

LX Financial LLC

Investment Summary

Our file:	15354335
-----------	----------

Loan type	Bridge loan, fixed rate
Loan amount	\$460,000
Fractional investment	Possible. \$50,000 minimum
Purpose	Fix to sell
Exit	Resale
Property type	Duplex
Location	East Orange, NJ 07017
Borrower/Sponsor	Seasoned builder
Borrowing entity	LLC
Additional security	Deed In Lieu of Foreclosure, Assignment of Rents, Personal guarantee, Pledge of shares
Loan servicing	Available at no cost to the lender.

LOAN	
Purchase price	\$305,000
Rehab/construction budget	\$201,000
	\$506,000
AIV - As Is Value	NA
ARV - After Repair Value	705,000
ACV - After Construction Value	NA
Loan amount	\$460,000
LTC - Loan to cost	91%
LTV - Loan to value	65%
Interest rate	13.50%
Amortization	Interest only
Monthly payments	\$5,175
Term	12 months

CASH FLOW	
Rental income	\$4,500.00
Taxes, ins, mtce	-\$941.25
Net Operating Income	\$3,558.75

TRACK RECORD	
Credit score	697
LX Financial loans	7
Fix & Flip experience	Professional

DOCUMENTATION	
Summary	Application
Confirmation	Purchase contract
Appraisal	Credit report
Budget	

COMMENTS

Repeat borrower with good delivery and payment records

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

Paul Luykx

paul@lxfinancial.com

Mobile: 917-209-1111 (Voice/Text)