



Loan Participation Opportunity
September 2019

We are pleased to offer an opportunity to purchase a participation in a high quality member business loan. The CU originator of the loan is an experienced originator and servicer of MBL participations and will hold 10% of this loan and service the loan on behalf of participants.

Loan Type:	Commercial Real Estate
Property Type:	Portfolio of 16 properties including retail and medical office.
Loan Purpose:	Refinance of properties
Property Location:	Properties located in IL, PA, MO, SC, KY, NE, RI, MA, NC, AR, and MI.
Gross Loan Amount:	\$31,940,000
Participation Available:	\$8,000,000
LTV:	71% LTV
Note Rate:	4.25% fixed for 5 years; resets at 200 + FHLPNY 5 yr.
Servicing Spread:	0.125%
Net Rate to Buyer:	4.125%
Loan Term:	10 years
Repayment:	Monthly payments based on a 30 yr. amortization.
Collateral:	First Deed of Trust, assignment of rents, and UCC on all assets.
Guarantees:	Personal guaranty subject to carve out and deficiency language.
Arrangement Fee:	25 bps paid by buyer on participation amount.

Other Factors:

The portfolio is well diversified as to property type and geography. Portfolio consists of 16 properties across 11 states. Property types include medical office and single and multi-tenant retail. Acquisition prices ranged from \$1.48 to 4.1 mm. Properties are 100% occupied. Many national NNN tenants. Property DSCR > 1.6x.

If you would be interested in learning more about this opportunity, please contact Judy Sandberg at judyandberg@gsgllc.com or 703-391-9089.