



For Immediate Release

Bellyard Partners, LLC Close Refinancing for West Midtown, Atlanta Hotel
Patterson Real Estate Advisory Group Arranges Financing with LoanCore Capital

ATLANTA, GA – MAY 2025: Patterson Real Estate Advisory Group ("Patterson") is pleased to announce the successful refinancing of Bellyard, West Midtown Atlanta ("Bellyard" or "Hotel"), a 161-key Marriott Tribute Portfolio hotel named Travel + Leisure's #1 city hotel in Georgia in 2024 and #5 in the Continental U.S. The new loan was provided by LoanCore Capital, a leading institutional real estate finance firm. Patterson served as the exclusive capital advisor to Bellyard Partners, LLC, the Hotel's owner.

Opened in 2021, Bellyard has quickly established itself as a standout hospitality destination, known for its distinctive boutique design and prime location within The Interlock—a \$450 million mixed-use development that anchors Atlanta's thriving West Midtown neighborhood. The Hotel's immediate access to tech hubs, acclaimed restaurants, and vibrant entertainment venues continues to attract strong demand from both leisure and business travelers.

"We are proud to have advised Bellyard Partners, LLC in securing a refinancing that reflects the strength of the Hotel and the West Midtown submarket," said Bill Mealor, Co-Managing Partner at Patterson. "LoanCore has been a thoughtful and efficient lending partner throughout the process, and we're excited about the continued success of the Hotel."

"This refinancing is an important step in the evolution of the Hotel," said Stephen Polhill, Principal at Bellyard Partners, LLC. "It validates our belief in the long-term value of West Midtown and the Marriott Tribute Portfolio brand. Patterson was instrumental in guiding us through the capital markets process, and we're grateful for the collaboration with LoanCore."

Bellyard is part of Marriott International's Tribute Portfolio, a collection of independent, character-rich hotels. As an anchor of The Interlock development, the hotel offers guests an immersive West Midtown experience with access to high-end amenities, dynamic retail, and walkable connectivity to the neighborhood's thriving creative and innovation scene.



About Bellyard Partners, LLC

Bellyard Partners, LLC is the special purpose entity that owns Bellyard and is comprised of West 14th Hospitality, LLC and Atlantic American Partners. The partnership began development of the Hotel in 2019 and opened the property in May 2021. West 14th Hospitality is led by a group of investors including Chip Patterson, Stephen Polhill, and Matt White, who collectively own a portion of the venture and oversee day-to-day operations. The team brings extensive experience in boutique hotel development and operations, with previous projects including Hotel Bella Grace in Charleston, SC; Hotel Indigo in Memphis, TN; and Hyatt House in Downtown Atlanta, GA. Atlantic American Partners, based in Tampa, Florida, is a private equity fund manager focused on real estate development across the U.S., and invested in Bellyard through its EB-5 fund, Atlantic American Fortune III.

About LoanCore Capital:

LoanCore Capital, a DivCore Capital company, is a multidisciplinary real estate lending firm headquartered in Greenwich, CT. Since 2008, LoanCore has funded in excess of \$30 billion comprised of over 945 transactions. LoanCore offers a menu of capital solutions, including floating rate bridge senior debt, subordinate debt, and bridge equity; fixed rate, long-term permanent debt, including senior debt, subordinate debt, and bridge equity; distressed securities and loans; and restructuring senior loans, subordinate debt, and preferred equity.

For more information, please go to www.loancore.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.

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