



www.tcp-us.com

**October 17, 2013**  
**FOR IMMEDIATE RELEASE**

## **TERRA CLOSSES MEZZANINE LOAN ON OFFICE COMPLEX IN ATLANTA, GEORGIA**

NEW YORK, NY - Terra Capital Partners ("Terra Capital") is pleased to announce the closing of a three-year, \$7.5 million mezzanine loan for the refinancing and funding of lease-up costs for Peachtree Pointe, a three-building, Class A office and retail complex located in the Midtown area of Atlanta.

Terra's loan was a junior participation in a \$32.0 million mezzanine loan provided by a California-based investment management firm from a separate account funded by a Canadian institutional fund manager. A money-center bank issued a first mortgage in the amount of \$63.0 million which, along with the mezzanine loan, resulted in a recapitalization totaling \$95.0 million. The borrower was Dewberry Capital Corporation, a private real estate development company headquartered in Atlanta.

"We are pleased to have participated in the recapitalization of arguably the finest commercial asset in Midtown," remarked Adam Kies, a Managing Director for Terra Capital. "Our junior participation in the mezzanine debt was the critical, final piece of a complicated debt structure that allowed the owner to consolidate three separate loans on the complex and fund ample reserves for continued lease-up."

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.

Adam Kies, Managing Director  
212 753 5100 ext. 202  
akies@tcp-us.com

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