



Loan Participation Opportunity
October 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:	Fully occupied 3-unit retail property
Loan Purpose:	Purchase
Property Location:	St James, New York
Loan Amount:	\$2,600,000
Participation Available:	\$2,340,000
LTV:	67% LTV
Note Rate:	6.65% for 5 years; resets at 250+ 5 yr UST.
Servicing Spread:	0.25%
Net Rate to Buyer:	6.4%
Loan Term:	10 years
Price to Seller:	Par
Repayment:	Monthly payments 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 fully occupied with 3 units and 14,525 SF plus 55 parking spaces.

Tenant 1- kitchen and bath showroom. Lease term 2033 plus 5-year options.

Tenant 2-Auto repair & sales. Lease term 2036 plus 5-year option.

Tenant 3- Auto detail and wrapping. Lease term 2028 plus 5-year option.

UW DSCR> 1.3x ; Global DSCR>2x.; FICO 793; Liquidity>\$3 mm; NW>5 mm.

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