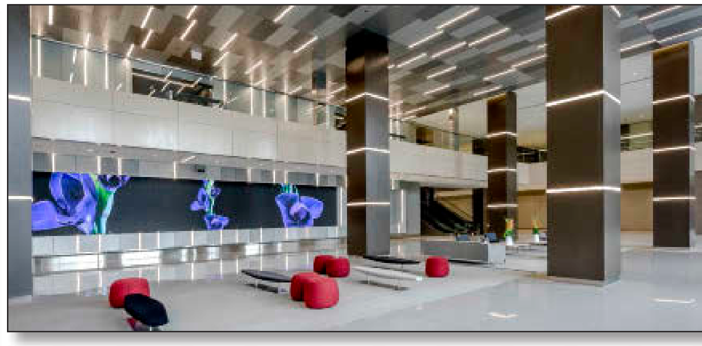
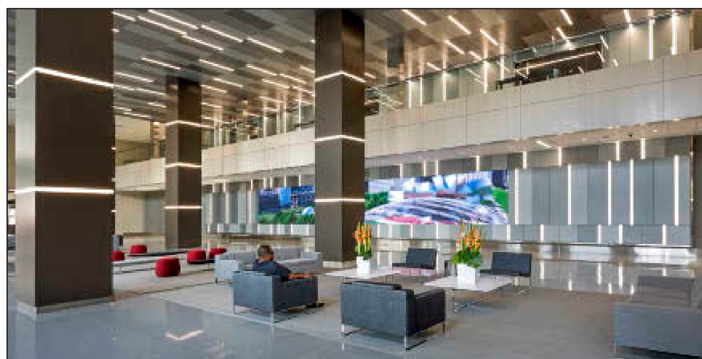
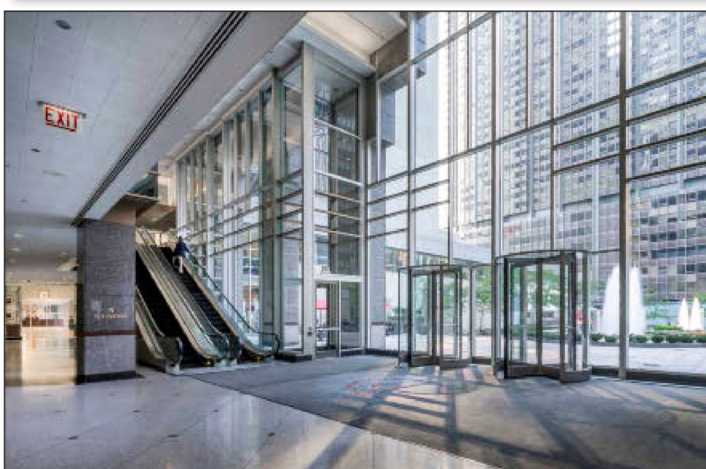
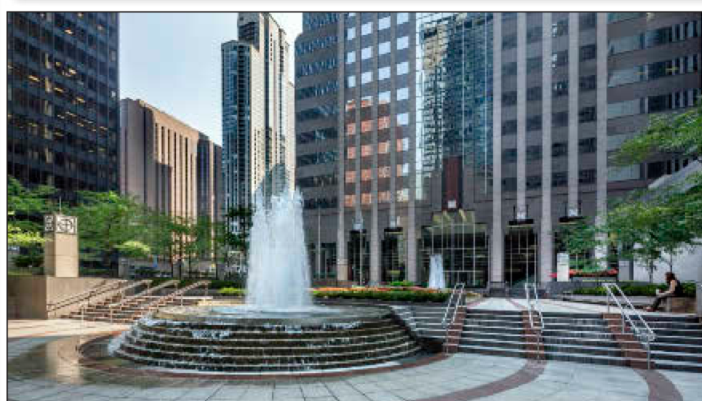
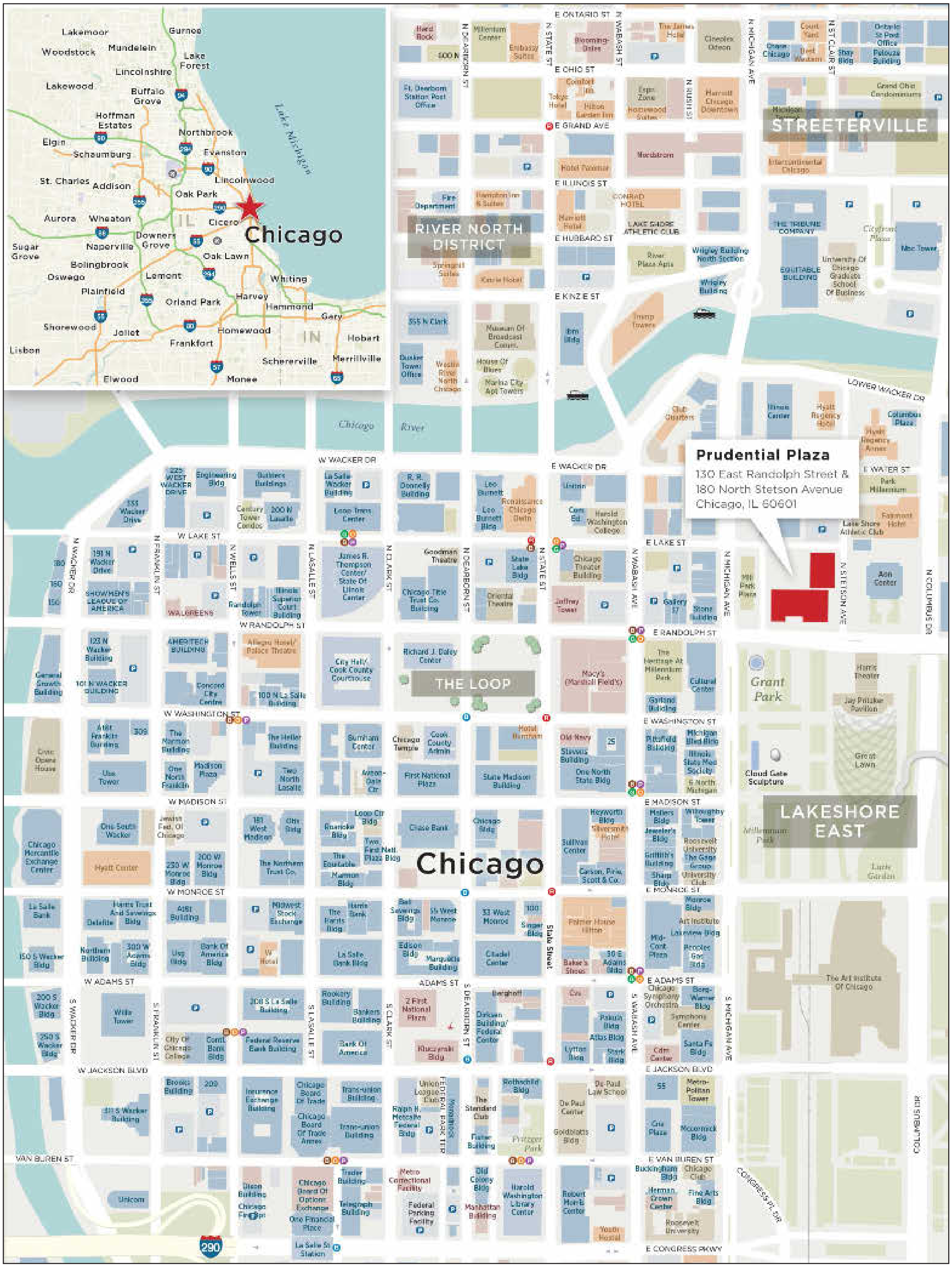





