



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 4-unit retail center                     |
| Loan Purpose:            | Purchase of property                                    |
| Property Location:       | Edmonds, WA                                             |
| Loan Amount:             | \$1,613,200                                             |
| Participation Available: | \$1,451,880                                             |
| LTV:                     | 51.21% LTV                                              |
| Note Rate:               | 6.308% fixed                                            |
| Servicing Spread:        | 0.50%                                                   |
| Net Rate to Buyer:       | 5.808%                                                  |
| Loan Term:               | 7 years                                                 |
| Prepayment Penalty:      | 3/2/1%                                                  |
| Price to Seller:         | Par                                                     |
| Repayment:               | Monthly payments based on 30-year amortization.         |
| Collateral:              | First Deed of Trust, and Assignment of Rents.           |
| Guarantees:              | One full personal guarantee provided                    |
| Arrangement Fee:         | 25 basis points of the participation paid by the buyer. |

Other Factors:

The property has 7,484 SF with 4-units in one building. There are 26 parking spaces on the site.  
The property is shadow anchored by 99 Ranch Market, a grocery store.  
The property has 4 long term tenants who have occupied the property since 2004, 2004, 2012 and 2018.  
Current lease terms expire in 2027/2028 with 3 of the leases having options remaining.  
DSCR> 1.25x. Global>1.5x; NW >\$15 mm.

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.