



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:	Two story Medical Office Building
Loan Purpose:	1031 Purchase of building
Property Location:	San Jose, CA
Original Loan Amount:	\$8,717,500
Participation Available:	\$3,845,750
LTV:	65%
Note Rate:	4.99% for 5 yr.; mo. 61 reset to 5 yr. CMT +275
Servicing Spread:	0.50%
Net Rate to Buyer:	4.49%
Loan Term:	10 years
Repayment:	Monthly payments based on a 30 yr. amortization.
Collateral:	First Deed of Trust and Assignment of Rents on property.
Guarantees:	Full personal guarantee provided.
Arrangement Fee:	25 bps of participation amount paid by buyer at closing.

Other Factors:

Fully occupied two-story medical office building.  
20,241 sf of 1<sup>st</sup> floor medical office and 2<sup>nd</sup> floor surgery center.  
2018 Property DSCR > 1.3x. Stressed at 25 yr. am. DSCR 1.25x.  
Purchase using 1031 proceeds with 35% hard cash down.  
Guarantor FICO 713. Global DSCR 1.3x. Guarantor has had ties to cannabis related business.

***Our participations are offered on a first come, first served basis.*** If you would be interested in learning more about this opportunity, please contact Judy Sandberg at [judysandberg@gsgllc.com](mailto:judysandberg@gsgllc.com) or 703-391-9089.