

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 floating rate and first mortgage 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)
- » 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



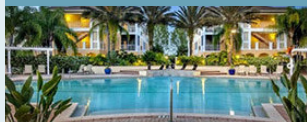
Courtyard Albuquerque
Hotel
ALBUQUERQUE, NM
First Mortgage
Acquisition
Sole Lender

\$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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