



Loan Participation Opportunity  
April 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 15% and service the loan on behalf of participants.

Loan Type:	Commercial Real Estate
Property Type:	52-unit newly constructed multi-family property
Loan Purpose:	Refinance the construction loan on the property
Property Location:	North Bergen, NJ
Loan Amount:	\$11,100,000
Participation Available:	Up to \$9,435,000
LTV:	62% LTV
Note Rate:	6.0% for 5 years; resets at 250 + 5-year; 6.0% floor
Servicing Spread:	0.25%
Net Rate to Buyer:	5.75%
Loan Term:	10 years
Price to Seller:	Par
Repayment:	Monthly payments based on 30-year amortization.
Collateral:	First Deed of Trust and Assignment of Rents on property.
Guarantees:	Two full personal guarantees provided
Arrangement Fee:	25 basis points of the participation paid by the buyer.

Other Factors:

The property has two 3-story elevator buildings with 52 1 Bedroom units.

The buildings were constructed in 2023/24. Certificates of Occupancy 2/24 and 9/25.

The buildings have elevators; covered parking; secured entry; laundry; and clubhouse/community room.

The building will be fully occupied prior to closing.

UW DSCR>1.25x ; Global DSCR> 1.25x.

Guarantor FICOs 781/782. ONW>\$11.5 mm. Verified Liquidity>\$1.2 mm.

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