



Loan Participation Opportunity
October 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:	Industrial Flex
Loan Purpose:	Refinance of property
Property Location:	Bakersfield, CA
Original Loan Amount:	\$3,500,000
Participation Available:	\$3,150,000
LTV:	67%
Note Rate:	5.0% for 5 yr.; mo. 61 reset to 5 yr. CMT +299
Servicing Spread:	0.50%
Net Rate to Buyer:	4.5%
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:

Property consists of 2 buildings housing 18 units with 70,522 square feet.

Property is 76% occupied by 13 tenants.

Property DSCR > 1.6x. Global DSCR > 2.8x.

Guarantor FICO = 789. Guarantor NW > \$80 million; Liquidity > \$1.7 million.

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 judyandberg@gsgllc.com or 703-391-9089.