EXIT




Prudential Plaza
130 East Randolph Street &
180 North Stetson Avenue
Chicago, IL 60601
STREETERVILLE
RIVER NORTH
DISTRICT
THE LOOP
LAKESHORE
EAST
Chicago
Chicago
Lake Michigan
Grant
Park
E WACKER DR
E LAKE ST
E RANDOLPH ST
E WASHINGTON ST
E MADISON ST
E MONROE ST
E ADAMS ST
E JACKSON BLVD
E VAN BUREN ST
E CONGRESS PKWY
N MICHIGAN AVE
N STETSON AVE
N COLUMBUS DR
N STATE ST
N WABASH AVE
N DEARBORN ST
N CLARK ST
N LASALLE ST
N WELLS ST
N FRANKLIN ST
N WACKER DR
Aon
Center
Cloud Gate
Sculpture
The Art Institute
Of Chicago
290

Mortgaged Property Information	
Number of Mortgaged Properties	1
Location (City/State)	Chicago, Illinois
Property Type	Office
Size (SF)	2,269,632
Total Occupancy as of 11/30/2016(1)	77.1%
Owned Occupancy as of 11/30/2016(1)	77.1%
Year Built / Latest Renovation	1955,1990 / 1990, 2014-2015
Appraised Value	$700,000,000
Appraisal Date	7/20/2016
Borrower Sponsors	Michael Silberberg and Mark Karasick
Property Management(2)	SL PRU Property Manager LLC
Underwritten Revenues	$70,131,390
Underwritten Expenses	$32,570,196
Underwritten Net Operating Income (NOI)	$37,561,194
Underwritten Net Cash Flow (NCF)	$33,902,628
Cut-off Date LTV Ratio(3)	59.3%
Maturity Date LTV Ratio(3)	53.2%
DSCR Based on Underwritten NOI / NCF(3)	1.47x / 1.33x
Debt Yield Based on Underwritten NOI / NCF(3)	9.1% / 8.2%

Mortgage Loan Information	
Loan Seller	GACC
Cut-off Date Balance(4)	$70,000,000
Cut-off Date Balance per SF(3)	$182.85
Percentage of Initial Pool Balance	5.3%
Number of Related Mortgage Loans	None
Type of Security	Fee Simple
Mortgage Rate	4.61000%
Original Term to Maturity (Months)	120
Original Amortization Term (Months)	360
Original Interest Only Term (Months)	48
First Payment Date	9/6/2015
Maturity Date	8/6/2025

Escrows(5)	Upfront	Monthly
Taxes	$7,572,461	$1,134,682
Insurance	$697,045	$82,759
Replacement Reserve	$1,338,519	$47,671
TI/LC	$554,171	$0
Other(6)	$19,935,546	$236,236

Sources and Uses

Sources	$	%	Uses	$	%
Loan Combination Amount	$415,000,000	100.0%	Loan Payoff	$327,845,504	79.0%
			Reserves	73,309,474	17.7
			Working Capital	10,819,980	2.6
			Closing Costs	3,025,042	0.7
Total Sources	$415,000,000	100.0%	Total Uses	$415,000,000	100.0%

