

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 non-recourse floating rate first mortgage products to meet specific transaction requirements.
- » 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

"NXT Capital has deep experience providing structured finance solutions on value-add properties, delivering for me with certainty of execution and a responsive, efficient closing process. We recently closed a loan with NXT with our borrower remarking that the transaction could not have been handled better."

James V. DuMars, Managing Director, Northmarq Capital

<p>\$33,100,000</p>  <p>833 West Jackson 322 South Green Office</p> <p>CHICAGO, IL</p> <p>First Mortgage Refinance Sole Lender</p>	<p>\$42,650,000</p>  <p>Delray Station Multifamily</p> <p>DELRAY BEACH, FL</p> <p>First Mortgage Refinance Sole Lender</p>	<p>\$37,500,000</p>  <p>Argon Plaza Office</p> <p>FAIRFAX, VA</p> <p>First Mortgage Acquisition Sole Lender</p>	<p>\$19,250,000</p>  <p>Springhill Suites and Home2 Suites Hotels</p> <p>WINSTON-SALEM, NC</p> <p>First Mortgage Acquisition Sole Lender</p>
<p>\$28,700,000</p>  <p>Summit at Lime Ridge Multifamily</p> <p>CONCORD, CA</p> <p>First Mortgage Acquisition Sole Lender</p>	<p>\$29,750,000</p>  <p>79 West Apartments Multifamily</p> <p>PANAMA CITY BEACH, FL</p> <p>First Mortgage Acquisition Sole Lender</p>	<p>\$55,300,000</p>  <p>Cumberland Center II Office</p> <p>ATLANTA, GA</p> <p>First Mortgage Acquisition Sole Lender</p>	<p>\$42,760,000</p>  <p>Eastside Heights Multifamily</p> <p>NASHVILLE, TN</p> <p>First Mortgage Refinance Sole Lender</p>
<p>\$33,800,000</p>  <p>The Muse Apartments Multifamily</p> <p>DENVER, CO</p> <p>First Mortgage Refinance Sole Lender</p>	<p>\$25,000,000</p>  <p>Summit at SouthPoint Office</p> <p>JACKSONVILLE, FL</p> <p>First Mortgage Acquisition Sole Lender</p>	<p>\$46,300,000</p>  <p>Multifamily</p> <p>SPRING, TX</p> <p>First Mortgage Refinance Sole Lender</p>	<p>\$27,550,000</p>  <p>Breckenridge Apartments Multifamily</p> <p>PHOENIX, AZ</p> <p>First Mortgage Acquisition Sole Lender</p>

REAL ESTATE LOAN ORIGINATION TEAM

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