

COMMITTED TO FINANCING MIDDLE-MARKET REAL ESTATE

NXT Capital Real Estate Finance invests balance sheet debt and equity. Our structured debt expertise and local market presence mean we can quickly deliver solutions — and new options when your needs change in the future.

Our team is committed to financing middle market real estate 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 needed 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








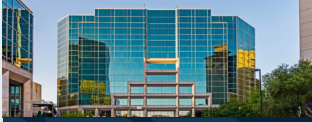






WHAT OUR CLIENTS ARE SAYING

"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>\$33,300,000</p>  <p>Soleil Apartments Multifamily CHANDLER, AZ First Mortgage Acquisition Sole Lender</p>	<p>\$30,000,000</p>  <p>Multifamily SAN ANTONIO, TX First Mortgage Acquisition Sole Lender</p>	<p>\$34,800,000</p>  <p>Vista Springs Apartments Multifamily MORENO VALLEY, CA First Mortgage Acquisition Sole Lender</p>	<p>\$37,800,000</p>  <p>Multifamily HALTOM CITY, TX First Mortgage Acquisition Sole Lender</p>
<p>\$36,000,000</p>  <p>Gateway Professional Center Office SARASOTA, FL First Mortgage Acquisition Sole Lender</p>	<p>\$59,500,000</p>  <p>Esplanade III Office PHOENIX, AZ First Mortgage Refinance Sole Lender</p>	<p>\$49,900,000</p>  <p>Novel Rio Multifamily TEMPE, AZ First Mortgage Refinance Sole Lender</p>	<p>\$33,650,000</p>  <p>53 West Apartments Multifamily GAINESVILLE, GA First Mortgage Refinance Sole Lender</p>
<p>\$17,500,000</p>  <p>Castille at Carillon Office TAMPA, FL First Mortgage Acquisition Sole Lender</p>	<p>\$21,400,000</p>  <p>2000 RiverEdge Office ATLANTA, GA First Mortgage Refinance Sole Lender</p>	<p>\$28,500,000</p>  <p>Multifamily SAN ANTONIO, TX First Mortgage Refinance Sole Lender</p>	<p>\$36,000,000</p>  <p>Riverwalk Rock Hill Multifamily ROCK HILL, SC First Mortgage Acquisition Sole Lender</p>

REAL ESTATE LOAN ORIGINATION TEAM

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Lending/financing services provided by NXT Capital, LLC.
 Loans will be arranged or made pursuant to a California Financing Law License.