



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 15% and service the loan on behalf of participants.

Loan Type:	Commercial Real Estate
Property Type:	Mixed Use property
Loan Purpose:	Refinance
Property Location:	Brooklyn, NY
Loan Amount:	\$1,895,000
Participation Available:	Up to \$1,610,750
LTV:	54% LTV
Note Rate:	6.75% for 5 years; resets at 250 + 5-year
Servicing Spread:	0.25%
Net Rate to Buyer:	6.50%
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 + two corporate 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 and 1 ground floor unit.

The property is located in the Ocean Hill neighborhood of Brooklyn.

The property has 7400 NR SF; 4 of the 6 tenants are Section 8 tenants.

The first-floor retail unit is operating as a community worship center.

The property was acquired and renovated in 2022.

UW DSCR 1.25x ; Global DSCR 1.5x.

Guarantor FICOs 790/774. NW>\$17 mm; Liquidity>\$15 mm.

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