

LX Financial LLC

Investment Summary

Our file:	73 13852273
-----------	-------------

Loan type	Build to sell
Loan amount	\$500,000
Rate	12.50%
Term	12 months
Purpose	Ground up construction
Loan structure	First mortgage loan
Exit	Resale
Locations	Newark, NJ
Borrower/Sponsor	Seasoned developer/investor
Borrowing entity	LLC
Additional security	Deed In Lieu of Foreclosure & Assignment of Rents Personal Guaranty.
Partial investments	Possible. \$100K minimum.
Loan servicing	At no cost to the lender.

LOAN	
Lot value	\$250,000
Rehab/construction (excl. soft cost)	\$540,000
Total hard cost	\$790,000
ARV - After Repair Value	\$1,100,000
LTC - Loan to Cost	63%
LTV - Loan to Value	45%
Loan amount	\$500,000
Interest rate	12.50%
Amortization	Interest only
Monthly payments	\$5,208.33
Term	12 months
Note: Construction holdbacks	
Construction holdbacks are retained by the lender released commensurate with construction progress.	
The lender earns interest on the full note amount including funds held back.	

PROFORMA	
Rents	\$8,000
Expenses	-\$1,117
Net Operating income	\$6,883

TRACK RECORD	
Credit score	714
Rehab/Rental experience	30+
LX Financial loans	30+

DOCUMENTATION	
Summary	
Confirmation	
Appraisal	
Plans	
Budget	
Appraisal validation	
Application/Personal Financial Statement	

Experienced builder/developer with good delivery and payment records.

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

Paul Luykx

paul@lxfinancial.com

Mobile: 917-209-1111