(1) Total Occupancy and Owned Occupancy includes 10.1% of NRA leased to tenants that have signed leases but have yet to take occupancy at the Prudential Plaza Property.
(2) The Prudential Plaza Property is sub-managed by Jones Lang LaSalle Americas (Illinois), LP.
(3) Calculated based on the aggregate outstanding principal balance of the Prudential Plaza Loan Combination (as defined below).
(4) The Prudential Plaza Loan has a Cut-off Date Balance of $70,000,000 and represents the non-controlling notes A-3-2 and A-4-1 of the $415,000,000 Prudential Plaza Loan Combination, which is evidenced by eight *pari passu* notes. The related companion loans are evidenced by (i) the controlling note A-1, which has an outstanding principal balance as of the Cut-Off Date of $115,000,000, and was contributed to the COMM 2015-CCRE26 securitization transaction, (ii) the non-controlling note A-2-1, which has an outstanding principal balance as of the Cut-off Date of $50,000,000, and was contributed to the CD 2016-CD1 securitization transaction, (iii) the non-controlling notes A-2-2 and A-3-3, which have an aggregate outstanding principal balance as of the Cut-off Date of $75,000,000, and were contributed to the CD 2016-CD2 securitization transaction, (iv) the non-controlling note A-3-1, which has an outstanding principal balance as of the Cut-off Date of $40,000,000, and was contributed to the COMM 2016-COR1 securitization transaction and (v) the non-controlling note A-4-2, which has an outstanding principal balance as of the Cut-off Date of $65,000,000, is currently held by DBNY and is expected to be contributed to one or more future commercial mortgage securitization transactions. See *"—The Mortgage Loan"* below.
(5) Upfront Escrows represents reserve balance as of January 9, 2017. See *"—Escrows"* below for further detail.
(6) The Other reserve includes $11,219,368 for future TI/LCs based on recent leases signed, $2,416,178 for rent abatements for various tenants and $6,300,000 for tenant improvements associated with the Wilson Sporting Goods Co. ("**Wilson**") lease. See "—Escrows" below.

- **The Mortgage Loan.** The mortgage loan (the **"Prudential Plaza Loan"**) is part of a loan combination (the **"Prudential Plaza Loan Combination"**) evidenced by eight *pari passu* notes that are together secured by a first mortgage encumbering the borrower's fee simple interest in two Class A office towers totaling 2,269,632 SF located in Chicago, Illinois (the **"Prudential Plaza Property"**). The Prudential Plaza Loan, which is evidenced by the non-controlling notes A-3-2 and A-4-1, has an aggregate outstanding principal balance as of the Cut-off Date of $70,000,000 and represents approximately 5.3% of the Initial Pool Balance. The related companion loans are evidenced by (i) the controlling note A-1, which has an outstanding principal balance as of the Cut-Off Date of $115,000,000, and was contributed to the COMM 2015-CCRE26 securitization transaction, (ii) the non-controlling note A-2-1, which has an outstanding principal balance as of the Cut-off Date of $50,000,000, and was contributed to the CD 2016-CD1 securitization transaction, (iii) the non-controlling notes A-2-2 and A-3-3, which have an aggregate outstanding principal balance as of the Cut-off Date of $75,000,000, and were contributed to the CD 2016-CD2 securitization transaction, (iv) the non-controlling note A-3-1, which has an outstanding principal balance as of the Cut-off Date of $40,000,000, and was contributed to the COMM 2016-COR1 securitization transaction and (v) the non-controlling note A-4-2, which has an outstanding principal balance as of the Cut-off Date of $65,000,000, is currently held by DBNY and is expected to be contributed to one or more future commercial mortgage securitization transactions. The Prudential Plaza Loan Combination, which accrues interest at an interest rate of 4.61000% *per annum*, was originated by GACC on July 30, 2015, had an original principal balance of $415,000,000 and has an outstanding principal balance as of the Cut-off Date of $415,000,000. The proceeds of the Prudential Plaza Loan Combination were primarily used to refinance the Prudential Plaza Property, fund upfront reserves, pay origination costs and provide working capital to the borrower. The borrower covenanted to use such working capital amount (which was deposited into a borrower account) to pay operating or capital expenses related to the Prudential Plaza Property. Such amount is not being held by, and is not subject to disbursement conditions of the lender.

The Prudential Plaza Loan Combination had an initial term of 120 months and has a remaining term of 102 months as of the Cut-off Date. The Prudential Plaza Loan Combination requires monthly payments of interest only for the first 48 months, followed by payments of principal and interest based on a 30-year amortization schedule. The scheduled maturity date of the Prudential Plaza Loan Combination is the due date in August 2025. Provided that no event of default has occurred and is continuing under the Prudential Plaza Loan documents, at any time after July 26, 2018, the Prudential Plaza Loan Combination may be defeased with certain direct full faith and credit obligations of the United States of America or other obligations which are "government securities" permitted under the Prudential Plaza Loan documents. Provided that no event of default has occurred and is continuing under the Prudential Plaza Loan documents, voluntary prepayment of the entire outstanding principal balance of the Prudential Plaza Loan Combination without a prepayment premium or yield maintenance charge is permitted on or after the due date in March 2025.

On July 26, 2016, the holder of the non-controlling Note A-3-1, together with the other non-controlling *pari passu* companion notes (the "**REMIC Election Notes**") made a REMIC election with respect to the REMIC Election Notes. As such, the defeasance lockout period for the Prudential Plaza Loan Combination will continue through the first business day after July 26, 2018. For additional information regarding the REMIC Election Notes, see *"Material Federal Income Tax Consequences"* in the Prospectus.

- **The Mortgaged Property.** The Prudential Plaza Property consists of two Class A office towers, One Prudential Plaza and Two Prudential Plaza, totaling 2,269,632 SF located in Chicago, Illinois. One Prudential Plaza is a 41-story, 1,273,204 SF building that was built in 1955 and renovated in 1990 and again in 2014-2015. Two Prudential Plaza is a 64-story, 996,428 SF building that was completed in 1990. The two towers are connected by a public mezzanine level that contains approximately 60,000 SF of restaurant and retail space. The Prudential Plaza Property has a diverse tenant base of over 120 tenants including law firms, financial services, technology, media and marketing companies. No tenant accounts for greater than 3.9% of NRA. The Prudential Plaza Property also features a five-level, 608-space underground parking facility that is run by AMPCO Parking, a third party operator, an underground connection to the Randolph Street commuter rail station, a landscaped one acre plaza and a tenant amenity space on the 11th floor. The tenant amenity space features a 10,000 SF gym, a tenant lounge and an outdoor rooftop space that includes a bar and an outdoor fireplace and offers unobstructed views of Millennium Park.

