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 15% and service the loan on behalf of participants.

Loan Type:	Commercial Real Estate
Property Type:	Fully occupied mixed use property
Loan Purpose:	Refinance
Property Location:	Brooklyn, NY
Loan Amount:	$8,000,000
Participation Available:	Up to $4,400,000
LTV:	40% LTV
Note Rate:	6.5% for 5 years
Servicing Spread:	0.25%
Net Rate to Buyer:	6.25%
Loan Term:	5 years – lender option to extend for 5 more years.
Price to Seller:	Par
Repayment:	Monthly payments based on 25-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 has 3 ground floor retail units and 7 office/commercial units on the second floor.
The building was acquired in 1999 and has 49,143 SF.
The anchor retail tenant is a grocery store that has occupied for 25 years called Net Cost Market.
Three of the second-floor units are larger and operated as fitness centers.
Stressed UW DSCR 1.3x ; Global DSCR> 1.25x.
Guarantor FICO 777. ONW>$44.2 mm. Verified Liquidity>$1.7 mm.

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