



Loan Participation Opportunity  
May 2021

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 10% and service the loan on behalf of participants.

Loan Type:	Commercial Real Estate
Property Type:	3 multi-tenant office buildings
Loan Purpose:	Purchase of properties
Property Location:	Colorado Springs, Colorado
Vintage:	Loan closed 1-2021
Loan Balance:	\$34,312,500
Participation Available:	Up to 20,000,000; minimum \$1 million per participant
Original LTV:	75% LTC/73% LTV
Note Rate:	3.625% for 10 years
Servicing Spread:	0.25%
Net Rate to Buyer:	3.375%
Loan Term:	10 years
Repayment:	Two years interest only, then mo. pymts. on 30 yr. amortization.
Collateral:	First Deed of Trust and assignment of rents on property.
Guarantees:	Full corporate guarantee provided
Arrangement Fee:	25 basis points of the participation paid by the buyer.

Other Factors:

The property consists of three office buildings with 325,537 combined SF.  
The properties were constructed in 1984 and 1989 and remodeled in 2020.  
The properties have combined average occupancy of 90%. Leases are all NNN.  
The borrower has multiple loans with the lead CU lender.  
2019 and 2020 DSCR > 2x using 25 year amortization.

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.