



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 FICOs 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.