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:	145-unit self-storage property
Loan Purpose:	Refinance of property
Property Location:	Los Lunas, New Mexico (Alburquerque area)
Loan Amount:	$1,800,000
Participation Available:	$1,600,000.00
LTV:	57.47% LTV at Loan Review
Note Rate:	7.25% for 5 years
Servicing Spread:	0.50%
Net Rate to Buyer:	6.75%
Loan Term:	5 years; 2030 maturity
Price to Seller:	101.0
Repayment:	Monthly pymts. on 30-year amortization; u/w 25-yr. am.
Collateral:	First Deed of Trust, and Assignment of Rents.
Guarantees:	Full personal guarantee provided
Arrangement Fee:	25 basis points of the participation paid by the buyer.

Other Factors:
The property is a self-storage with 145 units and 17 mobile home spaces.
The property has 328,441 SF on 7.54 acres.
The property was purchased in 2021 and 82% occupied.
DSCR 1.4x @ Loan Review. Global>1.8x at Loan Review; NW >$2.5 mm. FICO 825 at Loan Review.

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