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May 1, 2013

FOR IMMEDIATE RELEASE

TERRA CLOSSES PREFERRED EQUITY INVESTMENT IN CINCINNATI, OHIO

NEW YORK, NY - Terra Capital Partners is pleased to announce the closing of a preferred equity investment backed by a 697,500 square foot Class A bulk distribution warehouse located in the Port Union, a community 16 miles north of the Cincinnati CBD. Terra continues to close loans for properties requiring refinancing and significant lease-up while providing both flexibility and speed for transactions that need higher leverage debt than is available from senior lenders.

“Our preferred equity assisted the sponsor in recapitalizing the property and provided critical tenant improvement and leasing commission monies to permit rapid lease-up of the currently vacant space”, said Dan Cooperman, Chief Originations Officer of Terra Capital Partners. “The strength and expertise of the sponsor and the highly functional nature of this new-vintage industrial property – along with its existing credit tenancy and strategic location – made this a very attractive investment.”

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.

Dan Cooperman, Chief Originations Officer
212 753 5100 ext. 217
dcooperman@tcp-us.com

Jade Faugno, Account Supervisor
212 754 5425
jfaugno@intermarket.com