Loan Participation Opportunity
November 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 15-unit multi-family property
Loan Purpose:	Refinance
Property Location:	Bronx, New York
Loan Amount:	$2,000,000
Participation Available:	$1,800,000
LTV:	68% LTV
Note Rate:	6.5% for 5 years
Servicing Spread:	0.25%
Net Rate to Buyer:	6.25%
Loan Term:	5 years
Price to Seller:	Par
Repayment:	Monthly payments on 30-year amortization.
Collateral:	First Deed of Trust, Assignment of Rents, and UCC-1 .
Guarantees:	One full personal guarantee provided
Arrangement Fee:	25 basis points of the participation paid by the buyer.

Other Factors:
The property was constructed in 2006 with 15-units.
The property has 16,596 SF and is 100% occupied.
The property benefits from a tax abatement program.
UW DSCR> 1.4x ; Global DSCR> 1.3x.; FICO 751.

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