

# 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 \$75 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**

**\$20,300,000**




Monteverde Apartments  
Multifamily  
**BOYNTON BEACH, FL**  
First Mortgage  
Acquisition  
Sole Lender

**\$30,000,000**




Ardmore & 28th  
Multifamily  
**ATLANTA, GA**  
First Mortgage  
Refinance  
Sole Lender

**\$17,800,000**




Verde Dimora  
Multifamily  
**MESA, AZ**  
First Mortgage  
Acquisition  
Sole Lender

**\$24,500,000**



Link Apartments\* Mixson  
Multifamily  
**CHARLESTON, SC**  
First Mortgage  
Acquisition  
Sole Lender

**\$12,000,000**



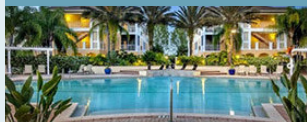
Courtyard Albuquerque  
Hotel  
**ALBUQUERQUE, NM**  
First Mortgage  
Acquisition  
Sole Lender

**\$17,750,000**




8800 Baymeadows  
Office  
**JACKSONVILLE, FL**  
First Mortgage  
Acquisition  
Sole Lender

**\$29,450,000**




Crosswynde Apartments  
Multifamily  
**TAMPA, FL**  
First Mortgage  
Acquisition  
Sole Lender

**\$23,950,000**



The Mesa Tower  
Office  
**MESA, AZ**  
First Mortgage  
Acquisition  
Sole Lender

**\$25,900,000**



Apartment Complex  
Multifamily  
**LEWISVILLE, TX**  
First Mortgage  
Refinance  
Sole Lender

**\$31,000,000**




Bel Brook and Hideaway Apartments  
Multifamily  
**SAN LEANDRO, CA**  
First Mortgage  
Acquisition  
Sole Lender

**\$17,100,000**



Casanova Grove Apartments  
Multifamily  
**MONTEREY, CA**  
First Mortgage  
Acquisition  
Sole Lender

**\$24,500,000**



Apartment Complex  
Multifamily  
**SAN ANTONIO, TX**  
First Mortgage  
Acquisition  
Sole Lender

**REAL ESTATE LOAN ORIGINATION TEAM**

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