

Terra’s Senior Bridge and Mezzanine/Preferred Equity programs offer creative and immediate capital solutions to property owners and developers nationwide. Our vertically integrated platform, including in-house asset management and servicing, works closely with borrowers, operating partners and lenders to structure customized commercial real estate financing solutions. Our fully discretionary capital allows us to provide certainty of execution and close transactions quickly.

Asset Profiles

- Construction
- Value-Add
- Stabilized

Asset Types

- Office
- Multifamily
- Hotel
- Industrial
- Retail
- Student Housing
- Self-Storage
- Mobile Home Parks

Locations

- Primary Markets
- Secondary Markets

| | Senior Bridge | Mezzanine and Preferred Equity |
|---------------------|-------------------------|--------------------------------|
| Loan Amount: | \$10-100m | \$10-50m |
| Loan Term: | 1-5 years | 1-5 years |
| Loan-to-Value/Cost: | Up to 85% | Up to 90% |
| DSCR: | < 1.0x acceptable | < 1.0x acceptable |
| Interest Rate: | from 300 bps over LIBOR | from 600 bps over LIBOR |
| Fees: | 1-2% | 1-2% |
| Future Funding: | Yes | Yes |
| Prepayment: | Flexible | Flexible |
| Recourse: | Standard carve-outs | Standard carve-outs |
| Security: | First mortgage | Pledge/Recognition Agreement |
| Borrower: | Single-purpose entity | Single-purpose entity |

Contact

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