TERRA INCOME FUND 6

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.

January 2018

Important Investment Considerations

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, Inc., which is a business development company (BDC).

An investment in Terra 6 is speculative and involves a high degree of risk.

An investment in Terra 6 is subject to significant fees and charges.

We invest in securities that are rated below investment grade by rating agencies or that would be rated below investment grade if they were rated. Below investment grade securities, which are often referred to as "junk," have predominantly speculative characteristics with respect to the issuer's capacity to pay interest and repay principal. They may also be difficult to value and illiquid.

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. An investment in our shares is not suitable for you if you need access to the money you invest. If you are able to sell your shares, you will likely receive less than your purchase price.

Our distributions 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. To date, a significant portion of distributions have constituted a return of capital.

This is a "best efforts" offering, and if we are unable to raise substantial funds, we will be limited in the number and type of investments we may make, and the value of your investment in us may be reduced in the event our assets under-perform. Because our dealer manager is one of our affiliates, you will not have the benefit of an independent due diligence review of us, which is customarily performed in firm commitment offerings; the absence of an independent due diligence review increases the risks and uncertainty you face as a stockholder. Our board of directors may change our operating policies, objectives or strategies without prior notice or stockholder approval, the effects of which may be adverse. There may be conflicts of interest related to obligations our advisor has to our affiliates and to other clients.

Economic activity in the United States was adversely impacted by the global financial crisis of 2008 and has yet to fully recover. These conditions may make it more difficult for us to achieve our investment objectives. Our ability to achieve our investment objectives depends on Terra Income Advisors' ability to manage and support our investment process. If our advisor were to lose any members of its senior management team, our ability to achieve our investment objectives could be significantly harmed. If we overestimate the value or income-producing ability or incorrectly price the risks of our investments, we may experience losses.

As a public company, we are subject to regulations not applicable to private companies, such as provisions of the Sarbanes-Oxley Act. Efforts to comply with such regulations will involve significant expenditures, and non-compliance with such regulations may adversely affect us. Prior to raising significant capital, we may be required to keep a significant portion of our offering proceeds in cash and cash items (including receivables) and U.S. government securities to enable us to acquire assets that meet our desired investment profile and to meet certain RIC qualification requirements. As a result, until we have raised substantial capital, your return may be lower due to the lower rates available on cash and cash items and U.S. government securities. Foreclosures create additional ownership risks that could adversely impact our returns on mortgage investments. Delays in liquidating defaulted mortgage loans could reduce our investment returns. You may have current tax liability on distributions you elect to reinvest in our common stock but would not receive cash from such distributions to pay such tax liability.

We intend to qualify as a RIC for federal income tax purposes but may fail to do so. Such failure would subject us to federal income tax on our taxable income (which would not be reduced by dividends we distribute), which would have a material adverse effect on our financial performance.

The Opportunity

There is a lending void that needs to be filled by new sources of capital.

