



*For Immediate Release*

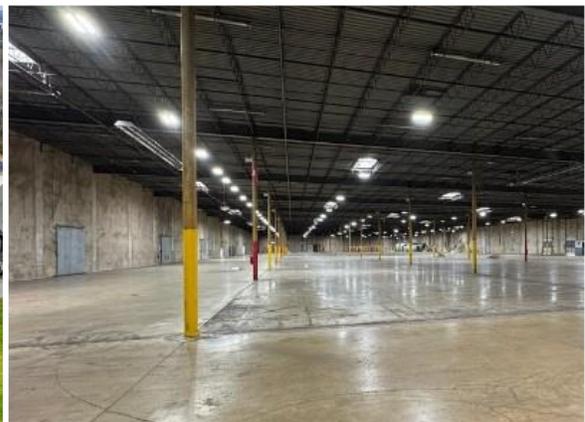
**Longleaf Capital Partners Closes Acquisition Financing for Spartanburg Industrial Asset  
Patterson Real Estate Advisory Group Arranges Senior Loan with Georgia Banking Company**

**Spartanburg, SC – March 2026:** Longleaf Capital Partners (the "Sponsor"), with the assistance of its capital advisor, Patterson Real Estate Advisory Group ("Patterson"), has closed acquisition financing for 185 Littlejohn Street (the "Property"), a two-building, 247,000 SF industrial asset located on 24.1 acres in Spartanburg, SC. Patterson served as the exclusive capital markets advisor to the Sponsor and Georgia Banking Company provided the senior loan for the Property.

The Property is strategically positioned within the Greenville–Spartanburg industrial corridor, one of the Southeast's most active and supply-constrained industrial markets. 185 Littlejohn Street benefits from immediate access to Interstate 26 and Interstate 85, proximity to Inland Port Greer and BMW's North American manufacturing campus, and efficient connectivity to the Ports of Charleston and Savannah.

The Sponsor's business plan includes addressing deferred maintenance, upgrading building systems, and enhancing the marketability of the 114,000 SF. The Property's functional specifications—including heavy three-phase power, 22-foot clear heights (up to 34 feet in portions), dock-high and drive-in loading, LED lighting, and wet sprinkler coverage—position it to attract a broad range of manufacturing and logistics users seeking Class B space at a discount to new construction.

"185 Littlejohn is representative of the investment profile we seek in the industrial space—high-utility assets in strategic Southeast logistics corridors with value-creation potential at a basis below replacement cost," said Scott Cloud, Founder of Longleaf Capital Partners. "We continue to favor infill Class B industrial where disciplined underwriting and operational execution drive outsized risk-adjusted outcomes."



### **About Longleaf Capital Partners**

Nashville-based Longleaf Capital Partners is a boutique commercial real estate investment and advisory firm focused on the strategic acquisition and operation of industrial, office, retail, and alternative assets across the Southeastern United States. The firm combines institutional investment expertise with a hands-on operational approach grounded in disciplined underwriting and active asset management.

For more information about Longleaf Capital Partners, please visit [www.longleafcp.com](http://www.longleafcp.com).

### **About Georgia Banking Company**

Georgia Banking Company is a local, community-focused bank headquartered in Atlanta, GA, and a wholly owned subsidiary of GBC. As of December 31, 2025, Georgia Banking Company managed approximately \$2.7 billion in total assets, reflecting its strong foundation and steadfast dedication to financial strength and stability. Under the leadership of CEO Bartow Morgan, Jr., a fifth-generation banker, GBC has earned its reputation as the Bank of Choice in metro Atlanta. Driven by a team of passionate and experienced professionals, GBC is deeply committed to delivering exceptional service and making a meaningful impact in the communities it serves. To that end, GBC was recognized by the Atlanta Journal-Constitution as a Top Workplace for the third consecutive year. By embracing innovation while preserving the personal touch that defines community banking, GBC continues to evolve to meet the challenging needs of its customers and support the economic vitality of the region. To learn more about Georgia Banking Company, please visit [www.GeorgiaBanking.com](http://www.GeorgiaBanking.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)