



**January 9, 2018**  
**FOR IMMEDIATE RELEASE**

## **TERRA CLOSSES INVESTMENT ON MIXED-USE DEVELOPMENT IN SAN MATEO, CALIFORNIA**

NEW YORK - Terra Capital Partners is pleased to announce the closing of a \$22.5 million preferred equity investment to finance the construction of a mixed-use building in San Mateo, CA that will contain approximately 62,000 sf of pre-leased office space and 15 multifamily residential apartments.

The property is located at 405 East 4<sup>th</sup> Avenue, approximately 3 blocks southeast of the Caltrain Station in San Mateo, CA. The Sponsorship is Windy Hill Property Ventures, a locally-based developer/operator of multifamily and office real estate. The first mortgage construction financing was provided by Bank of the Ozarks, and all financing was arranged by Cushman and Wakefield.

“This investment was attractive to us due to its location in San Mateo near mass transit, the supply constrained downtown office market, and the continuing growth of companies that want to stay in downtown San Mateo,” noted Mike Fishbein, Director of Terra Capital Partners. “Windy Hill identified demand for new office space in downtown San Mateo and has been a leader in delivering high quality product to the market. We are excited to partner with Windy Hill to build this project.”

“Partnering with Terra has been an excellent experience. During the diligence process, they consistently demonstrated expertise and flexibility to work with us to get the deal closed,” said Jamie D’Alessandro, co-founder of Windy Hill Property Ventures. “We look forward to more business with Terra in the future.”

Terra is a New York-based lender that specializes in mezzanine and bridge loans as well as preferred equity investments in high quality commercial real estate. Terra lends on multifamily, hotel, office, retail and industrial properties throughout the United States.

Mike Fishbein, Director  
212 753 5100 ext. 283  
mfishbein@tcp-us.com

PR Contact  
Jonathan Keehner / Ed Trissel / Julie Oakes  
Joele Frank, Wilkinson Brimmer Katcher  
212 355 4449

Dan Cooperman, Chief Originations Officer  
212 753 5100 ext. 217  
dcooperman@tcp-us.com