

NXT provides a full range of structured financing solutions to the middle market through our Corporate Finance and Real Estate Finance groups. From working together at both Merrill Lynch Capital and Heller Financial, our results-oriented professionals have built a reputation of trustworthiness among investors. Count on our expertise for straightforward advice, a hassle-free process that is second to none, and structured financing that is just right for you.

NXT Capital - Real Estate Finance

As a balance sheet leader, NXT invests in projects across the United States with both balance sheet debt and equity. Our value proposition is based on structured debt expertise, local market presence and experience underwriting value creation business plans. We provide expeditious solutions today – and offer new options when financing needs change in the future.

Our team is committed to financing middle market real-estate investors by:

- Tailoring a full complement of floating rate first mortgage and mezzanine products to meet specific transaction requirements.
- Focusing primarily on non-recourse first mortgage transactions with initial DSC > 1.0X for properties located in major markets (> 1 million people) in support of experienced real estate investors.
- Targeting loans of \$10 million to \$35 million.
- Delivering the speed and certainty investors need when making a financing decision.

FINANCING PRODUCTS

First Mortgage (Core up to 75% LTC) • First Mortgage (Enhanced up to 90% LTC) • Mezzanine Debt • Preferred Equity

TRANSACTION TYPES

Property Acquisitions • Refinancing • Discounted Loan Payoffs • Direct Loan Acquisitions • Financing Loan Acquisitions • Partnership Recapitalizations

INDUSTRY EXPERIENCE

Multifamily • Office • Retail • Industrial • Hotel

REAL ESTATE FINANCE ORIGINATION TEAM

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\$30,000,000


First Mortgage Refinance
Sole Lender
Miami, FL
Multifamily


April 2011 



\$12,000,000


First Mortgage Acquisition
Sole Lender
Austin, TX
Office


April 2011 



\$35,000,000


First Mortgage Refinance
Sole Lender
Tempe, AZ
Multifamily


February 2011 



Undisclosed


First Mortgage Acquisition
Sole Lender
Dallas, TX
Multifamily


January 2011 



\$15,700,000


First Mortgage Acquisition
Sole Lender
Oklahoma City, OK
Industrial


January 2011 



\$14,000,000


First Mortgage Refinance
Sole Lender
Glendale, CA
Office


December 2010 



\$22,000,000


First Mortgage Acquisition
Sole Lender
Multiple Locations
Retail


December 2010 



\$14,000,000


First Mortgage Refinance
Sole Lender
Fairfield, CT
Office


December 2010 



\$30,000,000


First Mortgage Refinance
Sole Lender
Multiple Locations
Multifamily


December 2010 



\$16,200,000


First Mortgage Acquisition
Sole Lender
St. Petersburg, FL
Office


December 2010 



\$20,600,000


First Mortgage Refinance
Sole Lender
Atlanta, GA
Multifamily


November 2010 



\$22,000,000


First Mortgage Acquisition
Sole Lender
New York, NY
Office


October 2010 



\$7,700,000


First Mortgage Acquisition
Sole Lender
Coral Springs, FL
Office


October 2010 



\$12,300,000


First Mortgage Refinance
Sole Lender
Charlotte, NC
Mixed Use


August 2010 



\$17,300,000

First Mortgage Acquisition
Sole Lender
Fort Lauderdale, FL
Office

August 2010 



\$13,200,000

First Mortgage Acquisition
Sole Lender
Phoenix, AZ
Multifamily

July 2010 