



FIRST FINANCIAL
NETWORK

First in the Business. First in Loan Valuation and Sales.

Announcing \$42 Million Commercial Real Estate Loan Sale #260210

On behalf of a credit union, First Financial Network (FFN) is pleased to announce the upcoming sale of a commercial real estate loan secured by a leasehold interest in a 5-story Class-A multi-tenant office building located in the Chicago area.

Collateral Information:

- Office was constructed in 1987 and renovated 2018-2020
- Collateral property exceeds 350K square feet of net rentable area, situated on a 15-acre parcel
- Over 1,400 onsite surface and garage parking spaces
- 90% + occupied
- Property taxes are current and subject to escrow
- Seller holds approximately \$4MM cash collateral in a reserve account which will be transferred to the successful bidder at closing

The loan is accruing interest at a fixed rate of 3.75% and matures 3/29/2027.

KEY DATES

Bidder Due Diligence Begins	01/12/2026
Bid Date	02/10/2026
Final Funding/Closing	02/20/2026

SALE ACCESS

Comprehensive due diligence materials will be made available to qualified parties on FFN's website beginning on January 12, 2026.

To begin the bidder qualification process, please either register or log into your FFN account at ffncorp.com and complete the requisite documents.

Annual Password Reset

Please be advised that all FFN user account passwords have been reset in order to comply with FFN's Security Policy. A pop-up window will appear to update your password when logging in to your account at ffncorp.com.

If you have forgotten your 2025 password, please click [here](#), enter your email address and select "submit." If you do not receive a Temporary Password email within 12 hours, please contact Investor Relations at IR@ffncorp.com.

FFN encourages all users to complete these steps now to ensure quick access to upcoming loan sales.

As a reminder, account login information should not be shared among users for security purposes.

**To request due diligence access, register here
or log into your account and select the sale**

[Log In/Register Here](#)

FOR MORE INFORMATION CONTACT FFN'S LOAN SALE TEAM

Merrie Duncan
405.595.3399
mduncan@ffncorp.com

Cathey Taylor
405.595.3347
ctaylor@ffncorp.com

ADDITIONAL CONTACTS

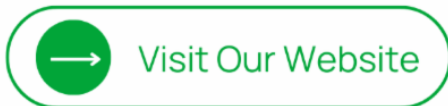
Bliss Morris
405.595.3321
bmorris@ffncorp.com

Jamie Hook
405.595.3377
jhook@ffncorp.com

Todd Pannell
405.595.3320
tpannell@ffncorp.com

John Morris
405.595.3307
jmorris@ffncorp.com

For general inquiries
contact us at 405.748.4100
or IR@ffncorp.com



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First Financial Network | 9211 Lake Hefner Parkway Suite 200 | Oklahoma City, OK 73120 US

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