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AMERICAN REALTY ADVISORS ANNOUNCES SALE OF CLASS-A DISTRIBUTION WAREHOUSE IN ATLANTA, GA

Atlanta, GA, (June 29, 2020) – [American Realty Advisors \(“ARA”\)](#), an institutional fund manager with more than \$10.2 billion in assets under management, is pleased to announce the sale of Clayton Commerce Center (“Property”). The Property is located in Ellenwood, Georgia in Atlanta’s highly coveted I-675 Industrial Corridor, with excellent metro access and close proximity to I-675, the I-285 loop, and Hartsfield-Jackson International Airport.

Completed in 2018, the Property is a 797,580 square foot Class-A bulk distribution warehouse on 57 acres. It features 36’ clear height, a cross-docked configuration, truck courts ranging from 190’ to 245’, and excess trailer parking.

ARA acquired this e-commerce advantaged asset upon completion in mid-2018, recognizing its positioning to benefit from the accelerating national tenant and investor demand for warehouse distribution and logistics facilities. Shortly after acquisition, ARA was able to lease the entire building to a Fortune 100 logistics company. With the asset successfully leased and recognizing the strong institutional investor appetite for long-term credit-leased state of the art facilities, ARA retained Chris Riley of CBRE to market the asset. Potential buyer interest was strong for the asset, as it attracted numerous offers, and was ultimately sold to Black Creek Group, a leading real estate investment management firm based in Denver.

“Clayton Commerce Center was a great opportunity for us to acquire a Class-A industrial facility at an attractive basis and to capitalize on the tremendous momentum in the Atlanta

industrial market,” said Pete Williams, Associate Director within ARA’s Investment Group. “Its successful leasing and disposition have validated that strategy and delivered strong risk-adjusted returns. Further, this sale demonstrates the continued strength of the industrial sector, as it generated considerable investor interest and attractive pricing despite the challenging circumstances due to COVID-19. We were confident in selecting Black Creek, as they have an excellent reputation and have demonstrated an ability to execute transactions across all market cycles”.

“We are pleased to add this fully leased Class A distribution warehouse to our Atlanta holdings as it is in line with our strategy of adding stabilized assets with credit-worthy tenants,” said Matt Breaux, Senior Vice President, Southeast Region for Black Creek Group.

ABOUT AMERICAN REALTY ADVISORS

American Realty Advisors (“ARA”), headquartered in Los Angeles, CA, is a private equity real estate investment manager on behalf of institutional capital and invests in a commercial real estate portfolio with over \$10.2 billion in assets under management. Through a series of offerings of core, core-plus, and value-add strategies which include equity, debt, preferred equity, mezzanine and hybrid debt, ARA invests in a wide range of opportunities in high-quality office, retail, industrial, multi-family, and other property types throughout the United States.

More information regarding ARA can be found at www.aracapital.com.

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