords to turn single-family homes into affordable multi-unit houses.

With experience in the commercial real estate industry, the TRUX team saw an opportunity within the IOS space to provide managed parking sites for semi-truck tractor-trailers. Since this discovery, the team has built a portfolio of truck parking lots across the country to create a nationwide network of high-functioning lots that truckers can trust and access at the touch of a button through repositioning IOS sites and branding them under the TRUX Parking name.

For more information, please visit TRUX Parking's website at <https://truxparking.com/>.

About Albany Road Real Estate Partners

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 in 2012, Albany Road has acquired 77 properties across 13 states, totaling 16.5 million square feet, with a gross asset value of over \$2 billion. Specifically, within the Southeast, the firm has acquired 6.5 million square feet across 39 assets, with an asset value of over \$850 million. Albany Road has offices in Boston, Nashville, Dallas, Denver, and San Francisco.

For more information, please visit Albany Road's website at <https://albanyroad.com/>.

About ServisFirst Bank

ServisFirst Bank is a full-service commercial bank focused on commercial banking, correspondent banking, treasury management, private banking, and the professional consumer market, emphasizing competitive products, state-of-the-art technology, and a focus on quality service. The Bank offers sophisticated treasury management products, Internet banking, home mortgage lending, remote deposit express banking, international banking, and highly competitive rates.

Founded in Birmingham in 2005, ServisFirst has expanded organically throughout the southeastern United States.

For more information, please visit ServisFirst's website at <https://www.servisfirstbank.com/>

About Patterson Real Estate Advisory Group

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 <https://www.pattersonreag.com/>.