

# LX Financial LLC

## Loan Summary

Our file:	14927801
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<b>Loan type</b>	First mortgage
<b>Purpose</b>	Fix to sell
<b>Exit</b>	Resale
<b>Property type</b>	SFD
<b>Location</b>	Orange, NJ 07050
<b>Borrower/Sponsor</b>	Seasoned developer/investor.
<b>Borrowing entity</b>	LLC
<b>Additional security</b>	Deed In Lieu of Foreclosure, Assignment of Rents, Personal Guaranty, Pledge of Shares.
<b>Loan servicing</b>	Available at no cost to the lender.
<b>Partial investment</b>	Possible. \$50K minimum

LOAN	
Purchase price/current value	\$390,000
Construction budget	\$300,000
	<b>\$690,000</b>
ARV	\$890,000
<b>Loan amount</b>	<b>\$350,000</b>
Loan to value	39.33%
Interest rate	12.50%
Amortization	Interest only
Monthly payments	\$3,645.83
Term	12 months
<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>	

TRACK RECORD	
Credit score	687
LX Financial loans	0
Experience level	3rd project

CASH FLOW (Pro forma)	
Rental income	\$4,500
Taxes, insurance	-\$1,403
NOI	<b>\$3,097</b>

DOCUMENTATION	
Summary	Secondary appraisal
Confirmation	Application
Appraisal	Credit report
Plans	
Budget	

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

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