

# LX Financial LLC

## Investment Summary

Our file:	11057700
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<b>Property type</b>	Multi-family, 21 units
<b>Location</b>	Camden, NJ
<b>Loan type</b>	Junior lien
<b>CLTV</b>	59.40%
<b>Purpose</b>	Recovery of renovation expenses incurred
<b>Loan amount</b>	\$250,000
<b>Interest rate</b>	15.00%
<b>Monthly payments, interest only</b>	\$3,125.00
<b>Exit</b>	Refinance
<b>Borrower/Sponsor</b>	Seasoned investor and property managers
<b>Borrowing entity</b>	LLC
<b>Additional security</b>	Personal guarantees.
<b>Loan servicing</b>	Available at no cost to the lender.
<b>Partial investment</b>	Possible. \$50K minimum

<b>LOAN</b>	
Current value	\$2,250,000
First mortgage balance	\$1,086,475
Proposed junior lien	\$250,000
<b>CLTV - Combined Loan To Value</b>	<b>59.40%</b>
<b>Loan amount</b>	<b>\$250,000</b>
Term (months)	12
<b>Interest rate</b>	<b>15.00%</b>
Monthly payments, interest only	\$3,125.00
Monthly payment, 1st mortgage	\$8,455
Monthly payment, proposed loan	\$3,125
<b>Total payments</b>	<b>\$11,580</b>
<b>DSC - Debt Service Coverage</b>	<b>187%</b>

<b>TRACK RECORD</b>	
Credit scores	711/729
Fix & Rent experience	Professionals

<b>CASH FLOW</b>	
Gross Income	\$26,623
Expenses	-\$4,950
<b>Net Operating Income</b>	<b>\$21,673</b>

<b>DOCUMENTATION</b>	
Summary	Tenant ledger
Confirmation	SREO
Appraisal 2023	Applications
P&L, last 3 months	
Rent roll	

### COMMENTS

Seasoned investors and project/property managers

Timing is important. Please let me know right away if you have questions/interest, thanks - P

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