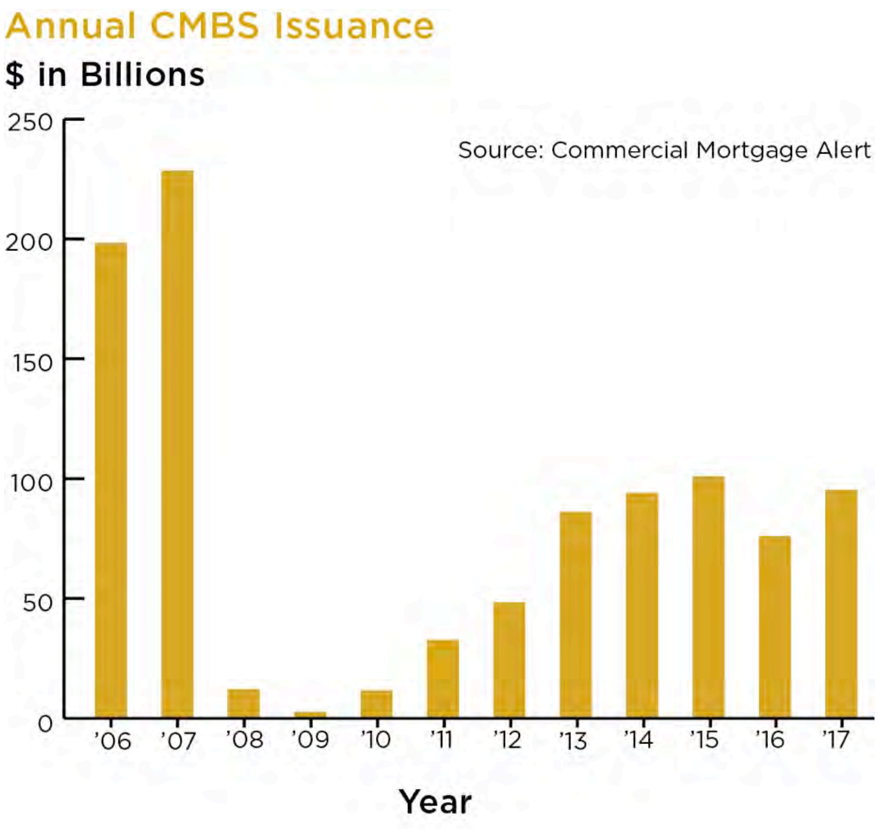
We believe well-capitalized investors with access to expertise and deal flow will have significant opportunity.

- Simply the economics of Supply & Demand
- Hundreds of billions of dollars needed
- Peaking over the next several years

The Opportunity

The supply of commercial real estate mortgages is down…

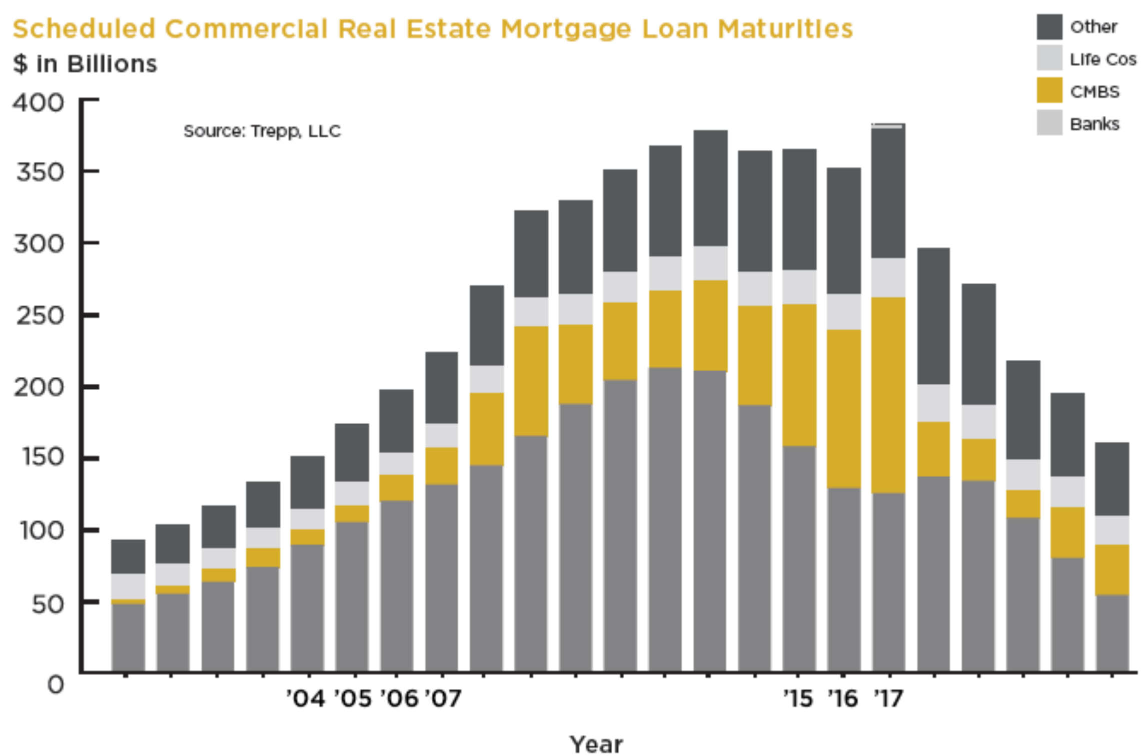
- The economic downturn caused lenders to substantially reduce loans.
- Commercial Mortgage Backed Securities (CMBS) issuance essentially disappeared.
- Commercial banks cut their lending in order to regain financial health and restore their capital.



