



Terra’s Senior Bridge and Mezzanine/Preferred Equity programs offer creative and immediate capital solutions throughout the capital stack to property owners and developers of all property types throughout the U.S. We have financed and/or invested directly in over 300 properties—from ground-up construction to completed, stabilized assets—located in 36 states and valued over \$7 billion.

	Stretch Senior	Whole-Loan Construction	Mezzanine and Preferred Equity	
Loan Amount:	\$25-100m	\$35-100m	\$10-50m	
Loan Term:	1-5 years	3-7 years	1-5 years	
Loan-to-Value/Cost:	Up to 85%	Up to 85% of cost	Up to 90%	
DSCR:	< 1.0x acceptable	N/A	< 1.0x acceptable	
Interest Rate:	from 300 bps over LIBOR	from 500 bps over LIBOR	from 600 bps over LIBOR	
Fees:	1-2%	1-2%	1-2%	
Future Funding:	Yes	N/A	Yes	
Prepayment:	Flexible	Flexible	Flexible	
Locations:	Primary and Secondary	Primary	Primary and Secondary	
Asset Types	Office	Hotel	Retail	Self-Storage
	Multifamily	Industrial	Student Housing	Mobile Home Parks

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**.

Contact

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