

# LX Financial LLC

## Investment Summary

Our file:	12256321
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**Investment type:** Bridge loan. First mortgage, fixed rate.  
**Purpose:** Renovate 1-family property Location: NJ 07050  
**Borrower:** Seasoned builder/developer  
**Loan amount** \$340,000  
**Partial investment** Possible. Any amount available with pari-passu structure.  
**Loan to value:** 67% of Appraised Resale Value.  
**Loan term:** 12 months.  
**Borrower:** LLC  
**Add security:** Personal guarantee, assignment of rents, deed in lieu of foreclosure  
**Exit:** Resale  
**Loan servicing:** Available at no cost to the lender.

PROPERTY DETAIL SUMMARY	
Property type	1-fam
Property value	230,000
Construction cost	230,000
Soft cost	11,116
<b>Budget</b>	<b>471,116</b>
<b>Appraised Resale Value</b>	<b>510,000</b>
<b>Loan to value</b>	<b>67%</b>
<b>Loan amount</b>	<b>340,000</b>

MORTGAGE TERMS	
Security	First mortgage
<b>Interest rate</b>	<b>12%</b>
Amortization	Interest only
Term	12 months
<b>Monthly payments</b>	<b>3,400.00</b>

### COMMENTS

This area is popular with NYC migrants and is trending up.  
Borrower believes the property will sell for \$550,000+

### DOCUMENTATION

Appraisal	Application
Budget	Credit report
Purchase contract	

Timing is important. Please let me know right away if you are interested. Thanks, P.

**Paul Luykx**

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