



Loan Participation Opportunity
July 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 10% and service the loan on behalf of participants.

Loan Type:	Commercial Real Estate
Property Type:	101-pad Manufactured Home Community for 55+ residents
Loan Purpose:	Refinance of property
Property Location:	Mesa, Arizona
Loan Amount:	\$2,400,000
Participation Available:	\$2,160,000
LTV:	24.24% LTV
Note Rate:	6.28% for 5 years; reset @ 250 + 5 year UST; 6.28% floor
Servicing Spread:	0.48%
Net Rate to Buyer:	5.80%
Loan Term:	10 years
Repayment:	Payments based on 30-year amortization.
Prepayment:	3,2,1%
Collateral:	First Deed of Trust and Assignment of Rents on property.
Guarantees:	One carve-out personal guarantee provided
Arrangement Fee:	25 basis points of the participation paid by the buyer.

Other Factors:

The property has 101 pads on 9.03 acres and is 95% occupied.

The property has a clubhouse w/dining room, kitchen & game room; pool; laundry and shuffleboard court, plus 212 parking spaces.

Sponsor has >25 years of experience managing MHC properties.

UW DSCR> 2x; Global DSCR>1.5x.

Guarantor FICO 811. Combined UW NW> \$18 mm.

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