In 2014, the Guarantors invested over $30.0 million in capital expenditures and an additional approximately $26.6 million in tenant improvements for building renovations and upgrades to tenant spaces. Major projects included an elevator modernization and cab renovation, window replacements in vacant spaces, a convector replacement, the creation of the tenant amenity space on the 11th floor, exterior lighting renovations and a complete renovation of the lobby. The investments to upgrade the Prudential Plaza Property have resulted in positive leasing velocity with 654,767 SF of leases signed between January 2015 and May 2016. The table below summarizes recent leasing activity at the Prudential Plaza Property since October 2014.

Recent Leasing[1][2]

Date of Lease Execution	Lease Count	SF	Gross Rent	Gross Rent Per SF
Oct 2014	2	24,267	$819,054	$33.75
Nov 2014	1	2,489	$80,011	$32.15
Dec 2014	3	28,471	$946,092	$33.23
Jan 2015	4	44,249	$1,241,990	$28.07
Feb 2015	1	239	$6,271	$26.24
Mar 2015	4	54,103	$1,953,948	$36.12
Apr 2015	4	6,892	$134,245	$19.48
May 2015	3	16,704	$621,447	$37.20
Jun 2015	6	48,139	$1,902,909	$39.53
Jul 2015	11	127,537	$4,487,880	$35.19
Aug 2015	8	63,228	$2,359,173	$37.31
Sep 2015	1	2,319	$92,377	$39.84
Oct 2015	1	577	$23,435	$40.62
Nov 2015	4	35,486	$1,325,724	$37.36
Dec 2015	8	173,316	$6,676,301	$38.52
Jan 2016	0	0	$0	$0.00
Feb 2016	3	28,699	$1,514,381	$52.77
Mar 2016	6	25,758	$1,392,647	$54.07
Apr 2016	1	24,226	$955,958	$39.46
May 2016	2	3,295	$162,736	$49.39
Jun 2016	3	37,541	$1,271,534	$33.87
Jul 2016	1	5,385	$212,511	$39.46
Aug 2016	7	102,560	$3,700,809	$36.08
Sept 2016	0	0	$0	$0.00
Oct 2016	0	0	$0	$0.00
Nov 2016	0	0	$0	$0.00
Dec 2016	0	0	$0	$0.00
Total/Wtd. Avg.	**84**	**855,480**	**$31,881,435**	**$37.27**

(1) As provided by the borrower.
(2) Includes expansions and lease renewals.

Total leasing at the Prudential Plaza Property between October 2014 and August 2016 included 855,480 SF (37.7% of NRA) which increased gross rent by approximately $31.9 million. This includes 502,390 SF (22.1% of NRA) leased since loan origination in July 2015. Major new leases include Wilson (87,386 SF, 3.9% of NRA), Clark Hill (71,813 SF, 3.2% of NRA), Cision US, Inc. (49,703 SF, 2.2% of NRA), Pandora (32,331 SF, 1.4% of NRA), Chicago Council on Global Affairs (29,035 SF, 1.3% of NRA), University of Chicago (23,710 SF, 1.0% of NRA), Prescient Edge, LLC (23,616 SF, 1.0% of NRA), Textura Corporation (23,374 SF, 1.0% of NRA) and CA Ventures (23,672 SF, 1.0% of NRA).

The Prudential Plaza Property is situated immediately north of Millennium Park and one block east of Michigan Avenue, a major north-south roadway in Chicago. The Prudential Plaza Property is accessible via Interstate 90/94 from the west, Lake Shore Drive from the east and Wacker Drive. The Prudential Plaza Property also has pedestrian access via underground pedestrian corridors that provide direct access to neighboring hotels, department stores, office buildings and cultural attractions throughout the city of Chicago.

The following table presents certain information relating to historical leasing at the Prudential Plaza Property:

Historical Leased %[1]

	2013	2014	2015	As of 11/30/2016
Owned Space	69.6%	64.0%	68.3%	77.1%[2]

(1) As provided by the borrower and which represents occupancy as of December 31 for the specified year unless otherwise specified.
(2) Based on the underwritten rent roll dated November 30, 2016.

The following table presents certain information relating to the major tenants at the Prudential Plaza Property:

Top Five Tenants Based on Underwritten Base Rent[1]

Tenant Name	Credit Rating (Fitch/MIS/S&P)[2]	Tenant GLA	% of GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent $ per SF	Lease Expiration	Renewal / Extension Options
Wilson[3]	NR / NR / NR	87,386	3.9%	1,922,492	4.7%	$22.00	12/31/2029	1, 5-year option
Clark Hill[4]	NR / NR / NR	71,813	3.2	1,888,769	4.7	$26.30	12/31/2032	1, 5-year option
Leydig, Voit & Mayer, Ltd.	NR / NR / NR	66,783	2.9	1,694,645	4.2	$25.38	9/30/2025	2, 5 or 10-year options
Optiver US LLC[5]	NR / NR / NR	73,779	3.3	1,515,443	3.7	$20.54	4/30/2023	1, 5-year option
CBS Radio Holdings Corp.[6]	BBB / Baa2 / BBB	63,453	2.8	1,324,647	3.3	$20.88	4/30/2028	3, 5-year options
Total Major Office Tenants		**363,214**	**16.0%**	**8,345,996**	**20.6%**	**$22.98**		
High Office		383,539	16.9	9,214,456	22.7	$24.02		
Mid Office		527,885	23.3	11,459,089	28.2	$21.71		
Low Office		391,764	17.3	8,191,605	20.2	$20.91		
Retail		59,939	2.6	2,410,804	5.9	$40.22		
Storage		20,234	0.9	424,866	1.0	$21.00		
Antenna		2,841	0.1	532,977	1.3	$187.60		
Total Occupied Collateral[7]		**1,749,416**	**77.1%**	**40,579,792**	**100.0%**	**$23.20**		
Vacant		520,216	22.9	0	0.0	$0.00		
Total / Wtd. Avg. All Tenants		**2,269,632**	**100.0%**	**40,579,792**	**100.0%**	**$23.20**		

