



TERRA INCOME FUND 6
PORTFOLIO SUMMARY

AS OF 02/28/2019

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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 February 2019, DSCR and DY based on Property CF as of 3Q18			
												Current Balance	LTV	DSCR	Debt Yield
1 Uptown Newport ¹	7/10/2015	12/31/2018	0.2 years	3.1%	Pre-Development	First Mortgage	Infill Land	Newport Beach, CA	12.5%	0.0%	12.5%	2,000,000	48.3%	N.A.	N.A.
2 South Pointe ²	3/18/2016	1/1/2025	5.8 years	3.9%	Stabilized	Mezzanine	Office	Clinton, MS	12.0%	0.0%	12.0%	2,500,000	68.2%	1.79x	13.5%
3 Holiday Inn Santa Maria	11/15/2016	12/9/2019	0.8 years	7.0%	Stabilized	Mezzanine	Hotel	Santa Maria, CA	13.0%	0.0%	13.0%	4,500,000	64.4%	0.84x	8.4%
4 Garden Village	5/11/2017	5/6/2027	8.2 years	4.6%	Stabilized	Mezzanine	Student Housing	Berkeley, CA	11.0%	0.0%	11.0%	3,000,000	68.3%	1.16x	6.6%
5 Atlanta Land	6/20/2017	3/5/2019	0.0 years	5.7%	Pre-Development	First Mortgage	Infill Land	Atlanta, GA	12.0%	0.0%	12.0%	3,673,469	N.A.	N.A.	N.A.
6 Concord Residences ³	8/8/2017	9/5/2020	1.5 years	13.6%	Construction	Mezzanine	Multifamily	Wilmington, DE	12.0%	0.0%	12.0%	8,810,000	77.9%	N.A.	N.A.
7 221 W. 17th Street ⁴	1/19/2018	3/31/2019	0.1 years	6.5%	Construction	Mezzanine	Multifamily	Manhattan, NY	12.8%	0.0%	12.5%	4,200,000	78.8%	N.A.	N.A.
8 City Gardens ⁵	4/11/2018	4/11/2021	2.1 years	4.6%	Construction	Preferred Equity	Student Housing	San Francisco, CA	12.4%	0.0%	12.4%	2,945,185	66.2%	N.A.	N.A.
9 625 & 658 Driggs ⁶	5/1/2018	5/1/2020	1.2 years	3.4%	Construction	Preferred Equity	Multifamily	Brooklyn, NY	12.3%	0.0%	12.0%	2,210,212	75.5%	N.A.	N.A.
10 1333 S. Orange Grove ⁷	5/24/2018	6/1/2021	2.3 years	11.6%	Construction	Preferred Equity	Multifamily	Los Angeles, CA	12.0%	0.0%	12.0%	7,480,000	71.8%	N.A.	N.A.
11 EVEN Hotel ⁸	6/1/2018	5/20/2021	2.2 years	5.8%	Construction	Mezzanine	Hotel	Charlotte, NC	12.0%	2.0%	14.0%	3,724,600	76.7%	N.A.	N.A.
12 Westin Elements ⁹	6/27/2018	6/27/2021	2.3 years	0.0%	Construction	Mezzanine	Hotel	Milpitas, CA	13.0%	0.0%	13.0%	0	75.9%	N.A.	N.A.
13 NB Private Capital Facility ¹⁰	7/27/2018	8/1/2020	1.4 years	6.6%	Stabilized	Revolver	Student Housing	Multi-State	14.0%	0.0%	14.0%	4,250,000	N.A.	N.A.	N.A.
14 370 Lexington Avenue ¹¹	12/17/2018	12/17/2021	2.8 years	23.7%	Value-Add	Preferred Equity	Office	Manhattan, NY	10.7%	0.0%	10.7%	15,329,128	91.6%	N.A.	N.A.
Total / Weighted Average:			2.2 years	100.0%					12.0%	0.1%	12.0%	64,622,595	77.0%	1.17x	9.1%

Total Cash & Leverage: 20,705,004

Grand Total 85,327,599

Stabilized Total / Weighted Average:	3.4 years	22.1%	12.7%	0.0%	12.7%	14,250,000	66.5%	1.17x	9.1%
Value-Add Total / Weighted Average:	2.8 years	23.7%	10.7%	0.0%	10.7%	15,329,128	91.6%	N.A.	N.A.
Pre-Development / Weighted Average:	0.1 years	8.8%	12.2%	0.0%	12.2%	5,673,469	17.0%	N.A.	N.A.
Construction / Weighted Average:	1.6 years	45.4%	12.2%	0.3%	12.4%	29,369,998	75.0%	N.A.	N.A.

Notes:

- Original Loan is \$18.0MM of which TPT sold a \$2.0MM pari passu participation to TIF 6.
- Original Loan was purchased for \$2.4MM from JP Morgan.
- 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 \$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.
- Original Loan is \$43.5MM of which TPT sold a \$15.23MM pari passu participation to TIF 6 and a \$5.22MM pari passu participation to TPT 2.

