



Loan Participation Opportunity
January 2021

We are pleased to offer an opportunity to purchase a participation in a high quality business loan. The Bank originator of the loan is an experienced originator and servicer of commercial participations and will hold at least 10% of this loan throughout its life and service the loan on behalf of participants.

Loan Type:	Commercial Real Estate
Property Type:	Fully occupied Medical Office Building
Loan Purpose:	Purchase the property
Property Location:	Memphis, TN
Gross Loan Amount:	\$16,375,872
Participation Available:	Up to \$13,875,872. Minimum participation \$1 mm.
LTV:	68% LTC
Note Rate:	3.65% fixed for 5 years; reset at 5 yr. UST + 275.
Servicing Spread:	0.25%
Net Rate to Buyer:	3.40%
Loan Term:	10 years
Repayment:	Monthly payments based on a 30 yr. amortization.
Collateral:	First Deed of Trust, UCC on business assets, assignment of management agreement.
Guarantees:	Two corporate fraud and performance guarantees.
Arrangement Fee:	25 bps paid by buyer on participation amount.

Other Factors:

The loan is secured by a 113,470 SF medical office building in Memphis, TN at 3495 Hacks Cross Road. The property is fully occupied on a NNN basis by Poplar Healthcare, a laboratory services company. The primary lease runs to 2033 plus 4 additional 5-year options. The building was constructed on a build-to-suit basis for Poplar in 2013. Property DSCR 1.44x. Global DSCR > 1.3x.

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