

LX Financial LLC

Loan Summary

Loan #	21332409
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Property type	Mixed use
Loan type	Bridge loan
Purpose	Cashout refinance
Exit	Refinance to term loan
Location	Camden, NJ
Borrower/Sponsor	Seasoned developer/investor.
Borrowing entity	LLC
Additional security	Assignment of Rents, Deed in Lieu of Foreclosure Personal Guaranty.
Loan servicing	Available at no cost to the lender.
Fractional investment	Possible. \$50K minimum.

LOAN	
Property/Security	\$1,082,542
Loan amount	\$350,000
Loan to value	32.33%
DSC @ bridge loan note rate	325.03%
Interest rate	12.50%
Amortization	Interest only
Monthly payments	\$3,645.83
Term (months)	24
Term minimum (months)	6

CASH FLOW	
Rents	\$15,000.00
Vacancy and collection losses, 10%	-\$1,500.00
Taxes	-\$791.67
Insurance	-\$458.33
Maintenance	-\$400.00
Net Income	\$11,850.00

TRACK RECORD	
Credit score	640
LX Financial loans	5+
Experience level	Professional

DOCUMENTATION	
Summary	Application/PFS
Appraisal, BPO	Leases

Seasoned investor with good delivery and payment records.

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

Paul Luykx

paul@lxfinancial.com

Mobile: 917-209-1111