



TERRA CAPITAL PARTNERS

Innovative Financing for
Commercial Real Estate

Terra Capital Partners Closes Mezzanine Loan

Chicago, IL

“While technically an office building, the property’s largest tenant operates a hotel in the low-rise portion of the building and has a purchase option on their space,” said Dan Cooperman, Managing Director of Terra Capital Partners. “We were quickly able to get comfortable with the potential for the release of that collateral and offer the borrower a host of options, regardless of whether that tenant chooses to purchase its space,” added Cooperman.

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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