



\$9.7MM FIRST MORTGAGE LOAN

June 28, 2011

NXT Capital recently closed a \$9.7MM first mortgage loan used to facilitate the acquisition of a 74,000 square foot mid-rise office building located in Anaheim, California.

The transaction fits NXT's credit criteria based on:

- Strong in-place occupancy with minimal short-term lease rollover.
- Infill location with excellent visibility along a major thoroughfare.
- High quality in-place tenants generate a positive going-in Debt Yield and Debt Service Coverage, net of free rent.
- Strong sponsorship in Realm Real Estate and the Bascom Group.

The loan was placed through Thomas R. Sherlock of Talonvest Capital, Inc.

NXT Capital provides structured financing solutions to middle-market clients through its Corporate Finance and Real Estate Finance groups, originating transactions directly on a national basis.