

LX Financial LLC

Investment Summary

Our file:	11656282
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Loan type	First mortgage, bridge loan, fixed rate
Purpose	Fix to sell
Exit	Resale
Property type	SFD
Location	East Orange NJ 07017
Borrower/Sponsor	Experienced
Borrowing entity	LLC
Additional security	Deed in lieu of foreclosure, assignment of rents, personal guaranty, pledge of shares
Loan servicing	Available at no cost to the lender.
Partial investment	Possible. \$50K minimum

LOAN	
Purchase	\$241,000
Rehab/construction	\$95,000
Permits, drawings	\$11,000
Budget	\$347,000
AIV - As Is Value	NA
ARV - After Repair Value	\$500,000
ACV - After Construction Value	NA
Loan amount	\$325,000
LTC - Loan to cost	94%
LTV - Loan to value	65%
Interest rate	13.50%
Amortization	Interest only
Monthly payments	\$3,656.25
Term	12 months

TRACK RECORD	
Credit score	718
Fix to sell	3
Ground up to sell	2

CASH FLOW	
Rental income	\$3,200
Taxes, insurance, maintenance	-\$767
Budget	\$2,433

DOCUMENTATION	
Summary	Appraisal validation
Appraisal	Application
Budget	
GC license	
Purchase contract	

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

Paul Luykx

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