



patient • agile • diversified

Since 1998, Next Realty has completed more than 75 transactions, totaling over \$700 million in gross asset value. Our success stems from our systematic approach to analyzing and pursuing new investments. We seek assets that present opportunities to enhance capital appreciation yields through improved operations, lease-up, renovation, and/or modification of capital structures. We patiently evaluate the nuances of each property to balance the asset class, geography, and long-term strategy to maximize the operations and financial performance of our portfolio.

Next Realty's portfolio is diversified across alternative asset classes, geography and tenancy which enables us to balance delivering current income yields with longer-term potential for value creation and capital appreciation.

RETAIL



FLEX



MULTI-FAMILY



PARKING

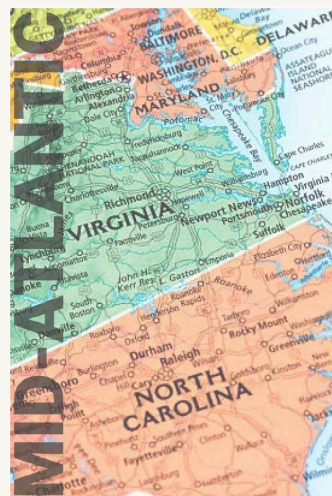
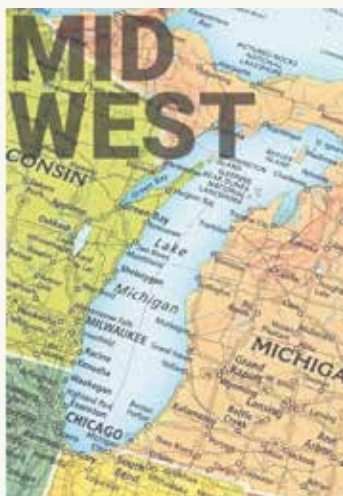


MEDTAIL



NEXT REALTY'S MULTI-SOLUTION® STRATEGY

Next Realty's Multi-Solution® Investment Strategy focuses on the acquisition of high quality properties, executing specific business plans that take us from acquisition to repositioning to stabilization.





PATIENCE in Evaluation

- Next has fostered hundreds of relationships that bring us investment opportunities.
- We identify, assess, and track all opportunities.
- Once identified as a potential investment, Next's acquisitions team assesses risk at the property level through in-depth due diligence which includes physical, financial, and market factors.



AGILITY in Closing the Deal

- Next Realty is transparent in its purchasing process and price.
- We're generally the most enticing buyer, even if we're not the highest bidder.
- We can close quickly with committed capital utilizing our strong banking relationships to facilitate the process.



DIVERSIFICATION of Portfolio

- The Next Realty investment portfolio is varied by asset class, geography, and tenant rosters.
- Property and hold periods average 5.7 years but vary with the strategy for a property.
- Next investors benefit from strong performance of returns through varying market cycles.

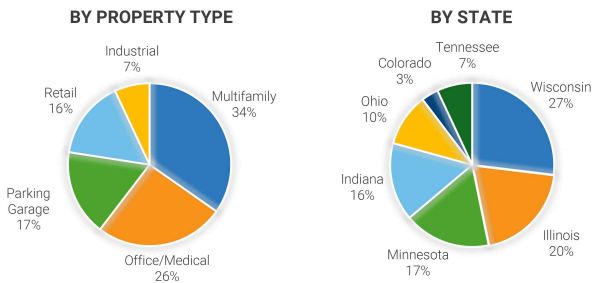
NEXT REALTY VALUE PROPOSITION: MULTI-SOLUTION® STRATEGY IN ACTION:

THE MULTI-SOLUTION® INVESTMENT STRATEGY ENHANCES YIELDS THROUGH:

- Adaptive Reuse and Renovations
- Modification of Capital Structures
- Improved Operations
- Creative Lease-Up

DIVERSIFICATION

To demonstrate the types of diversification we pursue, we have included these charts showing the portfolio composition of a recent fund.



TRACK RECORD

TOTAL PORTFOLIO ACQUIRED:	\$700M
TOTAL EQUITY INVESTED:	\$238M
NUMBER OF PROPERTIES ACQUIRED:	79
FULLY REALIZED INVESTMENTS:	52
AVERAGE HOLD PERIOD:	5.8 YEARS
NET INTERNAL RATE OF RETURN:	20.77%
NET RETURN MULTIPLE:	1.78x

Note: The data above represents property-level realized returns, net of all fees and expenses to investors, generated by Next Realty on the 52 completed transactions between 2002-2024.

OUR EXECUTIVE TEAM

ANDREW S. Hochberg
FOUNDER AND CEO



Andy is responsible for designing Next Realty's strategic direction and executing its investment strategy. His cumulative observations of the industry, spanning more than 30 years, have guided Andy's vision and commitment to the firm's Multi-Solution® Investing approach.

ahochberg@nextrealty.com
847-881-2001

MARC J. Blum
PRESIDENT AND COO



Marc has been overseeing the firm's asset and portfolio management operations, among other functions, for over 20 years. For Marc, it's all about visualizing and executing Next Realty's business plan for each property.

mblum@nextrealty.com
847-881-2002

ETERI Zaslavsky, CCIM
MANAGING DIRECTOR



For the past 18 years, Eteri has been instrumental in sourcing investment opportunities and overseeing the due diligence process on new acquisitions. Eteri's additional responsibilities include raising capital and investor relations.

ezaslavsky@nextrealty.com
847-881-2018