

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


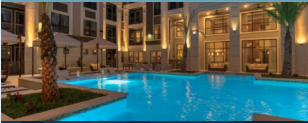










WHAT OUR CLIENTS ARE SAYING

"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

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| <p>\$20,300,000</p>  <p>200 Ashford Office ATLANTA, GA First Mortgage Acquisition Sole Lender</p> | <p>\$21,000,000</p>  <p>Hamilton Multifamily HOUSTON, TX First Mortgage Refinance Sole Lender</p> | <p>\$36,000,000</p>  <p>Riverwalk Apartments Multifamily ROCK HILL, SC First Mortgage Acquisition Sole Lender</p> | <p>\$36,000,000</p>  <p>Gateway Professional Office SARASOTA, FL First Mortgage Acquisition Sole Lender</p> |
| <p>\$49,900,000</p>  <p>Novel Rio Multifamily TEMPE, AZ First Mortgage Acquisition Sole Lender</p> | <p>\$59,470,000</p>  <p>Esplanade III Office PHOENIX, AZ First Mortgage Refinance Sole Lender</p> | <p>\$53,000,000</p>  <p>Multifamily PLANO, TX First Mortgage Refinance Sole Lender</p> | <p>\$28,500,000</p>  <p>Multifamily SAN ANTONIO, TX First Mortgage Refinance Sole Lender</p> |
| <p>\$54,700,000</p>  <p>Office RICHARDSON, TX First Mortgage Refinance Sole Lender</p> | <p>\$33,700,000</p>  <p>53 West Multifamily GAINESVILLE, GA First Mortgage Refinance Sole Lender</p> | <p>\$27,400,000</p>  <p>Valley Commerce Center Office PHOENIX, AZ First Mortgage Acquisition Sole Lender</p> | <p>\$60,700,000</p>  <p>Multifamily DALLAS, TX First Mortgage Refinance Sole Lender</p> |

REAL ESTATE LOAN ORIGINATION TEAM

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