Commercial real estate mortgages generally mature in 10 years or less…

Today demand for commercial real estate mortgages is up…

- Nearly 60% of entire CMBS public universe is maturing over just three years…
- because the volume of new commercial mortgages was at record levels in 2005 through 2007.*
- Traditional lenders have not returned to pre-crash pace.



*SCI – 'CMBS maturities present challenges' (November 18, 2014)

Our Business and Manager

*Seize the opportunity by accessing the right expertise and our manager's defined strategy.**

- Terra Capital Partners was founded in 2002.
- Our founders each has over 35 years of investment banking and lending experience.
- They have originated and managed more than 300 financings backed by properties valued at $6 billion.
- No Terra fund has suffered a foreclosure or loss.

*Of course, past performance does not guarantee future results. See full track record, available for your review in the prospectus.

Terra 6 makes high interest rate loans on high-quality real estate

Demand for loans allows Terra to secure high interest rates.

- Loans will include first mortgages and mezzanine loans
- Investments are secured with commercial properties as collateral
- Diversified portfolio of $3 million to $20 million loans
- Loans to be originated or underwritten directly by Terra
- Like the principal, loan payments are secured, collateralized by hard assets

A capital stack depicts elements commonly used to pay for a commercial property in their order of seniority. This illustration is for a property valued at $100 million.

Chart sources:
Deutsche Bank – The Future Refinancing Crisis in Commercial Real Estate.
Terra Capital Partners – Market Experience 2007–2017

Terra's Founders

Over 70 years of investment and lending experience

Simon Mildé

Chairman | Terra Capital Partners

Simon Mildé co-founded and is Chairman of Terra Capital Partners. Mr. Mildé has over 40 years' experience in global real estate finance, investment, development and management. Prior to founding Terra, Mr. Mildé founded Jones Lang Wootton North America (now Jones Lang LaSalle), one of the largest global real estate investment management and advisory firms, and served as its Chairman for approximately 20 years. He also co-founded JLW Realty Advisors, which today, operating as Clarion Partners, ranks as one of the largest real estate investment firms in the world.

He is also Chairman and CEO of Capital District Properties and Richbell Capital, companies that develop, manage and own multifamily and hotel properties in the Northeast and Mid-Atlantic States.

Bruce Batkin

Chief Executive Officer | Terra Capital Partners

Bruce Batkin co-founded and is Chief Executive Officer of Terra Capital Partners. Mr. Batkin has over 35 years' experience in real estate acquisition, finance, development, management and investment banking. Prior to founding Terra, he held senior management positions at Merrill Lynch, Donaldson, Lufkin & Jenrette, ABN Amro and several private real estate developmentpartnerships. Mr. Batkin has acquired major commercial properties nationwide and acted as managing partner in over $5 billion of real estate investments for domestic and foreign investors.

He is a member of the Urban Land Institute, the Real Estate Academic Initiative at Harvard University, the Cornell Real Estate Council and the Committee for Economic Development. He is also a participant in the Yale CEO Summit. Mr. Batkin received his Bachelor of Architecture degree from Cornell University and an MBA degree from Harvard Business School.

Terra Income Fund 6

Designed but not guaranteed to provide consistent income while preserving, then returning principal.[1]

Offering Size:	$1,000,000,000
Share Price:	$10.90[2]
Minimum:	$5,000 with addition increments of $500
Distributions:	Scheduled monthly
Hold Period:	Estimated 5 years from close of offering

[1]As of December 31, 2017, a significant portion of distributions paid to our stockholders constituted returns of capital.
[2]An investment in the fund carries substantial fees and expenses.

Terra Income Fund 6: Targeted Benefits

The purpose of Terra 6 is to provide income by using your capital to make loans we believe are well-secured by commercial real estate. Terra 6's loans are secured, but the benefits it is designed to provide are not guaranteed.

