

# LX Financial LLC

## Investment Summary

Our file:	11952030
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<b>Loan type</b>	Bridge loan, fixed rate
<b>Loan amount</b>	\$200,000
<b>Rate</b>	13.50%, with interest only monthly payments
<b>Term</b>	12 months
<b>Property</b>	Duplex with 10 parking stalls
<b>Purpose</b>	Purchase and fix to rent
<b>Loan structure</b>	Blanket loan with other borrower owned property
<b>Exit</b>	Refinance for long term hold
<b>Locations</b>	Camden NJ
<b>Borrower/Sponsor</b>	Seasoned developers/investors
<b>Borrowing entity</b>	LLC
<b>Additional security</b>	Deed In Lieu of Foreclosure & Assignment of Rents Personal Guarantees
<b>Partial investments</b>	Possible. Minimum amount: \$50,000
<b>Loan servicing</b>	Available at no cost to the lender

<b>LOAN</b>	
Purchase price	\$100,000
Rehab/construction (both properties)	\$80,000
<b>Total hard cost</b>	<b>\$180,000</b>
ARV - After Repair Value, purchase	\$220,000
Appraised value, cross-collateral	\$235,000
<b>Total property values</b>	<b>\$455,000</b>
<b>Loan amount</b>	<b>\$200,000</b>
First mortgage, cross-collateral	\$96,000
<b>Total loans</b>	<b>\$296,000</b>
CLTV - Combined Loan to value	<b>65%</b>
<b>Interest rate</b>	<b>13.50%</b>
Amortization	Interest only
Monthly payments	\$2,250
Term	12 months

<b>CASH FLOW SUBJECT PROPERTY</b>	
Gross rental value	\$3,200
Expenses	-\$847
<b>Net Operating income</b>	<b>\$2,353</b>

<b>TRACK RECORD</b>	
Credit scores	736/741
Rehab/Rental experience	30+
LX Financial loans	6

<b>DOCUMENTATION</b>	
Personal Financial Statements	
Appraisals	
Budgets	
Appraisal Validations	
Purchase contract	
Schedule of Real Estate Owned (REO)	

### COMMENTS

Experienced investors with solid delivery and payment histories.

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

**Paul Luykx**

paul@lxfinancial.com

Mobile: 917-209-1111