



\$13.5MM FIRST MORTGAGE LOAN

NXT Capital recently provided a \$13.5 million first mortgage loan to refinance a four-building office complex located in Irvine, CA.

Keys to the Deal:

- Strong, above-market occupancy with in-place cash flow.
- Highly desirable location at the intersection of Irvine and Newport Beach.
- Additional equity contribution from the sponsor.
- Experienced sponsorship of CIP Real Estate.



The loan was placed through Tom Sherlock and Eric Snyder of Costa Mesa-based Talonvest Capital.

NXT Capital provides structured financing solutions to middle-market clients through its Real Estate Finance, Corporate Finance and Venture Finance groups, originating transactions on a national basis. NXT Capital's Real Estate Finance group primarily serves experienced real estate investors with non-recourse first mortgages of \$10 million to \$35 million for major-market properties with initial DSC greater than 1.0X.

