

# LX Financial LLC

## Investment Summary

Our file:	74 13852274
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<b>Loan type</b>	Bridge loan, 2 properties
<b>Property types</b>	Triplex building lots & construction.
<b>Loan amount</b>	\$200,000.00
<b>Rate</b>	15.00%
<b>Term</b>	18 months
<b>Purpose</b>	(Pre-) construction expenses
<b>Loan structure</b>	1st mortgage with junior lien cross-collateral
<b>Exit</b>	Resale
<b>Borrower/Sponsor</b>	Seasoned developer/investor
<b>Borrowing entity</b>	LLC
<b>Subject property</b>	404 S 8th St, Newark NJ 07103
<b>Cross-collateral</b>	466 S. 11th St, Newark NJ 07103
<b>Additional security</b>	Personal Guaranty and Deed in Lieu of Foreclosure
<b>Partial investments</b>	Possible. \$50,000 minimum.
<b>Loan servicing</b>	Available at no cost to the lender

OPERATING INCOME	AIV *	Mtg	AIV/ACV **
404 S 8th St, Newark NJ 07103	\$250,000.00		\$250,000.00
466 S. 11th St, Newark NJ 07103	\$250,000.00	\$500,000.00	\$1,100,000.00
	\$500,000.00	\$500,000.00	\$1,350,000.00

\* AIV=As Is Value

\*\* ACV=After Construction value

LOAN		TRACK RECORD	
Loan amount	\$200,000.00	Credit score	714
Interest Rate	15.00%	Rehab/Rental experience	30+
Term (months)	18	LX Financial loans	30+
Amortization	Interest only	DOCUMENTATION	
Monthly payments	\$2,500.00		
LTV - Combined Loan To Value	40.00%	Summary	
CLTV - Combined Loan To Value	51.85%	Appraisal, 404 S 8th St (AIV)	\$250,000
		Appraisal, 466 S. 11th St (AIV)	\$250,000
		Appraisal, 466 S. 11th St (ACV)	\$1,100,000
		Appraisal validations	
		Application/Personal Financial Statement	

Experienced developer with good delivery and payment records.

The loan will be in 1st position on 404 S. 8th St, and 2nd position on 466 S. 11th St.

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

**Paul Luykx**

paul@lxfinancial.com

Mobile: 917-209-1111