

LX Financial LLC

Investment Summary

Our file # 14552552

Property type	Retail building
Location	Brookville, PA
Loan type	First mortgage
LTV	59.52%
Purpose	Cashout refinance
Loan amount	\$250,000
Interest rate	13.50%
Monthly payments, interest only	\$2,812.50
Exit	Refinance in 6-12 months
Borrower/Sponsor	Seasoned investor and developer
Borrowing entity	LLC
Additional security	Personal guaranty, Assignment of Rents
Loan servicing	Available at no cost to the lender.
Partial investment	Possible. \$50K minimum

LOAN	
Appraised value	\$420,000
Loan amount	\$250,000
LTV - Loan To Value	59.52%
Term (months)	12
Interest rate	13.50%
Monthly payments, interest only	\$2,812.50
DSC - Debt Service Coverage **	107%
<i>** The DSC is low due our bridge financing at 13.50%. A refinance at an 8-9% market rate will increase the DSC to 150%+</i>	

TRACK RECORD	
Credit score	621
RE investment experience	10+

CASH FLOW	
Gross Income	\$3,000
Operating expenses	\$0
Net Operating Income	\$3,000

DOCUMENTATION	
Summary	Lease (NNN)
Confirmation	Lease renewal
Appraisal	Application
	Investment portfolio

COMMENTS

The operating expenses are nil because the property is rented with a NNN lease, meaning the lessee pays rent and utilities as well as property expenses: insurance, maintenance, and taxes.

Timing is important. Please let me know right away if you have questions/interest, thanks - P

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