



Loan Participation Opportunity
February 2026

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

Loan Type:	Commercial Real Estate
Property Type:	Self-storage facility with 284 units
Loan Purpose:	Purchase of the property
Property Location:	Claremont, OK (Tulsa area)
Loan Amount:	\$2,145,000
Participation Available:	\$1,930,500
LTВ:	64% LTV
Note Rate:	6.57% for 3 years; resets twice for 3 years at 280 + 3yr. UST
Servicing Spread:	0.50%
Net Rate to Buyer:	6.07%
Loan Term:	9 years
Price to Seller:	100.25
Repayment:	Payments based on 30-year amortization. UW using 25-yr. am.
Collateral:	First Deed of Trust and Assignment of Rents on property.
Guarantees:	Three full unlimited personal guarantees provided
Arrangement Fee:	25 basis points of the participation paid by the buyer.

Other Factors:

The property is a 284-unit self-storage property on 3.22 acres. The units are non-climate controlled.

The property is 93% occupied.

Borrower is an experienced operator of self-storage properties.

UW DSCR > 1.35x using 25-year amortization; Global DSCR > 1.9x using 25-year amortization.

Guarantor FICOs 785/802/780. CNW > \$9.9 mm. CLiq > \$3.7 mm.

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