



Loan Participation Opportunity
December 2025

We are pleased to offer an opportunity to purchase a participation in a high-quality commercial loan. The originating financial institution is an experienced originator and servicer of participations and will hold at least 10% of this loan and service the loan on behalf of participants.

Loan Type:	Commercial Real Estate
Property Type:	Single CVS store
Loan Purpose:	Refinance
Property Location:	Mahopac, NY
Loan Amount:	\$1,899,000
Loan Balance:	\$1,880,565.43
Participation Available:	\$1,692,508.00
LTV:	65.48% LTV
Note Rate:	6.75% for 5 years
Servicing Spread:	0.25%
Net Rate to Buyer:	6.5%
Loan Term:	5 yrs
Prepayment Penalty:	3, 3,2,1, 1%
Repayment:	Monthly payments based on a 30 yr. amortization.
Collateral:	First Deed of Trust and Assignment of Rents.
Guarantees:	Four full unlimited personal guarantees.
Arrangement Fee:	25 bps of participation paid by buyer at closing.

Other Factors:

The loan was closed in 11-24.

The property is a 10,440 SF CVS store on 1.0 acre with 50 parking spaces.

The property was renovated in 2007 when CVS took occupancy.

CVS corporate guarantees the lease. The lease term runs to 8/31/41.

At UW 11/24 Property DSCR>1.25 x. Global DSCR > 3x.

Guarantor FICOs 668/698/759/744; CNW >\$90 million.

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