(1) Based on the rent roll dated November 30, 2016.
(2) Certain ratings are those of the parent company whether or not the parent company guarantees the lease.
(3) Wilson signed a 12-year lease for its space which commences on January 1, 2018. The tenant has the right to terminate its lease on December 31, 2026 with 15 months prior written notice, subject to payment of a termination fee equal to the unamortized leasing costs amortized at a rate of 8% per year. In addition, Wilson will be entitled to rent abatement on the first month of each year during the lease term. Neither the gap period prior to commencement of such lease nor such rent abatement periods have been reserved for.
(4) Clark Hill signed a 15-year lease for its space which commenced on January 1, 2017 and has a rent abatement period from January 2017 to July 2017, which has not been reserved for. The tenant has the right to terminate its lease on December 31, 2026, upon at least 15 months' prior written notice, subject to a termination fee equal to the then unamortized leasing costs associated with the Clark Hill lease amortized at a rate of 8% per year.
(5) Optiver US LLC is entitled to rent abatement from May 2017 to October 2017 and from May 2018 to September 2018, as to which only two months have been reserved for.
(6) CBS Radio Holdings Corp. executed an early renewal option for its space on floors 9-11, totaling approximately 63,228 SF at a higher rent of $22.50 per SF for an additional ten years. CBS Radio Holdings Corp. relinquished a portion of its space on the 12th floor (8,068 SF). Additionally, the tenant has 225 SF of space that expires on April 30, 2018. CBS has a rent abatement period from May 2018 to December 2019, which has not been reserved for.
(7) Includes 10.1% of net rentable area leased to tenants that, as of November 30, 2016, have signed leases but have yet to take occupancy at the Prudential Plaza Property.

The following table presents certain information relating to the lease rollover schedule at the Prudential Plaza Property, based on initial lease expiration dates:

Lease Expiration Schedule[1][2]

Year Ending December 31,	Expiring Owned GLA	% of Owned GLA	Cumulative % of Owned GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent $ per SF	# of Expiring Tenants
MTM	0	0.0%	0.0%	$0	0.0%	$0.00	0
2017	57,974	2.6	2.6%	1,315,381	3.2	$22.69	18
2018	157,475	6.9	9.5%	3,428,162	8.4	$21.77	43
2019	57,943	2.6	12.0%	1,228,924	3.0	$21.21	13
2020	56,447	2.5	14.5%	1,417,530	3.5	$25.11	20
2021	102,524	4.5	19.0%	2,475,487	6.1	$24.15	26
2022	98,532	4.3	23.4%	2,528,112	6.2	$25.66	22
2023	234,546	10.3	33.7%	4,884,720	12.0	$20.83	29
2024	54,588	2.4	36.1%	1,239,849	3.1	$22.71	12
2025	220,895	9.7	45.9%	5,448,251	13.4	$24.66	27
2026	81,800	3.6	49.5%	2,974,932	7.3	$36.37	16
2027	200,088	8.8	58.3%	3,887,269	9.6	$19.43	18
2028 & Thereafter	426,604	18.8	77.1%	9,751,176	24.0	$22.86	29
Vacant	520,216	22.9	100.0%	0	0.0	$0.00	0
Total / Wtd. Avg.	**2,269,632**	**100.0%**		**$40,579,792**	**100.0%**	**$23.20**	**273**

(1) Calculated based on approximate square footage occupied by each Owned Tenant unless otherwise specified.
(2) Certain tenants may have lease termination options that may become exercisable prior to the originally stated expiration date of the tenant lease and that are not considered in the Lease Expiration Schedule.

- **Operating History and Underwritten Net Cash Flow.** The following table presents certain information relating to the historical operating performance and the Underwritten Net Cash Flow at the Prudential Plaza Property:

Cash Flow Analysis[1]

	2013	2014	2015	TTM 11/30/2016	Underwritten	Underwritten $ per SF
Base Rent	$28,764,554	$28,473,086	$30,025,537	$34,261,798	$40,579,792	$17.88
Contractual Rent Steps[2]	0	0	0	0	960,856	0.42
IG Rent Credit	0	0	0	0	232,359	0.10
Value of Vacant Space	0	0	0	0	17,967,138	7.92
Gross Potential Rent	**$28,764,554**	**$28,473,086**	**$30,025,537**	**$34,261,798**	**$59,740,145**	**$26.32**
Total Recoveries	20,442,385	18,888,044	20,087,785	21,436,527	25,198,144	11.10
Total Other Income	3,318,520	2,915,164	3,208,355	3,160,239	3,160,239	1.39
Vacancy & Credit Loss [3]	0	0	0	0	(17,967,138)	(7.92)
Effective Gross Income	**$52,525,460**	**$50,276,294**	**$53,321,676**	**$58,858,563**	**$70,131,390**	**$30.90**
Total Operating Expenses	**30,482,948**	**28,845,540**	**32,167,828**	**32,295,671**	**$32,570,196**	**$14.35**
Net Operating Income[4]	**$22,042,511**	**$21,430,754**	**$21,153,848**	**$26,562,892**	**$37,561,194**	**$16.55**
TI/LC	0	0	0	0	3,086,514	1.36
Capital Expenditures	0	0	0	0	572,052	0.25
Net Cash Flow	**$22,042,511**	**$21,430,754**	**$21,153,848**	**$26,562,892**	**$33,902,628**	**$14.94**
Occupancy	**69.6%**	**64.0%**	**68.3%**	**77.1%**	**77.1%**	
NOI Debt Yield	**5.3%**	**5.2%**	**5.1%**	**6.4%**	**9.1%**	
NCF DSCR	**0.86x**	**0.84x**	**0.83x**	**1.04x**	**1.33x**	

