



Loan Participation Opportunity  
December 2025

We are pleased to present an opportunity to purchase a participation in a high-quality member business loan. The originating financial institution has a good track record for quality originations and will hold at least 10% of the loan and service the loan on behalf of participants.

Loan Type:	Commercial Real Estate
Property Type:	90-unit Apartment Complex
Loan Purpose:	Refinance of bridge loan
Property Location:	Memphis, TN
Loan Amount:	\$8,000,000
Participation Available:	\$1,700,000
LTV:	63% LTV
Note Rate:	7.04% fixed for ten years
Servicing Spread:	0.50%
Net Rate to Buyer:	6.54%
Term:	10 Years
Repayment:	3-years interest only; then pymts. based on 30 yr. amortization.
Collateral:	First Deed of Trust, Assignment of Rents
Guarantees:	One personal guaranty and one corporate guaranty.
Arrangement Fee:	25 basis points of the participation paid by the buyer.

Other Factors:

The property was acquired in 2022. \$5 mm renovation completed interior, exterior and common areas. The property has 90-units on 4.5 acres. The property is 96% occupied. The property qualifies for a PILOT lease which provides tax discount if 40% of tenants @ 60% of AMI. UW proforma DSCR> 1.3x; UW Proforma Global DSCR>2.2x. Guarantor FICO's 756. ONW> \$150 million.

If you would be interested in learning more about this opportunity, please contact Judy Sandberg at [judysandberg@gsgllc.com](mailto:judysandberg@gsgllc.com) or 540-773-5800.