

LX Financial LLC

Investment Summary

Our file:	11859089
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Loan type	First mortgage, construction loan, fixed rate
Purpose	Construction new home
Exit	Resale
Property type	Single family
Location	Wayne, NJ 07470
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. Minimum amount \$50,000.

LOAN	
Lot value	\$250,000
Construction budget	\$600,000
Budget	\$850,000
AIV - As Is Value	NA
ARV - After Repair Value	NA
ACV - After Construction Value	\$1,135,000
Loan amount	\$650,000
LTC - Loan to cost	76%
LTV - Loan to value	57%
Interest rate	12.00%
Amortization	Interest only
Monthly payments	\$6,500
Term	12 months

TRACK RECORD	
Credit score	675
LX Financial loans	3
Rehab/construction experience	8

CASH FLOW	
Rental income	\$7,500
Taxes, insurance, maintenance	-\$1,721
Budget	\$5,779

DOCUMENTATION	
Summary	
Appraisal	
Budget	
Application	

COMMENTS

Repeat borrower with good delivery and payment records

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

Paul Luykx

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