

LX Financial LLC

Loan Summary

Our file:	38 15085438
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Loan type	First mortgage
Purpose	Fix to rent
Exit	Refinance
Property type	SFD
Location	Upper Marlboro, MD 20772
Borrower/Sponsor	Seasoned developer/investor.
Borrowing entity	LLC
Additional security	Deed In Lieu of Foreclosure, Assignment of Rents, Personal Guaranty, Pledge of Shares.
Loan servicing	Available at no cost to the lender.
Partial investment	Possible. \$100K minimum

LOAN	
Purchase price	\$450,000
Construction budget	\$140,000
	\$590,000
ARV - After Rehab Value	\$814,000
Loan amount	\$530,000
LTV - Loan to value	65.11%
Interest rate	13.50%
Amortization	Interest only
Monthly payments	\$5,962.50
Term	12 months
<i>Construction holdbacks are retained by the lender, and released commensurate with construction progress. The lender earns interest on the full note amount - including funds held back.</i>	

TRACK RECORD	
Credit score	664
LX Financial loans	10+
Experience level	Professional

CASH FLOW	
Rental income	\$5,500
Taxes, insurance, maintenance	-\$642
Budget	\$4,858

DOCUMENTATION	
Summary	
Confirmation	
Appraisal	
Budget	
Application	

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 - P

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