



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:	8-unit multi-family
Loan Purpose:	Refinance
Property Location:	New York, New York
Loan Amount:	\$2,750,000
Participation Available:	\$2,475,000
LTV:	70% LTV
Note Rate:	6.0% for 5 years
Servicing Spread:	0.25%
Net Rate to Buyer:	5.75%
Loan Term:	5 years
Price to Seller:	Par
Repayment:	Interest only 1 year, then payments on 30-year amortization.
Collateral:	First Deed of Trust and Assignment of Rents on property.
Guarantees:	Two full personal guarantees provided
Arrangement Fee:	25 basis points of the participation paid by the buyer.

Other Factors:

The property underwent a full renovation.

It is 75% occupied with 8 total units. 6 units leased and 2 units not leased up yet.

The property has 4,335 SF across 5 floors.

UW DSCR> 1.25x ; Global DSCR>1.9x.

Guarantor FICOs 819/828; Liquidity>\$5 mm; NW>12 mm.

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