



Loan Participation Opportunity  
May 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:	7-unit multi-family property
Loan Purpose:	Purchase of the property
Property Location:	Denver, Colorado
Loan Amount:	\$817,500
Participation Available:	\$735,750
LTV:	75% LTV
Note Rate:	7.0% fixed for 3 years until 7-29-27 maturity
Servicing Spread:	0.50%
Net Rate to Buyer:	6.5%
Price:	Par
Term:	3 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 7-unit multi-family property of 6,050 SF on 0.26 acres.

The property provides 8 off-street parking spaces.

DSCR 1.2x; Global DSCR > 1.3x. Guarantor FICOs 786/777.

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.