



TERRA INCOME FUND 6  
PORTFOLIO SUMMARY

AS OF 10/31/2018

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Investment	Closed	Maturity	Years to Maturity	% of Portfolio	Profile	Structure	Property Type	Location	Current Rate	Accrual Rate	Total Rate	Loan Balances as of October 2018. DSCR and DY based on Property CF as of 1Q18			
												Current Balance	LTV	DSCR	Debt Yield
1 Uptown Newport <sup>1</sup>	7/10/2015	12/31/2018	0.2 years	2.9%	Pre-Development	First Mortgage	Infill Land	Newport Beach, CA	12.3%	0.0%	12.3%	2,000,000	48.3%	N.A.	N.A.
2 BPG Hotel Portfolio <sup>2</sup>	11/24/2015	12/6/2022	4.1 years	5.7%	Stabilized	Mezzanine	Hotel	King of Prussia, PA	13.0%	0.0%	13.0%	4,000,000	80.3%	0.99x	7.9%
3 South Pointe <sup>3</sup>	3/18/2016	1/1/2025	6.2 years	3.6%	Stabilized	Mezzanine	Office	Clinton, MS	12.0%	0.0%	12.0%	2,500,000	68.7%	1.78x	13.3%
4 Holiday Inn Santa Maria	11/15/2016	12/9/2019	1.1 years	6.4%	Stabilized	Mezzanine	Hotel	Santa Maria, CA	13.0%	0.0%	13.0%	4,500,000	65.2%	1.10x	10.6%
5 Brooklyn Hilton <sup>4</sup>	11/16/2016	12/1/2019	1.1 years	10.7%	Value-Add	Mezzanine	Hotel	Brooklyn, NY	12.0%	0.0%	12.0%	7,500,000	78.7%	N.A.	N.A.
6 Garden Village	5/11/2017	5/6/2027	8.5 years	4.3%	Stabilized	Mezzanine	Student Housing	Berkeley, CA	11.0%	0.0%	11.0%	3,000,000	68.3%	1.14x	6.5%
7 Atlanta Land <sup>5</sup>	6/20/2017	12/20/2018	0.1 years	16.0%	Pre-Development	First Mortgage	Infill Land	Atlanta, GA	12.0%	0.0%	12.0%	11,224,490	42.6%	N.A.	N.A.
8 Concord Residences <sup>6</sup>	8/8/2017	9/5/2020	1.8 years	12.6%	Construction	Mezzanine	Multifamily	Wilmington, DE	12.0%	0.0%	12.0%	8,810,000	77.9%	N.A.	N.A.
9 1100 Biscayne Boulevard <sup>7</sup>	11/17/2017	5/17/2019	0.5 years	5.1%	Value-Add	Mezzanine	Hotel	Miami, FL	12.0%	4.0%	16.0%	3,604,303	48.8%	N.A.	N.A.
10 221 W. 17th Street <sup>8</sup>	1/19/2018	3/31/2019	0.4 years	6.0%	Construction	Mezzanine	Multifamily	Manhattan, NY	12.8%	0.0%	12.5%	4,200,000	75.8%	N.A.	N.A.
11 City Gardens <sup>9</sup>	4/11/2018	4/11/2021	2.4 years	4.1%	Construction	Preferred Equity	Student Housing	San Francisco, CA	12.3%	0.0%	12.3%	2,854,802	66.2%	N.A.	N.A.
12 625 & 658 Driggs <sup>10</sup>	5/1/2018	5/1/2020	1.5 years	1.9%	Construction	Preferred Equity	Multifamily	Brooklyn, NY	12.3%	0.0%	12.0%	1,321,576	75.5%	N.A.	N.A.
13 1333 S. Orange Grove <sup>11</sup>	5/24/2018	6/1/2021	2.6 years	9.5%	Construction	Preferred Equity	Multifamily	Los Angeles, CA	12.0%	0.0%	12.0%	6,680,000	71.8%	N.A.	N.A.
14 EVEN Hotel <sup>12</sup>	6/1/2018	5/20/2021	2.6 years	5.1%	Construction	Mezzanine	Hotel	Charlotte, NC	12.0%	2.0%	14.0%	3,583,800	76.7%	N.A.	N.A.
15 Westin Elements <sup>13</sup>	6/27/2018	6/27/2021	2.7 years	0.0%	Construction	Mezzanine	Hotel	Milpitas, CA	13.0%	0.0%	13.0%	0	75.9%	N.A.	N.A.
16 NB Private Capital Facility <sup>14</sup>	7/27/2018	8/1/2020	1.8 years	6.1%	Stabilized	Revolver	Student Housing	Multi-State	14.0%	0.0%	14.0%	4,250,000	N.A.	N.A.	N.A.
<b>Total / Weighted Average:</b>			<b>1.9 years</b>	<b>100.0%</b>					<b>12.3%</b>	<b>0.3%</b>	<b>12.6%</b>	<b>70,028,971</b>	<b>66.6%</b>	<b>1.20x</b>	<b>9.4%</b>
<b>Total Cash &amp; Leverage:</b>												<b>15,025,728</b>			
<b>Grand Total</b>												<b>85,054,699</b>			
<b>Stabilized Total / Weighted Average:</b>			<b>3.8 years</b>	<b>26.1%</b>					<b>12.8%</b>	<b>0.0%</b>	<b>12.8%</b>	<b>18,250,000</b>	<b>70.8%</b>	<b>1.20x</b>	<b>9.4%</b>
<b>Value-Add Total / Weighted Average:</b>			<b>0.9 years</b>	<b>15.9%</b>					<b>12.0%</b>	<b>1.3%</b>	<b>13.3%</b>	<b>11,104,303</b>	<b>69.0%</b>	<b>N.A.</b>	<b>N.A.</b>
<b>Pre-Development / Weighted Average:</b>			<b>0.1 years</b>	<b>18.9%</b>					<b>12.0%</b>	<b>0.0%</b>	<b>12.0%</b>	<b>13,224,490</b>	<b>43.5%</b>	<b>N.A.</b>	<b>N.A.</b>
<b>Construction / Weighted Average:</b>			<b>1.9 years</b>	<b>39.2%</b>					<b>12.2%</b>	<b>0.3%</b>	<b>12.4%</b>	<b>27,450,178</b>	<b>74.6%</b>	<b>N.A.</b>	<b>N.A.</b>

