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FOR IMMEDIATE RELEASE

TERRA CLOSSES MEZZANINE LOAN IN LONG ISLAND CITY, NEW YORK

NEW YORK, NY - Terra Capital Partners is pleased to announce the closing of a mezzanine loan backed by the Z NYC Hotel, a 100-room, full-service boutique hotel located in Long Island City, NY.

"The loan proceeds, as well as a new first mortgage, enabled the sponsor to refinance their maturing construction loan," said Dan Cooperman, Chief Originations Officer of Terra Capital Partners "Long Island City has, over the past several years, established itself as a viable lodging alternative to Manhattan. In addition to these macro trends, the asset's prime location and unobstructed views of the Manhattan skyline, as well as Terra's low basis in the property, made this an attractive lending opportunity for Terra."

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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