



*For Immediate Release*

**Brook Farm Group Closes Construction Financing for The Sinclair at Ellenton**  
**Patterson Real Estate Advisory Group Arranges Senior Construction Loan & Equity Financing**

**Ellenton, FL (Sarasota MSA) – August 2025:** Brook Farm Group ("BFG"), with the assistance of its capital advisor, Patterson Real Estate Advisory Group ("Patterson"), has successfully closed on construction financing for The Sinclair at Ellenton, a 217-unit, Class A garden-style multifamily development situated on a ±14-acre site along the border of Ellenton and Parrish, Florida, within the Sarasota MSA. First Horizon Bank will be the construction lender and Fundrise will provide a preferred equity investment.

The Sinclair at Ellenton will offer luxury one-, two-, and three-bedroom residences featuring spacious open-concept floor plans, gourmet kitchens with expansive kitchen islands, and top-of-the-line finishes. The community will be elevated by a resort-style zero-entry saltwater pool with cabanas, a 24-hour fitness center with yoga rooms and private workout rooms, co-working and conference spaces, a putting green, a dog park, package lockers, EV charging, smart access control, and 97 tuck-under garages.

"We are excited to launch The Sinclair at Ellenton as we expand our presence in the Florida market and continue our focus on developing distinctive, best-in-class multifamily communities within high growth markets," said Eric Hade, Co-Founder and Chief Investment Officer at BFG. "We are grateful for the support of First Horizon and Fundrise, whose partnerships enable us to bring this thoughtfully designed community to life for future residents of the rapidly growing Manatee County."

Situated in a strategic, highly visible location along US 301, The Sinclair at Ellenton will offer convenient connectivity to the city centers via I-75 of Tampa, St. Petersburg, Sarasota, and Bradenton.

The site sits just one mile from a brand new, 300,000 SF shopping center and offers walkability to a Publix, CVS, Aldi, Lowe's, and name-brand fast-casual restaurants, including Starbucks, Chicken Salad Chick, and First Watch.



### **About Brook Farm Group**

Brook Farm Group is a full-service real estate investment and development firm focused on residential properties in path-of-growth and lifestyle markets throughout the Sunbelt and Mountain states. BFG develops for their own account and actively pursues joint venture and co-development opportunities throughout their target geography. With more than a half-century of combined experience across more than 40,000 apartment homes and over \$10 billion in capitalized transaction value, Brook Farm has a proven track record of successfully developing and managing a wide variety of residential and mixed-use communities. BFG combines institutional discipline and underwriting practices with boots-on-the-ground operational expertise to identify attractive opportunities in traditionally non-institutional markets and submarkets.

For more information, please visit <https://brookfarmgrp.com/>

### **About First Horizon**

First Horizon Corporation (NYSE: FHN), with \$82.1 billion in assets as of June 30, 2025, is a leading regional financial services company, dedicated to helping clients, communities and associates unlock their full potential with capital and counsel. Headquartered in Memphis, TN, the banking subsidiary First Horizon Bank operates in 12 states concentrated in the southern U.S. The Company and its subsidiaries offer commercial, private banking, consumer, small business, wealth and trust management, retail brokerage, capital markets, fixed income, and mortgage services. First Horizon has been recognized as one of the nation's best employers by Fortune and Forbes magazines and a Top 10 Most Reputable U.S. Bank.

For more information, please visit <https://www.firsthorizon.com/>

### **About Fundrise**

With more than 2 million users, Fundrise is the largest direct-to-investor alternative asset manager in the country. For 10+ years, their mission has been to use technology to build a better financial system for the individual. Fundrise builds software that enables them to develop and deliver investments designed to give their clients a performance edge in any economic environment. Their \$3+ billion in assets under management include investment vehicles focused on real estate private equity, private credit, and growth equity.

For more information, please visit <https://fundrise.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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