Notes:

- Original Loan is \$18.0MM of which TPT sold a \$2.0MM pari passu participation to TIF 6.
- Original Loan is \$5.8MM of which TIF 6 sold a \$1.8MM pari passu participation to TPT.
- Original Loan was purchased for \$2.4MM from JP Morgan.
- Original Loan is \$15.0MM of which TPT sold a \$7.5MM pari passu participation to TIF 6. LTV is based on the fully committed balances, including 25 months of accrued interest and "As-Complete" value, per the most recent appraisal.
- Original Loan is \$24.5MM of which TPT sold a \$10.0MM pari passu participation to TIF 6 and a \$3.5MM pari passu participation to TPT 2.
- Loan consists of a \$2.63MM initial funding commitment, and a \$6.18MM future funding commitment. Total Loan is \$8.81MM. LTV is based on the fully committed balances and "As-Complete" value, per the most recent appraisal.
- Original Loan is \$24.4MM of which TPT sold a \$3.9MM pari passu participation to TIF 6 and a \$2.2MM pari passu participation to TPT 2.
- Original Loan is \$8.9MM of which TPT sold a \$4.2MM pari passu participation to TIF 6.
- Original Loan is \$27.6MM of which TPT sold a \$3.864MM pari passu participation to TIF 6 and a \$5.52MM pari passu participation to TPT 2.
- Original Loan is \$8.2MM of which TPT sold a \$4.1MM pari passu participation to TIF 6.
- Original Loan is \$10.6MM of which TPT sold a \$8.48MM pari passu participation to TIF 6.
- Original Loan is \$9.5MM of which TPT sold a \$4.18MM pari passu participation to TIF 6.
- Original Loan is \$17.0MM of which TIF 6 sold a \$4.25MM pari passu participation to TPT.
- Original Loan is \$25.5MM of which TPT sold a \$4.25MM pari passu participation to TIF 6 and a \$4.65MM pari passu participation to TPT 2.

