

Private equity behemoth The Blackstone Group acquires Whitehall apartments for \$63M

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One of the largest alternative investment management firms in the world has acquired a property in southwest Charlotte.

An affiliate of The Blackstone Group Inc. (NYSE: BX) acquired The Palmer, at 2919 W. Arrowood Road in Whitehall, for \$63 million last week, according to Mecklenburg County real estate records. A joint venture of Raleigh-based Dominion Realty Partners and Edge Principal Advisors of New York sold the 318-unit property to Blackstone.

Blackstone paid nearly \$200,000 per unit for The Palmer, formerly called Whitehall Village.

The 17.1-acre property includes a large outdoor space, swimming pool and 4,500-square-foot clubhouse as part of its amenity package. DRP and Edge broke ground on the \$50 million project about three years ago.

This is the second apartment sale in North Carolina within the past few



DOMINION REALTY PARTNERS

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weeks for DRP. The firm sold Crabtree Lakeside in Raleigh to Stony Point Development at the end of September for \$49.5 million.

"We are very fortunate to be having a record-breaking year in spite of what has occurred with Covid-19 and the larger economic hardships we are all facing," said Chris Carlino, principal at DRP, in a statement. "We feel lucky to be in the Carolinas and are bullish that both Raleigh and Charlotte will continue to attract institutional investors on the other side of (Covid)-19."

Blackstone specializes in private equity, credit and hedge fund investments. The firm values its real estate portfolio at \$329 billion, with \$167 billion of investor capital under management.

Elsewhere in Charlotte, Dominion Realty Partners is under construction on FNB Tower in uptown, which recently topped out. That 29-story tower, which includes apartments and office space anchored by Pittsburgh-based F.N.B. Corp., is expected to deliver at the end of the first quarter next year.

Suburban multifamily properties have become an attractive investment for groups, including institutional capital, in the wake of the pandemic. A number of suburban properties in the Charlotte market have traded recently, including in the University submarket and outside of Mecklenburg County.

Kris Mikkelsen and Elliot Howell of Walker Dunlop represented DRP in The Palmer sale.

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