



Loan Participation Opportunity  
December 2020

We are pleased to present an opportunity to purchase a participation in a high quality member business loan. The CU originator of the loan has a good track record for quality originations and will hold at least 10% of this loan over its life and service the loan on behalf of participants.

Loan Type:	Commercial Real Estate
Property Type:	Grocery anchored retail center
Loan Purpose:	Purchase of retail center
Property Location:	Lawrenceville, Georgia
Original Loan Amount:	\$14,850,000
Participation Available:	Up to \$8,850,000; minimum participation \$1 million
LTV:	75% LTV
Note Rate:	4.45% fixed for 5 yrs.; reset at 300 + 5 yr. CMT.
Servicing Spread:	0.25%
Net Rate to Buyer:	4.25%
Loan Term:	10 years
Repayment:	Monthly payments based on a 25 yr. amortization.
Collateral:	First priority lien on the property, personal property and assignment of rents and contracts.
Guarantees:	Full personal guaranty provided.
Arrangement Fee:	25 bps of the participation, payable by Buyer at closing.

Other Factors:

Property is a retail center with 263,651 SF on a 32+ acre site.  
The center is anchored by Kroger, occupying 63,986 SF.  
Kroger has extended their lease 5 years and added a Fuel Center at this location.  
Kroger has 6 additional 5-year options on their lease and provide a Corporate lease guaranty.  
The center is currently 83.16% occupied. The center houses a mix of national and regional tenants.  
The underwritten property DSCR at the current occupancy is 1.67x.

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.