



For Immediate Release

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**South Street Partners Closes Construction Financing for Ocean Pines on Kiawah Island, SC**  
**Patterson Real Estate Advisory Group Arranges Senior Construction Loan Financing**

**Kiawah Island, SC – September 2025:** South Street Partners ("South Street"), with the assistance of its debt placement capital advisor, Patterson Real Estate Advisory Group ("Patterson"), has successfully closed on construction financing for the development of Ocean Pines (the "Project"), a 69-unit, luxury, for-sale condominium development on Kiawah Island. Patterson arranged the senior loan with Western Alliance Bank.

Ocean Pines includes 69 two-, three-, and four-bedroom luxury condominium units across seven residential buildings. The Project will offer views of the Kiawah River, surrounding marshes, lagoons, and maritime forests with sweeping walkways and gathering spaces throughout. Kiawah Island Club memberships will be offered through the sale of residences, allowing residents access to The Cape Club, the newest beach club amenity featuring a pool, fitness center, and oceanfront restaurant and bar, just minutes from Ocean Pines.

Kiawah Island, located 21 miles south of Charleston, is a private, resort community home to ten miles of award-winning beaches and seven golf courses including the Ocean Course, host of the 2012 and 2021 PGA Championships.



### **About South Street Partners**

South Street Partners, one of the largest owners and operators of private residential club and resort communities in the United States – including Kiawah Island, Palmetto Bluff, The Cliffs, Barnsley Resort, Elevation Hotel & Spa, The King and Prince Beach & Golf Resort, Naples Grande, PGA National Resort and Residences at Salamander – is a private equity real estate investment firm headquartered in Charlotte, NC and Charleston, SC. Founded in 2009, South Street, on behalf of SSP GP Funds, their institutional joint venture partners and co-investment vehicles, has deployed over \$1.7 billion of equity across resort, residential and commercial properties and has over \$2.7 billion of assets under management. South Street acts as a principal investment platform as well as an operating partner and co-investor for institutional partners interested in special situations, opportunistic and value-add real estate investments in the Southeast and Sunbelt regions as well as other select continental US and international markets.

For more information, please visit [SouthStreetPartners.com](https://SouthStreetPartners.com).

### **About Western Alliance Bank**

With more than \$85 billion in assets, Western Alliance Bancorporation is one of the country's top-performing banking companies. Its primary subsidiary, Western Alliance Bank, Member FDIC, offers a full spectrum of tailored commercial banking solutions and consumer products, all delivered with outstanding service by banking and mortgage experts who put customers first. Major accolades include being ranked as a top U.S. bank in 2024 by American Banker and Bank Director and receiving #1 rankings on Extel's (formerly Institutional Investor's) All-America Executive Team Midcap Banks 2024 for Best CEO, Best CFO and Best Company Board of Directors. Serving clients across the country wherever business happens, Western Alliance Bank operates individual, full-service banking and financial brands with offices in key markets nationwide.

For more information, please visit [WesternAllianceBancorporation.com](https://WesternAllianceBancorporation.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](https://www.pattersonreag.com).