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FOR IMMEDIATE RELEASE

TERRA CLOSSES PREFERRED EQUITY INVESTMENT ON DEVELOPMENT SITE IN MANHATTAN

NEW YORK, NY – Terra Capital Partners is pleased to announce the closing of a \$12 million preferred equity investment to fund the acquisition and predevelopment of 514 West 24th Street, a 7,400 square foot development site located near the High Line. The Property is currently occupied by a 22,000 square foot, three-story building leased to an art gallery. The Sponsors plan to demolish the building and construct a ten-story luxury condominium with ground floor retail. Santander Bank provided the \$22mm first mortgage, with \$18mm funded at closing.

“Our borrower is one of New York City’s most active developers and has acquired one of the few remaining residential sites near the High Line,” noted Adam Kies, Managing Director of Terra Capital Partners. “Since the High Line opened in 2009, the submarket has experienced over five billion dollars of new development, much of which has been residential condominium projects by name brand architects that sell for over \$2,500 per foot. The economic basis of our investment is supported by the value of the existing building.”

Aaron Appel, Managing Director at JLL, negotiated the financing on behalf of the Sponsors. “With a short closing timeframe, Terra moved swiftly to understand the opportunity and put together a creative structure that enabled the sponsorship to effectuate their business plan,” stated Aaron. “We look forward to working with Terra on future opportunities.”

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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