



Loan Participation Opportunity
August 2025

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 15% and service the loan on behalf of participants.

Loan Type:	Commercial Real Estate
Property Type:	Fully occupied 6-unit multi-family property
Loan Purpose:	Refinance
Property Location:	Queens, NY
Loan Amount:	\$1,430,000
Participation Available:	\$1,215,500
LTV:	64% LTV
Note Rate:	6.25% for 5 years; resets at 250 + 5-year; 6.25% floor
Servicing Spread:	0.25%
Net Rate to Buyer:	6.00%
Loan Term:	10 years
Price to Seller:	Par
Repayment:	Monthly payments based on 30-year amortization.
Collateral:	First Deed of Trust and Assignment of Rents on property.
Guarantees:	Two full personal guarantees provided
Arrangement Fee:	25 basis points of the participation paid by the buyer.

Other Factors:

The property is 100% occupied with 6 residential units on 3 floors.
The building was constructed in 1931 and acquired and renovated in 2022 and has 4,545 SF.
The property has one 1-BR unit; four 2-BR units; and 1-3 BR unit.
Two units are free market rentals and 4 are rent stabilized units.
UW DSCR 1.25x ; Global DSCR> 1.8x.
Guarantor FICOs 704/763. NW>\$19 mm; Liquidity>\$1 million.

If you would be interested in learning more about this opportunity, please contact Judy Sandberg at judysandberg@gsgllc.com or 540-773-5800.