

LX Financial LLC

Loan Summary

Loan# 74221351

Loan type	Bridge loan
Purpose	Fix to rent
Property types	Triplex
Exit	Refinance to term loan
Location	Scott, PA
Loan sponsor	Seasoned home builder
Borrowing entity	LLC
Additional security	Personal guaranty, Assignment of Rents, Pledge of shares
Fractional investment	Possible. \$50K minimum

LOAN		TRACK RECORD	
AIV - As Is Values	\$50,000	Credit score	688
Budget to complete	\$180,000	Experience level	Professional
	\$230,000	LX Financial loans	20+
ARV - After Repair Value	\$500,000		
Loan amount	\$250,000	CASH FLOW	
LTV - Loan To Value	50%	Rental income	\$4,900.00
Interest rate	13.50%	Taxes, insurance, maintenance	-\$816.17
Amortization	Interest only	Net Income	\$4,083.83
Monthly payments	\$2,812.50		
Term	12 months	DOCUMENTATION	
<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>		Appraisal	
		Budget	
		Secondary appraisal	
		Application/PFS	

Seasoned developer and home builder.
The borrower already owns the property and rehab has started.
Exit will be a refinance to term loan.

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

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