(1) Certain items such as straight line rent, interest expense, interest income, lease cancellation income, depreciation, amortization, debt service payments and any other non-recurring or non-operating items were excluded from the historical presentation and are not considered for the Underwritten Cash Flow.
(2) Contractual Rent Steps are taken through January 2018.
(3) Vacancy was underwritten at the in-place vacancy of 20.4% compared to the East Loop submarket vacancy rate of 12.9%.
(4) The approximate $11.0 million increase in Underwritten Net Operating Income from TTM 11/30/2016 to Net Operating Income figure is due to (i) approximately $11.1 million attributable to leases that are signed but have not yet commenced, (ii) approximately $1.0 million in step rents taken through January 2018, (iii) approximately $0.2 million in rent credit relating to investment grade tenants on long term leases, (iv) approximately $0.5 million representing the differential between the underwritten management fee cap of $1.0 million against the most recent management fee of approximately $1.5 million, (v) $5.9 million in rent abatements that were effective in the trailing 12 months ending November 2016 and (vi) less $7.4 million in rents attributable to expiring leases. The remaining difference is approximately $0.3 million attributable to other miscellaneous differences.

- **Appraisal.** According to the appraisal, the Prudential Plaza Property had an "as-is" appraised value of $700,000,000 as of July 20, 2016 and has an "as stabilized" appraised value of $830,000,000 as of July 20, 2018, based on certain assumptions, including that the Prudential Plaza Property has achieved an occupancy of 90.0%.

Appraisal Approach	Value	Discount Rate	Capitalization Rate
Direct Capitalization Approach	$688,000,000	N/A	5.25%
Discounted Cash Flow Approach	$700,000,000	7.75%	6.00%[1]

(1) Represents the terminal capitalization rate.

- **Environmental Matters.** Based on a Phase I environmental report dated June 30, 2015, no further action was recommended at the Prudential Plaza Property other than to implement an operations and maintenance plan for asbestos, which is currently in place.

- **Market Overview and Competition.** The Prudential Plaza Property is located in the city of Chicago, Illinois, one block east of North Michigan Avenue in the East Loop office submarket. Located adjacent to Millennium Park, the Prudential Plaza Property is within walking distance of numerous dining, shopping and cultural attractions. Notable nearby attractions include The Harold Washington Library, the world's largest public library, popular downtown theatres, Lyric Opera Goodman Theatre and Adler & Sullivan's Auditorium Theatre and the Magnificent Mile, one of the world's premier shopping districts. Several hotels are also in walking distance, including the Palmer House, which is a block from the Prudential Plaza Property, a Hilton, Hyatt Regency, Sheraton, the Renaissance, Hotel Blake and the W Hotel, among others.

The East Loop office submarket contains 83 buildings totaling approximately 28.0 million SF, including 16 Class A buildings totaling approximately 16.6 million SF. The average quoted rent in the East Loop Class A submarket was $28.06 per SF as of the third quarter of 2016 and the vacancy was 12.9% in the same period. The East Loop Class A submarket also experienced positive net absorption of 467,653 SF as of the third quarter of 2016. Additionally, there is no reported new office construction underway or planned in the East Loop submarket. Current activity in the East Loop office sector is continued repositioning of the existing inventory. In July 2015, Kraft Heinz announced that it is moving its corporate headquarters from Northfield, Illinois to the East Loop submarket of Chicago. Kraft Heinz took over approximately 170,000 SF across five floors in the Aon Center, located next door to the Prudential Plaza Property, in January 2016.

The following table presents certain information relating to the primary competition for the Prudential Plaza Property:

Prudential Plaza Property Competitive Set(1)

	Prudential Plaza Property	Aon Center	Illinois Center	AMA Plaza
Year Built	1955	1974	1972	1971
SF	2,269,632	2,744,552	2,132,048	1,141,760
Total Occupancy	77.1%(2)	90.0%	75.0%	92.0%
Recent Leasing	$23.20(3)	$19.50 - $22.50	$17.50 - $18.50	$24.28 - $31.00

	Chicago Title and Trust Center I	303 East Wacker	Equitable Office Building
Year Built	1992	1979	1966
SF	1,068,877	859,187	737,308
Total Occupancy	96.0%	67.0%	95.0%
Recent Leasing	$18.08 - $30.00	$17.00 - $18.50	$23.00 - $25.50

(1) Source: Appraisal.
(2) Based on the November 30, 2016 underwritten rent roll and includes approximately 10.1% of NRA leased to tenants that have signed leases but have not yet taken occupancy.
(3) Represents weighted average underwritten Base Rent per SF on a triple net basis for the Prudential Plaza Property.

Using both the above market comparables and recent leasing in the nearby office market, the appraisal identified a market rent of $28.00 per SF for high-rise office space, $25.00 per SF for mid-rise office space, $22.00 per SF for low-rise office space, $40.00 per SF for interior retail space, $60.00 per SF for street-front retail space and $20.00 per SF for storage space. All of the aforementioned rents are on a triple net basis (except for storage rents). The appraisal determined a market occupancy for the overall Chicago central business district office market of 89.0% and 92.3% for Class A office properties in the East Loop submarket.

- **The Borrower.** The borrower, SL PRU LLC, is a single purpose Delaware limited liability company structured to be bankruptcy-remote, with two independent directors in its organizational structure. Legal counsel to the borrower delivered a non-consolidation opinion in connection with the origination of the Prudential Plaza Loan. The sponsors of the borrower and nonrecourse carve-out guarantors are Michael Silberberg and Mark Karasick (the "**Guarantors**"), on a joint and several basis.

  Michael Silberberg is a principal of Berkley Properties, LLC, a privately owned real estate holding company that acquires, renovates and manages hotels, offices, retail and multifamily properties in the Northeast. Additionally, directly or through affiliated companies, Berkley Properties, LLC has holdings in New York, New Jersey, Illinois, Alabama, Tennessee and Texas. Berkley Properties, LLC is headquartered in New York City.

