



MEDICAL OFFICE BUILDING, LOUISBURG, NC

First Lien Mezzanine Loan:	\$3.68 million
Term:	12 months
Interest Rate:	10%
Fees:	1% origination, 1% exit fee
Loan-to-Value Ratio:	89%
Collateral:	Property and Borrower's equity interest

Location

The property is located at 935 North Main Street, in the town of Louisburg, NC. Louisburg is 29 miles from downtown Raleigh and 17 miles from Wake Forest, NC. The property's location near the Research Triangle provides sufficient demand for the building and services provided by the tenant. The region is defined as the area surrounding three major universities and cities - Durham (Duke University), Raleigh (North Carolina State University), and Chapel Hill (UNC-Chapel Hill). The Raleigh metropolitan area has had a stable population of approximately 1,270,000 people according to the appraisal completed by Colliers International. Accessibility to the property is convenient given its proximity to Louisburg's major thoroughfare, Route 401. The property is afforded access and visibility from the roadway, and is a quarter-mile off the major transportation route within the city.

Property

The property consists of 8,213 net rentable square feet situated on a 1.87 acre lot. The property

remains in good condition after construction was completed last year. Adjacent uses include single family residential to the North and South, and Louisburg Manor Rest & Retirement Center & Louisburg Nursing Center to the West. The finishes are of high quality and the equipment is top of the line compared to most dialysis treatment facilities.

The property was completed in 2016 and is the only Fresenius dialysis facility within 50 miles. The only other dialysis facility within the area is a DaVita facility located one mile from the property. Compared to the DaVita facility, the property is newer and benefits from proprietary Fresenius equipment that assists technicians in providing superior treatment. According to technicians, Fresenius is often the provider of choice for medical professionals; this location will help reduce travel times for those seeking state-of-the-art facilities. Demand for treatment has been strong and consistent since the facility opened in October 2016. The property includes 17 chairs within a treatment area, a complete water filtration system, televisions



and entertainment in the waiting area, employee break rooms, and examination rooms across 8,213 square feet. Chairs have been outfitted with the latest dialysis equipment, which include proprietary indicators that will allow technicians to identify any issues in real time. The property also features 34 surface parking spaces.

The Borrower

Capital Square Realty Advisors (CSRA) was founded in 2012 by Louis Rogers and oversees office, retail, multifamily and mixed-use assets across the U.S. CSRA has been able to grow its business through a focus on properties that are less prone to market fluctuations, such as multifamily and retail locations with triple-net lease tenants. Capital Square creates and manages investments designed to provide tax deferral to investors realizing gains from property sales. Investors “roll” their gain from the sale of a property by reinvesting their proceeds into another property that is owned by a Capital Square-managed DST. These “1031 exchanges” often use a Delaware Statutory Trust or “DST” to hold the new property because it can qualify for the deferral under the tax code. The property is acquired first in order to meet the tax code’s timing requirements for this type of property exchange and the resulting tax deferral. As investors purchase DST units, their investment is used to pay down the loan from the Terra credit facility

Terra Capital Partners (TCP) has had extensive experience with the borrower on financing the acquisition of assets to be sold through DST syndication. To date, TCP has advanced funds on 22 DST offerings, 18 of which have been fully

repaid. Of the 22 offerings, two have been made on Fresenius Medical facilities: Fresenius/Birmingham is 86.9% sold, and Fresenius/Morganton is 23.0% sold. The average time to syndicate for each offering has been 172 days.

Tenant

Bio-medical Applications of North Carolina, Inc. (d/b/a Fresenius Medical Care Tar River) is the sole tenant at the property and has signed a 15-year triple-net lease agreement. Fresenius Medical Care is based in Bad Homburg, Germany, and is listed on both the Frankfurt Stock Exchange (DAX: FME) and New York Stock Exchange (NYSE: FMS). Fresenius is engaged in providing kidney dialysis services and clinical laboratory testing; manufacturing and distributing products and equipment for kidney dialysis treatment; and providing other medical ancillary services. Fresenius continues to ramp up North American operations. Currently, there are over 2,200 Fresenius dialysis facilities in communities across the continent.

Opportunity

- The state of North Carolina, a certificate of need state, determined there was need for additional capacity in this location and approved the construction of the facility.
- Fresenius treats more patients in the United States than any other dialysis treatment provider; nearly 43% of all patients treated for dialysis in the United States are using a Fresenius facility.
- Fresenius Medical Care, as an affiliate of the Fresenius SE & Co. KGaA, has access to cutting edge research and talented doctors to ensure patient confidence and excellence of care in the renal/dialysis industry.
- Mortality rates for dialysis patients have been in decline for the past three years, contributing to a growing base of dialysis patients. There are over 500,000 Americans who require dialysis treatment.

Past performance is not a guarantee of future results.



THIS IS NEITHER AN OFFER TO SELL NOR A SOLICITATION OF AN OFFER TO BUY THE SECURITIES DESCRIBED HEREIN. AN OFFERING IS MADE ONLY BY A PROSPECTUS. THIS LITERATURE MUST BE PRECEDED OR ACCOMPANIED BY A CURRENT PROSPECTUS. AS SUCH, A COPY OF THE CURRENT PROSPECTUS MUST BE MADE AVAILABLE TO YOU IN CONNECTION WITH THIS OFFERING. BEFORE YOU MAKE AN INVESTMENT IN THIS OFFERING, YOU SHOULD READ AND CAREFULLY REVIEW THE CURRENT PROSPECTUS IN ORDER TO UNDERSTAND FULLY ALL OF THE IMPLICATIONS INCLUDING THE RISKS, CHARGES AND EXPENSES OF THE OFFERING OF SECURITIES TO WHICH IT RELATES. No Offering is made except by a prospectus filed with the Department of Law of the State of New York. Neither the Attorney General of the State of New York nor any other state or federal regulator has passed on or endorsed the merits of this offering or these securities or confirmed the adequacy or accuracy of the prospectus. Any representation to the contrary is unlawful. All information contained in this material is qualified in its entirety by the terms of the current prospectus. The achievement of any goals is not guaranteed.

Terra Capital Markets (Member FINRA/SIPC) is the dealer manager for Terra Income Fund 6, which is a non-traded business development company (BDC).

- An investment in Terra 6 is speculative and involves a high degree of risk.
- The interest rate on this loan is not necessarily an indication of the return or distributions an investor may receive. Investor returns will be reduced by expenses.
- You should not expect to be able to sell your shares regardless of how we perform.
- If you are able to sell your shares, you will likely receive less than your purchase price.
- We do not intend to list our shares on any national securities exchange during or for a significant time after the end of the offering, and we do not expect a secondary market in the shares to develop.
- We have implemented a share repurchase program, but only a limited number of shares are eligible for repurchase by us. In addition, any such repurchases will be at a 10% discount to the current offering price in effect on the date of repurchase.
- You should consider that you may not have access to the money you invest for an indefinite period of time.
- An investment in our shares is not suitable for you if you need access to the money you invest.
- Our distributions may be funded from unlimited amounts of offering proceeds or borrowings, which may constitute a return of capital and reduce the amount of capital available to us for investment. Distributions funded from a return of capital are not funded from our net profit. Any profits returned to stockholders through distributions will be distributed after payment of fees and expenses.
- We have not identified specific future investments that we will make with the proceeds of this offering and you will not have the opportunity to evaluate our investments prior to purchasing shares of our common stock. As a result, our offering may be considered a “blind pool” offering.