



For Immediate Release

TWO Capital Partners and Origin Investments Close Construction Financing for Tessa Madison in Madison, TN

Patterson Real Estate Advisory Group Arranges Construction Loan with Invitation Homes

Madison, TN – April 2026: TWO Capital Partners and Origin Investments, with the assistance of their capital advisor, Patterson Real Estate Advisory Group, have secured construction financing with Invitation Homes for the development of Tessa Madison, a 199-unit build-to-rent community located in Madison, Tennessee, within the Nashville MSA.

Tessa Madison is situated on 55 acres within a Qualified Opportunity Zone on the border of Madison and Goodlettsville, Tennessee, approximately 13 miles from Nashville's CBD. The community will consist of a mix of for-rent townhomes and detached single-family rental homes, with an average unit size of 1,851 square feet. All units will feature three or four bedrooms, two-car attached garages, and private driveways. Community amenities will include a resort-style saltwater pool, clubhouse, fitness center, co-working space, outdoor pavilion, and dog park.

The project is part of TWO's established Tessa build-to-rent product line, which has delivered communities across the Southeast. TWO Resi Build, a wholly owned subsidiary of TWO Capital Partners, will serve as the general contractor.



About TWO Capital Partners

TWO Capital Partners is a multi-strategy real estate development and investment firm based in Atlanta, Georgia. The firm has developed, acquired, leased, managed, and financed over \$1 billion in real estate assets across the Southeast, with a particular focus on build-to-rent and multifamily housing in high-growth markets. TWO operates a diverse set of real estate and private equity companies united by an entrepreneurial approach and a commitment to delivering best-in-class assets in high-growth markets. TWO's Tessa build-to-rent product line has 12 active communities either in lease-up, under construction, or in pre-development, totaling over 1,850 units.

For more information, please visit www.twocapitalpartners.com.

About Origin Investments

Founded in 2007, Origin Investments is a private real estate manager that helps high-net-worth investors, family offices and registered investment advisors grow and preserve wealth by providing tax-efficient real estate solutions through private funds. We build, buy and finance multifamily real estate projects in fast-growing markets throughout the U.S. In 2023, we founded affiliate firm Origin Credit Advisers, an SEC-registered investment adviser that provides yield-focused multifamily debt investments for qualified purchasers. SEC registration does not constitute an endorsement by the commission, nor does it indicate that the adviser has attained a particular level of skill or ability. Through our Origin Exchange platform, introduced in 2024, investors can complete a 1031 exchange of their properties for professionally managed, institutional-quality assets.

For more information, please visit www.origininvestments.com.

About Invitation Homes

Invitation Homes, an S&P 500 company, is the nation's premier single-family home leasing and management company, helping to expand housing through new development and strategic partnerships. Our purpose, Unlock the Power of Home™, reflects our commitment to address America's housing needs by delivering high-quality living solutions and Genuine CARE™ to those who choose the flexibility and value of leasing.

For more information, please visit www.invitationhomes.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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