  Mark Karasick is a principal of the 601W Companies ("**601W**"). 601W manages private real estate acquisition, ownership, development and management portfolios. Since its founding more than 15 years ago, 601W has acquired a number of commercial properties throughout the country, totaling 24 million SF with a collective value in excess of $5.0 billion. At 601W, Mark Karasick leads the acquisition, development and management of the 601W real estate portfolio.

  Michael Silberberg and Mark Karasick have worked on numerous transactions in the Chicago central business district. In 2010, Berkley Properties, LLC purchased, and later sold, 180 North La Salle Street in the East Loop submarket and 601W is currently holding 550 West Jackson Avenue, an approximately 400,000 SF office property in the West Loop submarket. The Guarantors also purchased the Aon Center, a 2.7 million SF office building located adjacent to the Prudential Plaza Property in October 2015 for $712 million ($260 per SF).

The Prudential Plaza Property was acquired by the prior owner (the "**Prior Owner**") in 2006 for $525 million ($231 per SF), which Prior Owner was owned and controlled by sponsorship unaffiliated with the Guarantors (the "**Prior Sponsorship**"). The Prudential Plaza Property was previously security for a $410.0 million first mortgage (the "**Prior Loan**"), which was deposited in equal portions in the JPMCC 2006-LDP7 and JPMCC 2006-CB16 securitization trusts (together, the "**Prior Securitization**") and an affiliate of the borrower under the Prior Loan also obtained a $60.0 million original principal balance mezzanine loan from an affiliate of Northstar. In 2012, the Prior Loan was transferred into special servicing as a result of impending lease expirations with two major tenants totaling approximately 19.0% of the total NRA, which tenants ultimately vacated the Prudential Plaza Property.

The Guarantors reached an agreement with the Prior Sponsorship for an equity recapitalization. In June 2013, the Guarantors and the Prior Securitization special servicer agreed to bifurcate the $410.0 million Prior Loan into a $336 million A-note and a $74 million B-note (hope note). As part of the loan modification, the Guarantors took control of the Prudential Plaza Property and the Prior Owner and contributed $76.5 million of new equity into the property (while the Prior Sponsorship retained a minority non-controlling interest). In addition, as part of such agreement, the N-Star CDO VIII securitization, as the holder of the $60 million original principal balance mezzanine loan, agreed to modify its mezzanine loan to require payments to be made only from excess cash flow remaining following the payment of amounts then due under the Prior Loan, and a Northstar affiliate agreed to contribute $8.5 million of new equity into the Prudential Plaza Property. The Guarantors and the mezzanine lender then allocated amounts payable under the modified mezzanine loan to the contributors of the new equity.

In connection with the origination of the Prudential Plaza Loan Combination, (i) the lender under the Prior Securitization accepted $336 million (a portion of the proceeds of the Prudential Plaza Loan Combination) in satisfaction of the Prior Loan, (ii) the hope note was cancelled without repayment, and (iii) the mezzanine lender entered into a standstill agreement with GACC pursuant to which it agreed to terminate the existing mezzanine loan pledge. Additionally, the standstill agreement provides that no exercise of remedies may be undertaken under the unsecured mezzanine loan until the Prudential Plaza Loan Combination is fully satisfied, and the mezzanine lender agreed that during any event of default or Trigger Period (as defined below) no payments may be made on the unsecured mezzanine loan.

On February 24, 2016, the trustees of the Prior Securitization filed suit in the United States District Court for the Southern District of New York against the Guarantors and the Prior Owner alleging, among other things, that the defendants engaged in fraud, willful misconduct and intentional misrepresentation by failing to provide complete and accurate information regarding prospective leasing activity relating to the Prudential Plaza Property in connection with the preparation of an appraisal used in connection with the calculation of the discounted payoff amount. The current borrower under the Prudential Plaza Loan Combination is not named as a defendant in the suit. For more information regarding the litigation, see *"Description of the Mortgage Pool–Litigation and Other Legal Considerations"* in the Prospectus.

- **Escrows.** In connection with the origination of the Prudential Plaza Loan Combination, the borrower deposited reserves of (i) $1,134,682 into a tax reserve account, (ii) $248,278 into an insurance reserve account, (iii) $2,525,657 into a replacement reserve account, (iv) $21,489,422 into a TI/LC reserve account for existing TI/LC obligations due to certain tenants, (v) $35,000,000 into a future leasing reserve account and (vi) $12,911,435 into a rent abatement reserve account.

As of January 2017, the current amounts on deposit are (i) $7,572,461 in the tax reserve account, (ii) $697,045 in the insurance reserve account, (iii) $1,338,519 in the replacement reserve account, (iv) $554,171 in the existing TI/LC reserve account (the "**Existing TI/LC Account**"), (v) $11,219,368 (the "**Future TI/LC Amount**") in the future leasing reserve account (the "**Future TI/LC Account**"), all of which is earmarked for future TI/LCs based on recent leases signed and (vi) $2,416,178 in the rent abatement reserve account. The Future TI/LC Amount includes $3,058,133 that was initially included in the Existing TI/LC Account but was determined to be in excess of the amount necessary to pay approved leasing expenses under the then-current leases and was reallocated into the Future TI/LC Account to be available to pay approved leasing expenses for future leases entered into by the borrower.

In connection with the Wilson lease, a Wilson TI reserve of $6,300,000 was established, of which $3,100,000 was funded through sponsor equity and $3,200,000 was transferred from the Future TI/LC Account. The $17,293,639 remaining in the Future TI/LC Account is net of the $3,200,000 transferred to the Wilson TI reserve. Amounts in the Wilson TI reserve are required to be used to cover certain tenant improvements associated with the Wilson lease, and an amount not to exceed $873,860 thereof may, at the tenant's election, be applied towards monthly base rent during the term of the lease.

