



For Immediate Release

**Milepost Development Closes Construction Financing for Drew Valley Townhomes in Brookhaven, GA**  
**Patterson Real Estate Advisory Group Arranges Senior Construction Loan & Equity Financing**

**Brookhaven, GA – July 2025:** Milepost Development ("Milepost"), with the assistance of its capital advisor, Patterson Real Estate Advisory Group ("Patterson"), has successfully closed on construction financing for the development of Drew Valley Townhomes (the "Property" or "Project"), a 43-unit, luxury, for-sale townhome development situated on a 2.5-acre site on Drew Valley Road in Brookhaven, GA (Atlanta MSA). Patterson arranged the senior loan with Cadence Bank and the equity investment with Toccoa Capital Management.

The Project comprises three- and four-bedroom townhomes and one five-bedroom single-family detached home, featuring exceptional build quality and luxury interior finishes, and ranging from 1,865 SF to 3,000 SF. All homes will feature two-car garages (with 80% having expanded driveways to accommodate two additional cars), balconies, and half of the units will include private fenced-in yards. Drew Valley's high-end finishes will rival those of other new construction townhomes in the Brookhaven market. Onsite amenities will include a grilling station, a large plaza / greenspace, and fire pits.

The Property will benefit from its proximity to I-85, GA-400, and I-285, as well as five MARTA stations providing superb connectivity throughout Buckhead, Central Perimeter, and the broader Atlanta metropolitan area. Additionally, the Property features ideal access to the area's dense amenity base, including multiple grocers, fast-casual to fine-dining restaurants and bars, numerous parks, golf clubs, greenspaces and a plethora of daily service retail.



### **About Milepost Development**

Founded in 2021 by Scott Hudson and Matt Vyverberg, Milepost Development is an urban build-to-rent and for-sale home developer based in Atlanta. With Scott's experience building single-family and townhome communities, and Matt's expertise as a multifamily developer and architect, the pair brings unparalleled expertise to the residential development front. Milepost will utilize Harrison Homes, an experienced homebuilding company established in 2007 and solely owned by Scott Hudson, as the general contractor and architect for the Project.

### **About Cadence Bank**

Cadence Bank (NYSE: CADE) is a \$52 billion regional financial services company committed to helping people, companies and communities prosper. With more than 390 locations spanning the South and Texas, Cadence offers comprehensive banking, investment, trust and mortgage products and services to meet the needs of individuals, businesses and corporations. Accolades include being recognized as one of the nation's best employers by Forbes and U.S. News & World Report and as a 2025 America's Best Banks by Forbes. Cadence maintains corporate offices in Houston, Texas and Tupelo, Mississippi, and has dutifully served customers for nearly 150 years. Learn more at [www.cadencebank.com](http://www.cadencebank.com). Cadence Bank, Member FDIC. Equal Housing Lender.

### **About Toccoa Capital Management**

Founded in 2019, Toccoa Capital Management is a real estate private equity firm that manages multiple closed-end, opportunistic investment funds. Based in Atlanta, Toccoa provides creative debt and equity capital to real estate operators and developers. As a principal investor, Toccoa acquires income-producing commercial real estate assets, strategic land tracts poised for future development, and non-performing loans from financial institutions.

For more information, please visit [www.toccoacapital.com](http://www.toccoacapital.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](mailto:sholman@pattersonreag.com) or go to [www.pattersonreag.com](http://www.pattersonreag.com).