LX Financial LLC

Investment Summary

Our file #	13 14552513

Property types	Two shopping centers
Location	Hazleton, PA - and - Bethlehem, PA
Loan type	Junior lien
LTV	44%
CLTV	59%
DSC	149%
Purpose	Property repair & improvements
Loan amount	$500,000
Interest rate	15.00%
Monthly payments, interest only	$6,250
Exit	Refinance to term loan in 8-12 months
Borrower/Sponsor	Seasoned investor and property manager.
Borrowing entity	LLC
Additional security	Personal guaranty
Loan servicing	Available at no cost to the lender.
Partial investment	Possible. $100K minimum

LOAN	
Appraised value, Hazleton	$10,230,000
Appraisal value, Bethelhem	$860,000
Total ARV	**$11,090,000**
First mortgage balance (approx.)	$4,850,000
First mortgage balance (approx.)	$1,200,000
Total debt (approx)	**$6,050,000**
LTV - Loan To Value	**43.73%**
CLTV - Combined Loan To Value	**59.06%**
Loan amount	**$500,000**
Term (months)	12
Interest rate	15.00%
Monthly payments, interest only	$6,250
Monthly payment, 1st mortgage	$32,162
Monthly payment, 2nd mortgage	$15,000
Monthly payment, proposed loan	$6,250
Total mortgage payments	**$53,412**

TRACK RECORD	
Credit score	624
RE investment experience	30+
LX Financial loans	5+

Net Operating Income & Debt Service Coverage	
NNN rents, Hazleton property	$94,915
NNN rents, Bethlehem property	$6,095
Total	**$101,010**
Vacancy & collection losses, 10%	-$10,101
Repairs & Maintenance	-$5,051
Property management	-$6,061
Net Operating Income	**$79,798**
DSC - Debt Service Coverage	**149%**

DOCUMENTATION
Summary
Appraisal, Hazleton property
Appraisal, Bethlehem property
Rent rolls
Application/Personal Financial Statement

The Hazleton property suffered extensive damage due to the late discovery of long-term water seepage in exterior walls. Repairs started in October, 2024, at a cost of $1.5MM+ to date. An additional $500K is required to complete the work.

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

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