Loan Participation Opportunity
September 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:	Mixed use with 1st floor retail and 51-unit boutique hotel
Loan Purpose:	Refinance with cash out put into property renovations
Property Location:	San Diego, CA
Loan Amount:	$8,500,000
Participation Available:	Up to $4,000,000
LTV:	60% LTV
Note Rate:	6.0% for 5 years
Servicing Spread:	0.125%
Net Rate to Buyer:	5.875%
Loan Term:	5 years
Price to Seller:	Par
Repayment:	Monthly payments on 30-year amortization.
Collateral:	First Deed of Trust and Assignment of Rents on property.
Guarantees:	Full personal guarantees provided
Arrangement Fee:	25 basis points of the participation paid by the buyer.

<u>Other Factors:</u>
The property has 26,580 SF with 4 first floor retail tenants and 51-units operated as boutique hotel.
Property located in Gas Lamp area of San Diego.
Guarantor is experienced hotel operator and is current client of lead CU.
The hotel has been averaging 80% occupancy levels.
UW DSCR> 1.6x ; Global DSCR> 1.8x.
Combined Guarantor Liquidity>$2.9 mm; Combined Guarantor NW>$17 mm.

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