



Loan Participation Opportunity
September 2020

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:	8 unit apartment
Loan Purpose:	Refinance of property
Property Location:	Oakland, CA
Original Loan Amount:	\$1,350,000
Participation Available:	\$1,215,900
LTV:	66%
Note Rate:	3.82% for 5 yrs.; resets at 250 + UST for 1 more 5 year period.
Servicing Spread:	0.57%
Net Rate to Buyer:	3.25%
Prepayment Penalty:	None
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:	Two full personal guarantees, plus trust guarantees provided.
Arrangement Fee:	25 bps of participation amount paid by buyer at closing.

Other Factors:

Property consists of an 8-unit apartment with 3600 rentable SF.
The property was acquired in 2009 and fully renovated in 2019.
The property is now fully occupied.
Property DSCR >1.25x. Global DSCR >1.5x.

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.