

LX Financial LLC

Investment Summary

Our file:	13487687
-----------	----------

Loan type	First mortgage, bridge loan, fixed rate
Purpose	Fix to Rent
Exit	Refinance
Property type	Single family
Location	Millville, NJ 08332
Borrower/Sponsor	Seasoned developer/investor
Borrowing entity	Sponsor
Additional security	Deed In Lieu of Foreclosure, Assignment of Rents, Personal Guaranty
Partial investments	Possible. Minimum amount: \$30,000
Loan servicing	Available at no cost to the lender.

LOAN	
Purchase price	\$80,000
Rehab/construction budget	\$67,000
Hard cost	\$147,000
AIV - As Is Value	NA
ARV - After Repair Value	\$210,000
ACV - After Construction Value	NA
Loan amount	\$130,000
LTC - Loan to cost	88%
LTV - Loan to value	62%
Interest rate	13.50%
Amortization	Interest only
Monthly payments	\$1,462.50
Term	12 months

CASH FLOW	
Gross rental value	\$1,850
Expenses	-\$590
Net Operating income	\$1,260

TRACK RECORD	
Credit score	705
LX Financial loans	10+
Rehab/rental experience	20+

DOCUMENTATION	
Application	
Appraisal	
Budget	
Appraisal Validation	
Purchase contract	

COMMENTS

Seasoned developer/investor with good delivery and payment records

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