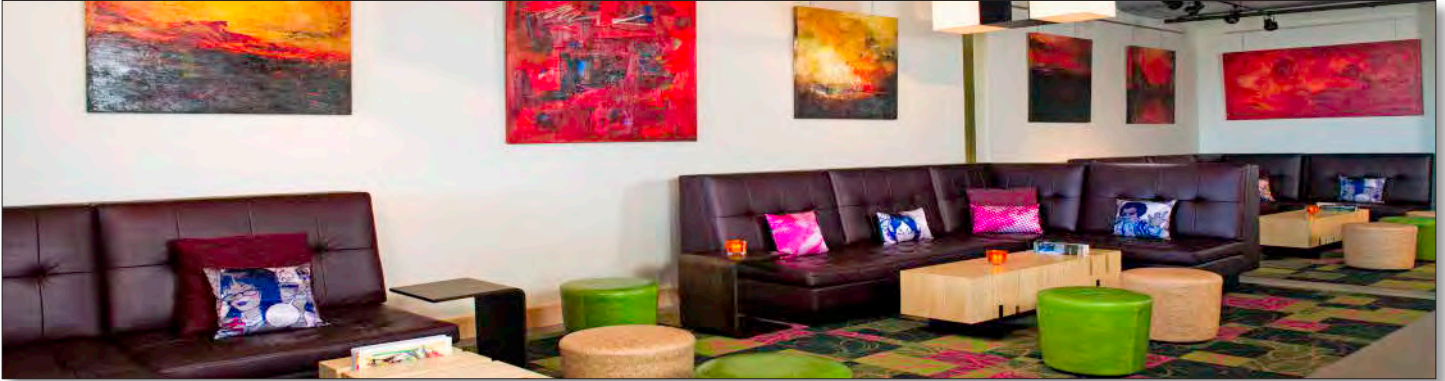
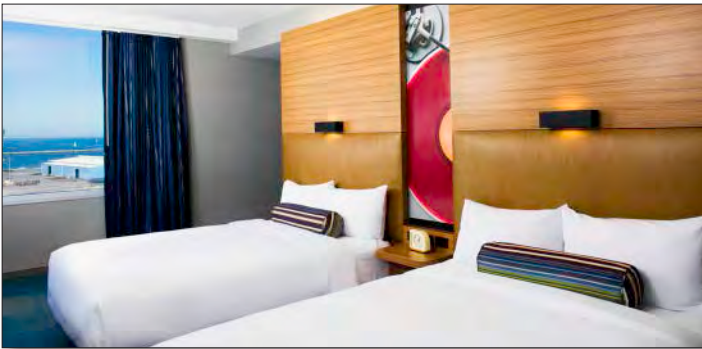


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Collateral Asset Summary – Loan No. 9
Flats East Bank Phase I

Cut-off Date Balance:	\$23,954,955
Cut-off Date LTV:	65.6%
U/W NCF DSCR:	1.37x
U/W NOI Debt Yield:	11.1%



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Mortgage Loan Information

Loan Seller:	CCRE
Loan Purpose:	Refinance
Borrower Sponsor:	Scott A. Wolstein; Iris S. Wolstein Trust
Borrower⁽¹⁾:	Various
Original Balance:	\$24,000,000
Cut-off Date Balance:	\$23,954,955
% by Initial UPB:	3.7%
Interest Rate:	5.8850%
Payment Date:	6 th of each month
First Payment Date:	May 6, 2017
Maturity Date:	April 6, 2027
Amortization:	360 months
Additional Debt:	None
Call Protection⁽²⁾:	L(26), D(90), O(4)
Lockbox / Cash Management:	Hard / Springing

Reserves⁽³⁾

	Initial	Monthly
Taxes⁽⁴⁾:	\$90,000	\$75,216
Insurance:	\$51,000	Springing
Parking⁽⁵⁾:	\$250,000	NAP
TV/LC:	\$0	\$2,764
FF&E:	\$0	\$22,550
Replacement:	\$0	\$415
Seasonality:	\$0	\$100,000
PIP Funds:	\$0	Springing

Financial Information

Cut-off Date Balance / Sq. Ft.:	\$187
Balloon Balance / Sq. Ft.:	\$158
Cut-off Date LTV:	65.6%
Balloon LTV:	55.5%
Underwritten NOI DSCR:	1.55x
Underwritten NCF DSCR:	1.37x
Underwritten NOI Debt Yield:	11.1%
Underwritten NCF Debt Yield:	9.8%
Underwritten NOI Debt Yield at Balloon:	13.1%
Underwritten NCF Debt Yield at Balloon:	11.5%

