

TERRA CLOSES PREFERRED EQUITY INVESTMENT IN SAN ANTONIO, TEXAS

NEW YORK, NY - Terra Capital Partners ("Terra") is pleased to announce the closing of a preferred equity investment backed by a 763,655 square foot, 16-building office park located in San Antonio, Texas known as Brass Professional Center.

"San Antonio is often cited as one of the most recession-proof cities in the nation and, as a result, boasts very strong property fundamentals" said Dan Cooperman, Chief Originations Officer at Terra Capital Partners. "Our investment in the property will enable the sponsorship to embark on a strategic capital improvement program and in turn to take advantage of the continued demand for office 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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