If you are looking for:	Terra Income Fund 6 may provide:
A fund designed to pay stable cash distributions	Monthly distributions
Portfolio diversification	Income from secured real estate loans
An estimated exit timeframe Assets with exit dates	Most loans maturing 5 years or less
Transparency and accountability	Quarterly reporting and asset valuations
No traded market volatility	An investment in shares with diversification
Compounding of investment	Dividend Reinvestment Program (DRIP)
Fair investment structure	Alignment with investors

Recent Transaction

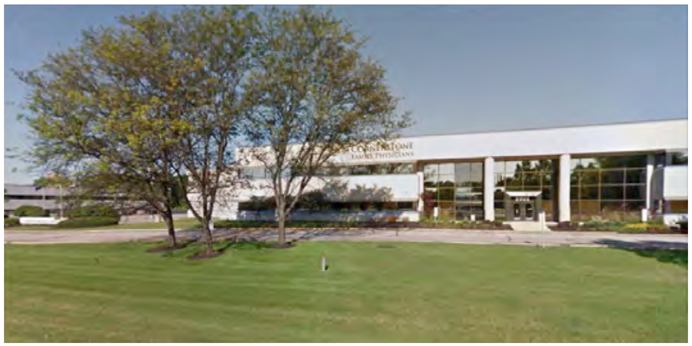
Hilton Hotel, Brooklyn, NY (November 2016)

Mezzanine Loan:	$15 million*
Senior Loan:	$55 million
Loan-to-Value Ratio:	78.7%
Interest Rate:	12%

*Terra Income Fund 6 holds a $7.5 million interest in this loan.

This recently opened, full-service Hilton hotel is close to the Brooklyn Bridge and the Barclays Center in one of Brooklyn's highly sought-after neighborhoods. Total financing, including this loan, is 40% below replacement cost.

Recent Transaction



Medical Office Building, Indianapolis, IN (July 2016)

Loan Amount:	$3.5 million B-Note*
Senior Loan:	$13.575 million (excluding B-Note piece)
Loan-to-Value Ratio:	75.0% at closing and 78.3% fully funded
Interest Rate:	+11.6%

*The B-Note is a subordinate interest in a senior loan and so comparable to a mezzanine loan.

Located near three hospitals, this medical office building is owned by a REIT and its local partner. At closing, the property was generating cash flow equal to 153% of its debt payments. The borrower is obligated to prepay a portion of the debt if cash flow falls below an established benchmark at the end of any quarter.

Recent Transaction

Business Park, Clinton, MS (March 2016)

Mezzanine Loan:	$2.5 million
Senior Loan:	$14.31 million
Loan-to-Value Ratio:	71.2%
Interest Rate:	12%

Located outside Jackson, the capital of Mississippi, this business park was built as the headquarters for WorldCom and completed in 1998 at a cost of $85 million. Total financing, including Terra's loan, is 22% of replacement cost. Current cash flow is 130% of the mortgage and loan payments.

Recent Transaction

Land To Be Developed, Newport Beach, CA (July 2015)

First Mortgage:	$18 million*
Loan-to-Value Ratio:	59.2%
Interest Rate:	12%

*Terra Income Fund 6 holds a $2 million interest in this loan.

The land securing this loan is in Newport Beach, CA, where developable land is scarce, the entitlement process is notoriously difficult and the City has placed a limit on future construction. Our borrower, a REIT sponsor, spent three years and millions of dollars getting the property appropriately zoned, and it is currently entitled for the construction of up to 225 residential condominium units. The borrower has invested 8.6 million of equity in the property, providing a cushion for Terra's loan.

Questions?

Understanding key differences between BDCs and REITs

	REIT	BDC
Valuation of Assets and NAV	Not required during the offering	Computed quarterly as required by the 1940 Act
Offering Price	Static during offering, usually $10	Adjusts with NAV, 1940 Act won't allow below NAV
Government Registration	Not required to be SEC- or state-registered	Must be SEC-Registered Investment Advisor (RIA)

TERRA INCOME FUND 6

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