



Bay Point Advisors Funds \$15.5M Debt and Preferred Equity Investment for Acquisition of the Reserve at Lake Keowee

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ATLANTA--(BUSINESS WIRE)--Bay Point Advisors, LLC has completed a \$15,500,000 transaction for the acquisition of The Reserve at Lake Keowee, a premier club and community in Sunset, South Carolina. Bay Point's funding consisted of a \$12,500,000 senior term loan and \$3,000,000 preferred equity investment in the club.

The Reserve at Lake Keowee is an exquisite 3,900-acre private waterfront golf and boating community which sits along the shores of one of the most impressive lakes in the Southeast and within the foothills of the Blue Ridge Mountains in Sunset, South Carolina. With over 30 miles of pristine shoreline on the emerald-green waters of Lake Keowee and grand views of the beautiful Blue Ridge Mountains, The Reserve is perfectly situated from major Southeastern cities including Atlanta and Charlotte, as well as nearby Greenville, which was recently named the South's Best City on the Rise in 2022 by Southern Living Magazine. As rich in amenities as its sense of community, residents enjoy many activities centered around the lake and marina, such as boating, water skiing, fishing, swimming, a Jack Nicklaus signature golf course, tennis and pickleball, biking, hiking, wellness, and world-class dining.

The Sponsor of the acquisition, Kipling Ventures, intends to revitalize the club by investing approximately \$50 Million in new amenities to complement the Reserve's existing amenities, valued in excess of \$100 Million.

Simeon Ramsden, CEO of Kipling Ventures, said: *"We are delighted with this recent addition to the portfolio. The property is now uniquely placed to become the preeminent private members club in the region, underpinned by the significant investment we shall be making in the amenity package. We expect both lots and homes will see significant price growth in the near future on the back of this investment. We are in the fortunate position of having the most desirable lake front, and golf front, lot inventory that will be coming to market shortly through our own sales office. We shall also be building top specification homes to meet market demands."*

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"Bay Point is thrilled to contribute capital for this acquisition and is eager to observe the enrichment of the Reserve at Lake Keowee community," said Scott Duncan of Bay Point Advisors.

About Kipling Ventures Holding Co, LLC

Kipling Ventures is a developer of luxury residential communities and hotels in unique locations across Europe and the Americas. Kipling's team of experienced real estate professionals have successfully delivered over 60 projects, utilizing a long-term value-add strategy in each development. Our mission is to create beautiful and sustainably developed private communities for the discerning that are situated in the most exceptional locations. We work with nature to enhance the environment and act as stewards for future generations.

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Learn more at www.kipling-ventures.com/

About Bay Point Advisors, LLC

Established in 2012, Bay Point Advisors LLC is a privately held firm based in Atlanta, Georgia specializing in customized, secured lending solutions across real estate and other industries, including entertainment, aviation, and natural resources. Since its inception, Bay Point Advisors has originated over \$1 billion of privately negotiated loans. For more information, please visit www.baypointadvisors.com.

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