

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. \$50K minimum

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

paul@lxfinancial.com

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