

LX Financial LLC

Investment Summary

Our file:	8972339
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Loan type	First mortgage, bridge loan, fixed rate
Strategy	Rental property
Purpose	Completion loan
Exit	Bank refinance in 6-12 months
Property type	Single family
Location	Wayne, NJ 07470
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 \$800K+

LOAN	
Appraised/After Repair Value	670,000
Loan amount	300,000
Loan to value	45%
Term	12 months
Amortization	Interest only
Interest rate	12.00%
Monthly interest only payments	3,000

CASH FLOW	
Rents	3,000
Tax, insurance, maintenance	-853
Net operating income	2,147

COMMENTS

Established borrower with an A1 delivery and payment record. (10+)

DOCUMENTATION

Application
Appraisal
Track record

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

Paul Luykx

paul@lxfinancial.com

Mobile: 917-209-1111 (Voice/Text)