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FOR IMMEDIATE RELEASE

TERRA CLOSSES MEZZANINE LOAN ON OFFICE BUILDING AND DEVELOPMENT SITE IN MIAMI BEACH, FLORIDA

NEW YORK, NY - Terra Capital Partners is pleased to announce the closing of a \$5.0 million mezzanine loan secured by a 35,000 square foot office building and adjacent development parcel near the Intracoastal Waterway in Miami Beach, Florida.

The Property is located at the corner of Pine Tree Drive and 41st Street in a highly desirable and established residential, office and retail district. Demand is strong for all property types in the area, as evidenced by low vacancy rates in office and retail, growing rents in the apartment space, and ever-escalating condo sales prices.

“This is our fourth transaction with the sponsor and we continue to be impressed by their ability to secure assets in prime locations at reasonable prices,” noted Dan Cooperman, Chief Originations Officer of Terra Capital Partners. “This deal was incredibly attractive given the existing cash flow from the office building, which is currently 100% occupied, as well as the meaningful upside embedded in the development rights.”

Terra is a New York-based lender that specializes in mezzanine and bridge loans in high quality commercial real estate. Terra lends on multifamily, hotel, office, retail and industrial properties throughout the United States. Since 2002, it has financed over 350 properties nationwide comprising more than 48 million square feet of space.

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