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FOR IMMEDIATE RELEASE

TERRA CLOSSES MEZZANINE LOAN IN CORAL GABLES, FLORIDA

NEW YORK - Terra Capital Partners is pleased to announce the closing of a five-year, \$3.4 million mezzanine loan backed by the office, retail and parking condominium at 55 Miracle Mile in Coral Gables, Florida. Miracle Mile is the main east-west artery through the city's central business district, which boasts 25 Zagat-rated venues and national retailers including Burberry, Coach, Gucci and Michael Kors. The property is within 20 minutes of Downtown Miami, South Beach, Coconut Grove and Miami International Airport.

Built in 2004, 55 Miracle Mile has a diverse mix of retail and office tenants. The retail space is dominated by popular regional restaurants as well as national tenants such as Ben & Jerry's and HSBC Bank. The garage is available to the general public visiting the 300 restaurants and businesses that are within walking distance of the property. The sponsor, CGI Group, intends to boost net income by bringing current rents up to market rates. Additionally, CGI plans to increase garage revenue through improved marketing of the abundant on-site parking.

"We are pleased to have provided financing for this property in the heart of Coral Gables, home to high end shops, restaurants, international businesses as well as upscale residences," noted Adam Kies, Managing Director of Terra Capital Partners. "South Florida retail performance has outpaced the rest of the state and much of the nation. The fact that Coral Gables has little available land and no new planned inventory should facilitate income growth for commercial space."

Terra is a New York based non-bank lender that specializes in mezzanine and preferred equity investments in high quality commercial real estate. Terra fills the gap between the first mortgage and the borrower's equity by funding up to 85% of the value of the underlying property. Our firm lends on multifamily, hotel, office, retail and industrial properties throughout the United States. Since 2002, we have made 300 investments nationwide in approximately 41 million square feet of property valued at over \$5 billion.

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