



Loan Participation Opportunity
May 2021

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

Loan Type:	Commercial Real Estate
Property Type:	Self-Storage Facility
Loan Purpose:	Refinance of the property
Property Location:	Montebello, CA
Original Loan Amount:	\$4,755,000
Loan Vintage:	Loan closed 11/2/2018
Loan Balance:	\$4,586,051
Participation Available:	\$2,627,441
LTV:	67.4% of appraisal value
Note Rate:	5.25% for 5 years; resets at 5 yr. CMT + 2.99%
Servicing Spread:	0.85%
Net Rate to Buyer:	4.4% until rate reset
Loan Term:	10 years; Maturity date 11/10/28.
Repayment:	Monthly payments based on 30 yr. amortization.
Collateral:	First lien on the property.
Guarantees:	Full unlimited personal guaranty.
Arrangement Fee:	25 bps of participation paid by buyer at closing.

Other Factors:

The property is a self-storage facility with 409 units and 31 outdoor RV/boat parking spaces. The property also includes a UPS store operated inside the facility. The borrower has owned and operated the facility for over 15 years. DSCR at Annual Review > 1.3x; Guarantor FICO 798.

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