



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: | 215-unit Apartment Complex |
| Loan Purpose: | Refinance of construction loan |
| Property Location: | Nicholasville, KY |
| Loan Amount: | \$26,500,000 |
| Participation Available: | Up to \$13,850,000. Minimum Participation Amount \$2 mm |
| LTV: | 55.67% LTV |
| Note Rate: | 6.99% fixed |
| Servicing Spread: | 0.50% |
| Net Rate to Buyer: | 6.49% |
| Term: | 5 Years |
| Repayment: | 3-years interest only; then pymts. based on 30 yr. amortization. |
| Collateral: | First Deed of Trust, Assignment of Rents |
| Guarantees: | Two personal guarantees for 51% of loan amount. |
| Arrangement Fee: | 25 basis points of the participation paid by the buyer. |

Other Factors:

The property is a newly constructed 215-unit apartment complex in two 3-story buildings on 8.6 acres. The property is 96% occupied & includes a clubhouse, pool, fitness center, dog park and business center. The property was built May 2023 and includes 400 surface parking spaces.

Lead lender has held \$1 mm in reserve for earn-out.

UW proforma DSCR> 1.3x; UW Proforma Global DSCR>1.4x. Guarantor FICO's 719/771.

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