

LX Financial LLC

Investment Summary

Our file:	13100858
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Loan type	First mortgage, bridge loan, fixed rate
Purpose	Fix to Sell
Exit	Resale
Property type	Single family
Location	Union, NJ 07083
Borrower/Sponsor	Seasoned developer/builder
Borrowing entity	LLC
Additional security	Deed In Lieu of Foreclosure, Assignment of Rents, Personal guarantee
Partial investments	Possible. Minimum amount: \$50,000
Loan servicing	Available at no cost to the lender.

LOAN	
Purchase price	\$225,000
Rehab/construction budget	\$80,000
Hard cost	\$305,000
AIV - As Is Value	NA
ARV - After Repair Value	\$435,000
ACV - After Construction Value	NA
Loan amount	\$280,000
LTC - Loan to cost	92%
LTV - Loan to value	64%
Interest rate	13.50%
Amortization	Interest only
Monthly payments	\$3,150
Term	12 months

CASH FLOW	
Gross rental value	\$3,000
Expenses	-\$947
Net Operating income	\$2,053

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

DOCUMENTATION	
Application	GC license
Appraisal	
Budget	
Appraisal Validation	
Purchase contract	

COMMENTS

Seasoned developer/builder.

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

Paul Luykx

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