

# LX Financial LLC

## Investment Summary

Our file:	22 11863288
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<b>Loan type</b>	Bridge loan, fixed rate
<b>Loan amount</b>	\$325,000
<b>Rate</b>	15.00% (Interest only monthly payments)
<b>Term</b>	12 months
<b>Purpose</b>	Purchase and rehab of a duplex
<b>Loan structure</b>	First mortgage loan
<b>Exit</b>	Refinance for long term hold
<b>Locations</b>	Orange NJ
<b>Borrower/Sponsor</b>	Seasoned developer/investor
<b>Borrowing entity</b>	LLC
<b>Additional security</b>	Deed In Lieu of Foreclosure & Assignment of Rents (duplexes) Personal Guarantees
<b>Partial investments</b>	Possible. Minimum amount: \$50,000
<b>Loan servicing</b>	Available at no cost to the lender

LOAN	
Purchase price,	\$325,000
Rehab/construction	\$75,000
<b>Total hard cost</b>	<b>\$400,000</b>
ARV - After Repair Value	<b>\$490,000</b>
LTV - Loan to Value	<b>66%</b>
<b>Loan amount</b>	<b>\$325,000</b>
Interest rate	15.00%
Amortization	Interest only
Monthly payments	\$4,063
Term	12 months

CASH FLOW	
Current rents	\$3,800
Expenses	-\$884
<b>Net Operating income</b>	<b>\$2,916</b>

TRACK RECORD	
Credit score	675
Rehab/Rental experience	10+
LX Financial loans	6+

DOCUMENTATION	
Personal Financial Statement	
Appraisal	
Budget	
Appraisal Validation	
Purchase contract	

## COMMENTS

Quick close needed. Higher rate offered to accommodate this.

Borrower believes the appraisal to be low: Market rents should be \$5K+, and the ARV \$600K+

Experienced investor with good delivery and payment records.

Timing is important. Please let me know right away if you have questions/interest. Thanks, PL

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