

LX Financial LLC

Investment Summary

Our file:	14261154
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Loan type	First mortgage
Purpose	Cashout refinance.
Exit	Refinance
Property type	4-unit commercial property
Location	Irvington, NJ 07111
Borrower/Sponsor	Property owner
Borrowing entity	LLC
Additional security	Pledge of shares, Assignment of Rents, Personal guaranty
Loan servicing	Available at no cost to the lender.
Partial investment	Possible. \$50K minimum

LOAN	
Loan amount	\$250,000
Appraised value	\$500,000
Interest rate	12.50%
Amortization	Interest only
Monthly payments	\$2,604.17
Term	24 months
Loan to Value	50.00%
Debt Service Coverage	180.79%

CASH FLOW	
Rents	\$74,400
Taxes	-\$10,904
Insurance	-\$3,400
Maintenance	-\$3,600
Net Operating Income	\$56,496
Net Operating Income, month	\$4,708

DOCUMENTATION	
Summary	Application
Confirmation	Leases

COMMENTS

This is a refinance of an existing LX Financial loan. Perfect payment record.

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

Paul Luykx

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