

# LX Financial LLC

## Investment Summary

Our file:	14637833
-----------	----------

<b>Loan type</b>	First mortgage, bridge loan, fixed rate
<b>Loan amount</b>	\$200,000
<b>Partial, fractional investment</b>	Possible. Minimum amount \$50,000
<b>Loan strategy</b>	Complete construction.
<b>Exit</b>	Resale
<b>Property type</b>	Single family
<b>Location</b>	Prosperity SC 29127
<b>Borrower/Sponsor</b>	Private investor
<b>Borrowing entity</b>	LLC
<b>Additional security</b>	Pledge of Shares, Assignment of Rents,
<b>Loan servicing</b>	Available at no cost to the lender.

<b>LOAN</b>	
As is Value (approx)	\$400,000
Rehab/construction budget	\$145,000
	<b>\$545,000</b>
AIV - As Is Value (approx)	\$400,000
ARV - After Repair Value	\$0
ACV - After Construction Value	\$750,000
Loan amount	\$200,000
LTC - Loan to cost	37%
LTV - Loan to value	27%
Interest rate	12.50%
Amortization	Interest only
Monthly payments	\$2,083
Term	12 months

<b>CASH FLOW</b>	
Gross rental values	\$2,200
Expenses	-\$567
<b>Net Operating income</b>	<b>\$1,633</b>

<b>DOCUMENTATION</b>
Application
Confirmation
Appraisal
Floor plans, renditions
Budget

### **COMMENTS**

Completion loan, private investor, low LTV, 723 credit score.

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

**Paul Luykx**

paul@lxfinancial.com

Mobile: 917-209-1111 (Voice/Text)