



Loan Participation Opportunity
January 2026

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:	8-unit multi-family property
Loan Purpose:	Purchase of the property
Property Location:	Westminster, Colorado
Loan Amount:	\$1,278,750
Participation Available:	\$1,150,875
LTV:	73% LTV
Note Rate:	6.25% fixed for 3 years; resets for 3 yrs. @275 + 3yr. CMT.
Servicing Spread:	0.25%
Net Rate to Buyer:	6.0%
Price:	Par
Term:	6 Years
Repayment:	Monthly P & I payments based on 25 yr. amortization.
Collateral:	First Deed of Trust and Assignment of Rents
Guarantees:	Two full unlimited personal guarantees.
Arrangement Fee:	25 basis points of the participation amount paid by the buyer.

Other Factors:

The property is a 2-story 8-unit apartment building that is fully occupied.

The property was built in 1975 and has 7,008 SF.

DSCR> 1.25x; Global DSCR> 1.4x. Guarantor FICOs 704/768.

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