

COMMITTED TO FINANCING MIDDLE MARKET REAL ESTATE INVESTORS

NXT Capital Real Estate Finance invests balance sheet debt and equity. Our structured debt expertise and local market presence mean we can deliver solutions today – and new options when your 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 \$40 million.
- » Delivering the speed and certainty investors need when making a financing decision.

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

Target Property Types

- » Multifamily
- » Office
- » Retail
- » Industrial
- » Hotel
- » Student Housing

WHAT OUR CLIENTS ARE SAYING


"I recommend NXT Capital without reservation. They understand all aspects of the real estate business and consistently deliver on the promised terms."

**B. Dan Bryson, Executive Vice President
Capital Markets – Real Estate Investment Banking, JLL**

"I've done many transactions with NXT and plan to do more. NXT offers competitive terms and a highly experienced team that understands how to evaluate and deliver on fast-moving, complex transactions."


Lucas J. Donahue, Senior Director, NorthMarq

\$16,000,000



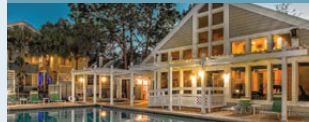
One West Victory
Student Housing
SAVANNAH, GA
First Mortgage
Acquisition
Sole Lender

\$16,600,000




Adagio Apartments
Multifamily
PHOENIX, AZ
First Mortgage
Acquisition
Sole Lender

\$21,500,000




Verandahs at Hunt Club
Multifamily
APOPKA, FL
First Mortgage
Acquisition
Sole Lender

\$22,350,000




Parkway Atrium
Office
HERNDON, VA
First Mortgage
Recapitalization
Sole Lender

\$42,650,000



Alta Delray Station
Multifamily
DELRAY BEACH, FL
First Mortgage
Sole Lender

\$44,800,000




Lincoln Hills Apartments
Multifamily
MARIETTA, GA
First Mortgage
Acquisition
Sole Lender

\$43,000,000



South Beach Portfolio
Multifamily
MIAMI BEACH, FL
First Mortgage
Acquisition
Sole Lender

\$26,000,000




Charleston at Blue Ash
Multifamily
CINCINNATI, OH
First Mortgage
Refinance
Sole Lender

\$15,100,000



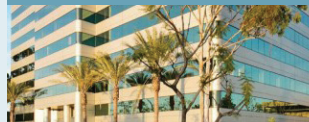
Reserve at Maitland
Office
ORLANDO, FL
First Mortgage
Acquisition
Sole Lender

\$34,600,000



Vista at Palma Sola
Multifamily
BRADENTON, FL
First Mortgage
Acquisition
Sole Lender

\$27,500,000



Cerritos Tower
Office
CERRITOS, CA
First Mortgage
Acquisition
Sole Lender

\$15,700,000



Activity Business Center
Office
SAN DIEGO, CA
First Mortgage
Acquisition
Sole Lender

REAL ESTATE LOAN ORIGINATION TEAM

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