



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:	Five Commercial Condo Units
Loan Purpose:	Refinance of property.
Property Location:	Rego Park, NY
Original Loan Amount:	\$10,100,000
Participation Available:	\$5,050,000
LTV:	63%
Note Rate:	4.75% for 5 yr.; resets to 5 yr. CMT + 250bps; 4.75% floor.
Servicing Spread:	0.25%
Net Rate to Buyer:	4.5%
Loan Term:	10 years
Repayment:	Monthly payments based on a 30 yr. amortization.
Collateral:	First mortgage, assignment of rents, and UCC on all assets.
Guarantees:	Full personal and corporate guarantees provided.
Arrangement Fee:	25bps of participation amount paid at closing by buyer.

Other Factors:

Property is comprised of 5 commercial condo units which are fully occupied by law office, medical office, senior center, synagogue, and parking garage.

Pro forma DSCR > 1.2x. Global 1.2x.

Guarantor ONW > \$100. FICOs 798/737.

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 or 703-391-9089.