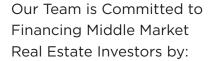


COMMITTED TO FINANCING MIDDLE MARKET REAL ESTATE INVESTORS





- » 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 \$40 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
- » Industrial
- » Office
- » Hotel
- » Retail
- " Hotel
- ail » Student Housing



"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

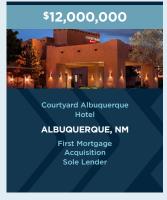
"I've done many transactions with NXT and plan to do more. NXT offers competitive terms and a highly experienced team that understands how to evaluate and deliver on fast-moving, complex transactions."

Lucas J. Donahue, Senior Director, NorthMarq



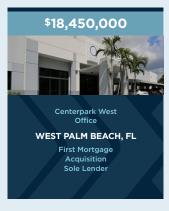






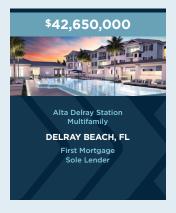




















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