



For Immediate Release

**RCB Development Completes Recapitalization of Charleston Infill Industrial Portfolio
Patterson Real Estate Advisory Group Arranges Financing with SilverCap Partners and Ameris Bank**

CHARLESTON, SC – NOVEMBER 2025: Patterson Real Estate Advisory Group ("Patterson") is pleased to announce the successful refinancing of the Charleston Infill Industrial Portfolio ("Project" or "Portfolio"), a six property, ±400,000 SF, light industrial/industrial warehouse portfolio with five properties located in Charleston, SC and one in Beaufort, SC. In March 2025, RCB Development ("RCB") recapitalized the Portfolio's equity with SilverCap Partners ("SCP") and completed the refinancing in November 2025 with a new senior loan provided by Ameris Bank ("Ameris"). Patterson served as the exclusive capital advisor to RCB Development on both transactions.

The Portfolio's assets were strategically acquired by RCB between 2017 and 2023. All six properties within the Portfolio have successfully undergone repositioning efforts through addressing deferred maintenance, upgrading landscaping, signage, and building exteriors, as well as asset-specific improvements. Currently, the Portfolio is fully stabilized with an average occupancy of 99%.

"As we've assembled this portfolio over the past decade, we've seen growing institutional interest in the shallow bay industrial market," said Alex Fraser of RCB. "Partnering with SCP and Ameris allows us to deliver a successful outcome for our investors while establishing a strong foundation for future growth."



About RCB Development:

RCB Development is a privately held real estate investment and development company headquartered in Charleston, SC. RCB's team has a substantial track record of discovering risk-adjusted opportunities that maximize return for investors in the greater Charleston, SC market. Prior to forming RCB Development, the team built careers at some of the largest and most well-respected commercial real estate companies in the country. RCB brings institutional experience, knowledge and management to boutique real estate investing.

For more information, please go to: www.rcbdevelopment.com

About SilverCap Partners:

SilverCap Partners is a Charlotte-based real estate private equity firm created around the idea of bringing dedicated focus to the Sunbelt from a team deeply entrenched in the region. Founded in 2012, SilverCap is an opportunistic investor that acquires existing real estate assets and provides equity capital to best-in-class development projects across multiple different property sectors. SilverCap's approach has resulted in proprietary deal flow across a variety of profiles and property sectors, encompassing 70+ investments across a variety of primary and secondary Sunbelt markets.

For more information, please go to www.silvercappartners.com

About Ameris Bank:

Ameris Bank, a subsidiary of Ameris Bancorp (NYSE: ABCB), is a state-chartered bank headquartered in Atlanta, Georgia. Ameris operates 164 financial centers across the Southeast and serves consumer and business customers nationwide through select lending channels. Ameris manages \$26.3 billion in assets as of Dec. 31, 2024, and provides a full range of traditional banking and lending products, treasury and cash management, insurance premium financing, and mortgage and refinancing services.

Learn more about Ameris Bank at www.amerisbank.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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