



Loan Participation Opportunity
May 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:	Fully occupied 8-unit multi-family property
Loan Purpose:	Refinance
Property Location:	Brooklyn, NY
Loan Amount:	\$3,090,000
Participation Available:	Up to \$2,626,500
LTV:	58% LTV
Note Rate:	6.125% for 5 years; resets at 250 + 5-year; 6.125% floor
Servicing Spread:	0.25%
Net Rate to Buyer:	5.875%
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:	One full personal guarantee provided
Arrangement Fee:	25 basis points of the participation paid by the buyer.

Other Factors:

The property is 100% occupied with 8 residential units in a 4-story walk-up configuration.

The property has 9,540 SF. All units are offered at market rental rates.

UW DSCR 1.25x ; Global DSCR > 1.2x.

Guarantor FICO 809.

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