

PRESS RELEASE



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CELEBRATION PLACE IV GETS FIRST NEW TENANT SINCE OWNERSHIP CHANGE

Orlando, FL – April 21, 2014 – CBRE has arranged a 4,200-square-foot, long-term lease for Immersyve Inc., a developer of next-gen play testing models that measure player experience and sustained engagement, at Celebration IV at 215 Celebration Place in Celebration, Florida. CBRE represented TerraCap, the landlord in the transaction. This is the first new lease for the building since TerraCap purchased the property in March of 2014.

CBRE was selected by the building owner, TerraCap Management LLC, as the office leasing agent for Celebration IV. The firm will provide a full range of marketing and transaction services for the Class A, 125,974-square-foot commercial office building.

“Celebration IV stands out from its competitors as one of the more modern office buildings in this market. The new ownership is incredibly proactive and has some great initiatives to refresh and reposition the property,” said CBRE’s Jay Dixon, who handles the leasing assignment for the building. “We are excited to have the opportunity to represent TerraCap and work with existing tenants, as well as help new tenants move into this prime location.”

The five-story building offers efficient, flexible floor plates ranging from 1,515 square feet to 13,574 square feet, and designed to accommodate high-tech users. Celebration IV is located within the innovative community of Celebration, Florida and is close to area amenities that include restaurants, hotels, Celebration Health and a sport facility. It is conveniently located near I-4, the Greenway (SR 417), and directly south of Highway 192.

TerraCap Management, LLC

TerraCap Management, LLC, a registered investment adviser, is an alternative investment management company focused on deep value real estate acquisitions in the southeastern United States, with an emphasis on the Florida commercial property market. TerraCap performs extensive market research and fact-based analysis on population growth, migratory trends, international home buying, and intrastate population movement. This enables the firm to seek opportunities where demand is the highest and real estate assets are mispriced, overlooked or undervalued. Please visit our website at <http://terracapgmt.com>.

About CBRE Group, Inc.

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