

LX Financial LLC

Loan Summary

Loan# 89723746

Loan type Bridge loan
Purpose New construction
Property types SFDs (2)
Exit Refinance to term loan
Location Chesilhurst, NJ
Loan sponsor Seasoned home builder
Borrowing entity LLC
Additional security Personal guaranty, Assignment of Rents
Fractional investment Possible. \$50K minimum

LOAN		TRACK RECORD	
AIV - As Is Values	\$136,000	Credit score	688
Construction budgets	\$540,000	Experience level	Professional
	\$676,000	LX Financial loans	20+
ACV - After Construction Values	\$1,030,000		
Loan amount	\$600,000	DOCUMENTATION	
LTV - Loan To Value	58%	Appraisals	
Interest rate	12.50%	Budgets	
Amortization	Interest only	Plans	
Monthly payments	\$6,250.00	Secondary appraisals	
Term	18 months	Application/PFS	
		New home builder license	
		GC license	

PROPERTIES	AIV	Constr	Hard cost	ACV	Rents	Exp	Net Inc
613 Harvey Ave, Chesilhurst NJ 08089	\$68,000	\$270,000	\$338,000	\$515,000	\$3,500	-\$667	\$2,833
615 Harvey Ave, Chesilhurst NJ 08089	\$68,000	\$270,000	\$338,000	\$515,000	\$3,500	-\$667	\$2,833
Totals	\$136,000	\$540,000	\$676,000	\$1,030,000	\$7,000	-\$1,333	\$5,667

Construction of two identical houses for rent. The exit will be a refinance.
Seasoned developer and home builder.

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