



CREATIVE • FLEXIBLE • RESPONSIVE

National Lending Programs

Terra is currently providing much needed liquidity in today’s commercial property market. Our senior bridge, mezzanine and preferred equity programs offer creative—and immediate—capital solutions to property owners and senior lenders nationwide.

We make loans on properties that span the development and ownership cycle, including **Pre-Development, Construction, Value-Add** and **Stabilized**. Our portfolio is comprised of loans on all asset types—**Office, Multifamily, Hotel, Industrial, Retail, Student Housing, Self-Storage, Mobile Home Parks** and **Infill Entitled Land Parcels**.

General loan parameters for each of Terra’s products are shown in the matrix below:

	Bridge	B-Note	Mezzanine	Preferred Equity
Minimum Loan	\$5MM	\$3MM	\$3MM	\$3MM
Maximum Loan	\$75MM	\$30MM	\$50MM	\$50MM
Maximum LTV/LTC	75%	80%	85%	85%
Collateral	Mortgage	Sub-Mortgage	Pledge + ICA	Pledge + Recognition Agmt.
Term	1-3 years	1-10 years	1-10 years	1-10 years

Our capital is fully discretionary and allows us to close in as little as **two weeks**. Please contact one of our investment professionals below to learn more about our lending programs.

Contact

Dan Cooperman  
Chief Originations Officer  
212 753 5100 ext. 217  
917 647 8456 (m)  
dcooperman@tcp-us.com

Dan Hartman  
Managing Director  
212 753 5100 ext. 266  
203 984 3225 (m)  
dhartman@tcp-us.com

Adam Kies  
Managing Director  
212 753 5100 ext. 202  
917 658 2319 (m)  
akies@tcp-us.com

Mike Fishbein  
Director  
212 753 5100 ext. 283  
917 685 6419 (m)  
mfishbein@tcp-us.com

Patrick Monaghan  
Vice President  
212 753 5100 ext. 284  
973 600 7391 (m)  
pmonaghan@tcp-us.com