

# LX Financial LLC

## Investment Summary

Our file:	12925010
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<b>Loan type</b>	First mortgage, bridge loan, fixed rate
<b>Purpose</b>	Fix to Sell
<b>Exit</b>	Resale
<b>Property type</b>	Single family
<b>Location</b>	Irvington NJ 07111
<b>Borrower/Sponsor</b>	Seasoned developer/builder
<b>Borrowing entity</b>	LLC
<b>Additional security</b>	Deed In Lieu of Foreclosure, Assignment of Rents, Personal guarantee
<b>Partial investments</b>	Possible. Minimum amount: \$50,000
<b>Loan servicing</b>	Available at no cost to the lender.

LOAN	
Purchase price	\$215,000
Rehab/construction budget	\$35,000
<b>Hard cost</b>	<b>\$250,000</b>
AIV - As Is Value	NA
ARV - After Repair Value	\$330,000
ACV - After Construction Value	NA
Loan amount	\$200,000
LTC - Loan to cost	80%
LTV - Loan to value	61%
Interest rate	12.00%
Amortization	Interest only
Monthly payments	\$2,000
Term	12 months

CASH FLOW	
Gross rental value	\$1,850
Expenses	-\$650
<b>Net Operating income</b>	<b>\$1,200</b>

TRACK RECORD	
Credit score	662
Rentals	6+
Rehab	6+
New construction	4

DOCUMENTATION	
Application	
Appraisal	
Budget	
Appraisal Validation	
Purchase contract	

### COMMENTS

Seasoned developer/builder.

Timing is important. Please let me know right away if you want to review the file. Thanks, PL

**Paul Luykx**

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