

LX Financial LLC

Investment Summary

Our file:	11855001
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Loan type	First mortgage, bridge loan, fixed rate
Purpose	Purchase and renovation
Exit	Resale
Property type	Single family
Location	West Orange, NJ
Borrower/Sponsor	Seasoned investor/developer
Borrowing entity	LLC
Additional security	Deed In Lieu of Foreclosure, Assignment of Rents,
Partial investments	Possible. Any amount. Notes can be recorded in pari-passu
Loan servicing	Available at no cost to the lender.
Note	Borrower believes the property market value is \$1.2MM+

LOAN	
Purchase price	479,725
Rehab budget	161,000
Hard cost	640,725
Appraised/After Repair Value	1,000,000
Loan amount	550,000
Loan to value	55%
Loan to cost	86%
Term	12 months
Amortization	Interest only
Interest rate	12.00%
Monthly interest only payments	5,500

COMMENTS

Established developer/borrower with an excellent delivery and payment record.

DOCUMENTATION

Application
Appraisal
Budget
Listing
Purchase contract

Timing is important. Please let me know right away if you want to review the file. Thanks, PL

Paul Luykx

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