

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 targeting initial DSC > 1.0X for properties located in major markets (+1 million people) in support of experienced real estate investors.
- » Targeting loans of \$15 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


\$33,100,000



833 West Jackson
322 South Green
Office

CHICAGO, IL
First Mortgage
Refinance
Sole Lender


\$42,650,000



Delray Station
Multifamily

DELRAY BEACH, FL
First Mortgage
Refinance
Sole Lender


\$37,500,000



Argon Plaza
Office

FAIRFAX, VA
First Mortgage
Acquisition
Sole Lender


\$19,250,000



Springhill Suites and Home2 Suites
Hotels

WINSTON-SALEM, NC
First Mortgage
Acquisition
Sole Lender

\$28,700,000



Summit at Lime Ridge
Multifamily

CONCORD, CA
First Mortgage
Acquisition
Sole Lender


\$29,750,000



79 West Apartments
Multifamily

PANAMA CITY BEACH, FL
First Mortgage
Acquisition
Sole Lender


\$55,300,000



Cumberland Center II
Office

ATLANTA, GA
First Mortgage
Acquisition
Sole Lender


\$42,760,000



Eastside Heights
Multifamily

NASHVILLE, TN
First Mortgage
Refinance
Sole Lender

\$33,800,000



The Muse Apartments
Multifamily

DENVER, CO
First Mortgage
Refinance
Sole Lender


\$25,000,000



Summit at SouthPoint
Office

JACKSONVILLE, FL
First Mortgage
Acquisition
Sole Lender

\$46,300,000



Multifamily

SPRING, TX
First Mortgage
Refinance
Sole Lender

\$27,550,000



Breckenridge Apartments
Multifamily

PHOENIX, AZ
First Mortgage
Acquisition
Sole Lender

REAL ESTATE LOAN ORIGINATION TEAM

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