Additionally, on each due date, the borrower is required to deposit (i) $1,134,682 into a tax reserve account, (ii) $82,759 into an insurance reserve account, (iii) $47,671 into a replacement reserve account and (iv) commencing on the payment date in August 2016, $236,236 into a future leasing reserve account until August 2018, on which date the amount will increase to $377,978. Such monthly deposits into the future leasing reserve will no longer be required if (i) 85% of the net rentable area of the Prudential Plaza Property is leased in the lender's reasonable determination or (ii) a transfer and assumption of the Prudential Plaza Loan Combination is consummated with a third party in an arm's length transaction; provided that in either case monthly deposits in an amount equal to $238,344 into the future leasing reserve will be required if the reserve balance drops below $5,000,000, for so long as the future leasing reserve is less than $10,000,000. For so long as the debt service coverage ratio is less than 1.25x as of any calculation date and the amount on deposit in the Wilson TI reserve is less than $3,800,000, any deposit required pursuant to clause (iv) above is required to be deposited into the Wilson TI reserve up to an amount equal to such shortfall, or if such deposit is no longer required or the borrower otherwise elects, the borrower is required to deposit, on a monthly basis, an amount equal to such shortfall into the Wilson TI reserve.

- **Lockbox and Cash Management.** The Prudential Plaza Loan Combination is structured with a hard lockbox and in place cash management. All rents and other payments are required to be deposited directly into a clearing account controlled by the lender. All funds in the clearing account are required to be transferred on a daily basis into a deposit account controlled by the lender and disbursed in accordance with the Prudential Plaza Loan documents. Provided no Trigger Period (as defined below) is continuing, excess cash in the deposit account is required to be disbursed to borrower, or if a new mezzanine lender exists, to mezzanine lender, in accordance with the Prudential Plaza Loan documents.

A "**Trigger Period**" will commence upon (i) the occurrence of an event of default under the Prudential Plaza Loan documents, (ii) the debt service coverage ratio being less than 1.15x as of any calendar quarter or (iii) the occurrence of a new mezzanine loan default, and will end if (a) with respect to clause (i) the event of default has been cured, (b) with respect to clause (ii) the debt service coverage ratio is at least 1.20x for two consecutive calendar quarters and (c) with respect to clause (iii) the receipt by lender of a new mezzanine loan default revocation notice.

- **Property Management.** The Prudential Plaza Property is managed by SL PRU Property Manager LLC, a borrower affiliate. The Prudential Plaza Property is sub-managed by Jones Lang LaSalle Americas (Illinois), LP ("**Jones Lang LaSalle**"). Jones Lang LaSalle is a financial and professional services firm that specializes in commercial real estate services and investment management. Lender consent (which may be conditioned upon receipt of a rating agency confirmation) is required for replacement of the property manager, except that, provided that no event of default is continuing under the Prudential Plaza Loan documents, the borrower may replace the property manager without lender consent with (i) so long as the borrower is controlled by one or more of the Guarantors, a property manager owned or controlled by one or more of the Guarantors or (ii) an Unaffiliated Property Manager (as defined below). The lender has the right to require the borrower to replace the property manager with an Unaffiliated Property Manager selected by the borrower or another property manager chosen by the borrower and reasonably approved by the lender (which may be subject to receipt of a rating agency confirmation) (i) at any time following an event of default under the Prudential Plaza Loan documents, (ii) if the property manager is in material default under the management agreement beyond any applicable notice and cure period, (iii) if the property manager becomes insolvent or a debtor in any bankruptcy or insolvency proceeding, or (iv) if at any time the property manager has engaged in gross negligence, fraud, willful misconduct or misappropriation of funds.

An "**Unaffiliated Property Manager"** means an unaffiliated property manager that is (A) a reputable, nationally or regionally recognized management company having at least five years' experience in the management of properties similar to the Prudential Plaza Property, (B) at the time of its engagement as property manager is managing (exclusive of the Prudential Plaza Property) equal to or greater than the lesser of (a) 5,000,000 SF and (b) five times the leasable SF of the Prudential Plaza Property and (C) is not the subject of a bankruptcy or similar insolvency proceeding.

- **Current Mezzanine or Subordinate Indebtedness**. As discussed in *"—The Borrower"* herein, there is an existing loan between Wells Fargo Bank, National Association, as Trustee for the Beneficial Owners of N-Star CDO VIII Grantor Trust and BFPRU II, LLC, which was initially structured as a mezzanine loan. This loan was converted to an unsecured loan which has been fully subordinated pursuant to a standstill, intercreditor and subordination agreement, and is not secured by a pledge.

- **Future Mezzanine or Subordinate Indebtedness**. The Prudential Plaza Loan Combination permits an approved mezzanine loan in a maximum amount of $20,000,000 provided, among other things, (i) no event of default or Trigger Period is then continuing, (ii) the future leasing reserve is drawn down to $12.5 million or less, (iii) the mezzanine loan results in a combined debt yield of no less than 9.0%, (iv) the proceeds from the mezzanine loan will be deposited into the mortgage lender's future leasing reserve, (v) the combined debt service coverage ratio is not less than 1.40x on an amortizing basis and (vi) the loan to value ratio of the combined loans is not more than 64.6%.

- **Terrorism Insurance.** The borrower is required to maintain terrorism insurance coverage in an amount equal to 100% of the full replacement cost of the Prudential Plaza Property plus 24 months of rental loss and/or business interruption coverage; provided that such coverage is available; provided that if the Terrorism Risk Insurance Program Reauthorization Act of 2007 or any replacement, reauthorization or extension thereof ("**TRIPRA**") is in effect and continues to cover both foreign and domestic acts, the lender is required to accept terrorism insurance with coverage against acts which are "certified" within the meaning of TRIPRA.