



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 at least 10% of this loan and service the loan on behalf of participants.

Loan Type:	Commercial Real Estate
Property Type:	Retail Center
Loan Purpose:	Refinance of property
Property Location:	Homewood, IL
Original Loan Amount:	\$25,060,000
Participation Available:	\$10,060,000
LTV:	70%
Note Rate:	4.5% fixed 5 years; reset for 5 years at 275 + 5 yr. CMT.
Servicing Spread:	0.25%
Net Rate to Buyer:	4.25%
Loan Term:	10 years
Repayment:	Monthly payments based on a 30 yr. amortization.
Collateral:	First Mortgage, Assignment of Rents, UCC fixture filing.
Guarantees:	Full personal and corporate guarantees.
Arrangement Fee:	25 bps of participation amount paid by buyer at closing.

Other Factors:

The property was constructed in 2006 and is 234,576 sf with 900+ parking spaces. Currently 83.5% occupied. Major tenants include TJ Maxx, Petco, Ross, and Old Navy. Borrower is in negotiation with Ulta Beauty and University of Chicago Med. Center for new leases. As Is Property DSCR using 25 year amortization > 1.25x; Global DSCR > 1.4x. Guarantor ONW >\$40 million. FICO 764.

***Our loan 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.