

LX Financial LLC

Investment Summary

Our file:	11656234
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Loan type	First mortgage, bridge loan, fixed rate
Purpose	Fix to rent
Exit	Refinance
Property type	Duplex
Location	Irvington NJ 07111
Borrower/Sponsor	Seasoned investor
Borrowing entity	LLC
Additional security	Deed In Lieu of Foreclosure, Assignment of Rents, Personal guarantee
Loan servicing	Available at no cost to the lender.
Partial investment	Possible. \$50K minimum

LOAN	
Purchase	NA
Rehab/construction budget	\$290,000
Pre-construction expense	NA
Budget	\$290,000
AIV - As Is Value	\$130,000
ARV - After Repair Value	\$515,000
ACV - After Construction Value	NA
Loan amount	\$320,000
LTC - Loan to cost	76%
LTV - Loan to value	62%
Interest rate	12.00%
Amortization	Interest only
Monthly payments	\$3,200
Term	12 months

TRACK RECORD	
Credit score	696
LX Financial loans	3
Fix & Rent experience	Professional

CASH FLOW	
Rental income	\$3,800
Taxes, insurance, maintenance	-\$1,150
Budget	\$2,650

DOCUMENTATION	
Summary	Application
Appraisal	Purchase contract
Budget	Appraisal validation

COMMENTS

Seasoned investor with good delivery and payment records
Borrower owns a property management company

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

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