



Loan Participation Opportunity
September 2020

We are pleased to offer an opportunity to purchase a participation in a high quality commercial 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:	Retail Center anchored by Grocery
Loan Purpose:	Purchase of the property
Property Location:	Haymarket, VA
Gross Loan Amount:	\$11,055,000-\$9,555,000 purchase; \$1.5 mm to up-fit for Aldi
Participation Available:	Up to \$6,055,000
LTV:	Up to 65% LTC
Note Rate:	4.1% fixed for 7 years.
Servicing Spread:	0.25%
Net Rate to Buyer:	3.85%
Loan Term:	7 years
Repayment:	12 mos. I/O, then monthly pymts. on a 25 yr. amortization.
Collateral:	First Deed of Trust, assignment of rents, UCC on business assets.
Guarantees:	Two carve-out personal guarantees.
Arrangement Fee:	25 bps paid by buyer on participation amount.

Other Factors:

The loan is secured by a 16 unit retail center with 60,385 SF. The center is 90% leased. The original grocery anchor was Food Lion who is still under lease and paying rent. Aldi has signed a LOI for a new 15 year lease plus 4 additional 5-year options. The new Aldi lease is in final negotiations. Property DSCR 1.3x. Global DSCR > 3.5x.

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