

LX Financial LLC

Investment Summary

Our file:	15343237
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Loan type	Junior lien
Property type	Triplex
Loan amount	\$100,000
Rate	13.50%
Term	12 months
Purpose	Cashout refinance. Recapture reovation expense.
Exit	Refinances for long term hold
Borrowing entity	LLC
Subject property	85 2nd St, Newark NJ 07107
Additional security	Personal Guaranty, Pledge of Shares, Assignment of Rents
Partial investments	Possible. \$50,000 minimum.
Loan servicing	Available at no cost to the lender

Appraised value	\$650,000.00
First mortgage	\$230,444.00
First mortgage payment (PI)	\$1,465.00
Rents	\$6,790.00
Property taxes	\$463.50
Insurance	\$200.00
NOI - Net Operating Income	\$7,453.50

LOAN		TRACK RECORD	
Loan amount	\$100,000.00	Credit score	771
Interest Rate	13.50%	Rehab/Rental experience	5+
Default interest rate	19.50%	LX Financial loans	1
Term (months)	12		
Amortization	Interest only		
Monthly payments	\$1,125.00		
LTV - Loan To Value	35.45%		
CLTV - Combined Loan To Value	50.84%		
DSC - Debt Service Coverage	287.78%		
		DOCUMENTATION	
		Summary	
		Appraisal	
		Application	
		Appraisal validation	
		Leases	

COMMENTS

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

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