



November 15, 2013
FOR IMMEDIATE RELEASE

TERRA CLOSSES MEZZANINE LOAN ON OFFICE TOWER IN NASHVILLE, TENNESSEE

NEW YORK, NY - Terra Capital Partners ("Terra Capital") is pleased to announce the closing of a \$14.1 million mezzanine loan backed by a 28-story office building formerly known as Regions Center located in downtown Nashville. The property is being renamed the UBS Tower after having been sold to the borrower Rubicon Equities – a private Nashville-based investment firm – and the namesake global financial services company having signed a new lease to occupy 98,000 square feet of space, which will boost occupancy to 30 percent.

“We are pleased to have participated in the financing of this property located in the heart of downtown Nashville, which is among the top U.S. cities for job growth, quality of life, and pro-business, low-tax government,” noted Dan Cooperman, Chief Originations Officer of Terra Capital Partners. “The recapitalization of UBS Tower provides the borrower with significant reserves for not only lease-up costs but base building capital improvements that will allow the owner to upgrade and reposition this transitional asset into a prime office building in the CBD area.”

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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