



TERRA CAPITAL PARTNERS

Innovative Financing for
Commercial Real Estate

Terra Capital Partners Closes Mezzanine Loan

Brooklyn, NY

“As an office to residential conversion, this deal required a solid understanding of the development side of the business. With deep experience in development, we were quickly able to get comfortable with the plans and redevelopment budget,” said Bruce Batkin, President of Terra Capital Partners. “In addition, having gone through the development process nearby as principals, we were intimately familiar with the for-sale market as well as the local zoning requirements. This in-depth knowledge allowed us to act quickly where others could not,” added Batkin.

Terra Capital Partners is a New York based real estate investment management and finance company that specializes in mezzanine and preferred equity investments in high quality commercial real estate. Terra Capital Partners fills the gap between the first mortgage loan and the borrower’s equity by funding up to 90% of the value of the underlying property. TCP invests in loans backed by office, retail, multifamily and industrial properties located throughout the United States. Terra has complete discretion over its funds and typically holds its loans through maturity.

Since 2002, Terra has originated over 130 debt and equity investments nationwide backed by commercial real estate assets with an underlying value of \$3.5 billion.

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