Property Information

Single Asset / Portfolio:	Single Asset
Property Type⁽⁶⁾:	Mixed Use / Hospitality/Retail
Collateral:	Fee Simple
Location:	Cleveland, OH
Year Built / Renovated:	2013, 2015 / NAP
Total Sq. Ft.⁽⁶⁾:	128,070
Property Management:	Carique Hospitality, LLC; Flats East Bank Management LLC; Shaia's Parking, Inc.
Underwritten NOI:	\$2,648,050
Underwritten NCF:	\$2,339,305
Appraised Value⁽⁷⁾:	\$36,520,000
Appraisal Date:	December 5, 2016

Historical NOI

Most Recent NOI:	\$2,750,185 (T-12 February 28, 2017)
2016 NOI:	\$2,836,370 (December 31, 2016)
2015 NOI:	\$2,701,483 (December 31, 2015)
2014 NOI:	\$2,729,219 (December 31, 2014)

Historical Occupancy⁽⁸⁾

Most Recent Occupancy:	78.7% (February 28, 2017)
2016 Occupancy:	79.1% (December 31, 2016)
2015 Occupancy:	83.7% (December 31, 2015)
2014 Occupancy:	81.8% (December 31, 2014)

- (1) See "The Borrowers / Borrower Sponsors" below.
- (2) Partial release is permitted. See "Partial Release" below.
- (3) See "Initial Reserves" and "Ongoing Reserves" below.
- (4) See "Tax Incremental Financing" below.
- (5) At loan origination, the borrowers deposited \$250,000 into a parking reserve. See "Initial Reserves" below.
- (6) The Flats East Bank Phase I Property is a mixed-use development comprised of (i) the 150-key (94,904 sq. ft.) Aloft Cleveland Downtown, (ii) 33,166 sq. ft. of retail and (iii) a 174-space surface parking lot.
- (7) The "As-Is" appraised value represents the combined values of (i) \$26,700,000 for the Hotel Component, (ii) \$4,900,000 for the Retail Component and (iii) \$4,920,000 for the Parking Component.
- (8) The Historical Occupancy represents a weighted average of the Hotel Component's historical occupancy and the Retail Component's historical occupancy.

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The Loan. The Flats East Bank Phase I loan (the “**Flats East Bank Phase I Loan**”) is a fixed rate loan secured by the borrowers’ fee simple interest in a mixed-use property comprised of (i) the 150-key Aloft Cleveland Downtown, (ii) 33,166 sq. ft. of retail and (iii) a 174-space surface parking lot located in Cleveland, Ohio (the “**Flats East Bank Phase I Property**”) with an original principal balance of \$24.0 million. The Flats East Bank Phase I Loan has a 10-year term and amortizes on a 30-year schedule. The Flats East Bank Phase I Loan accrues interest at a fixed rate equal to 5.8850% and has a Cut-off Date balance of approximately \$24.0 million. The Flats East Bank Phase I Loan proceeds were used to retire existing debt of approximately \$20.5 million, fund upfront reserves of approximately \$0.4 million, pay origination costs and return approximately \$2.1 million of equity to the borrower sponsors. Based on the “As-Is” appraised value of \$36.52 million as of December 5, 2016, the cut-off date LTV is 65.6%. The most recent financing of the Flats East Bank Phase I Property was not included in a securitization.

Sources and Uses					
Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Loan Amount	\$24,000,000	100.0%	Loan Payoff ⁽¹⁾	\$20,535,973	85.6%
			Return of Equity	\$2,066,302	8.6%
			Closing Costs	\$1,006,725	4.2%
			Reserves	\$391,000	1.6%
Total Sources	\$24,000,000	100.0%	Total Uses	\$24,000,000	100.0%

(1) The loan proceeds were used to repay certain secured obligations that were incurred in connection with the development of the Flats East Bank Phase I Property. Such debt no longer encumbers any portion of the Flats East Bank Phase I Property.

The Borrowers / Borrower Sponsor. The borrowers, Flats East 1111 Hotel LLC, Flats East Phase I Retail LLC, Flats East Northeast Surface Parking LLC and Flats East Triangle Parcel D LLC, are each single purpose Ohio limited liability companies structured to be bankruptcy-remote with two independent directors in its organizational structure. The sponsors of the borrower and non-recourse carve-out guarantors are Scott A. Wolstein and Iris S. Wolstein Trust.

Scott Wolstein is the Chairman and CEO of Starwood Retail Partners, which currently manages over \$7.0 billion of real estate. Mr. Wolstein previously served as Chairman and CEO of Developers Diversified Realty (“**DDR**”), a publicly traded REIT. Under Mr. Wolstein’s leadership, DDR had ownership and management of nearly \$20 billion of real estate assets, including retail power centers and community centers, comprising over 160 million sq. ft. of gross leasable area in the United States, Puerto Rico, and Brazil.

The Property. The Flats East Bank Phase I Property is a mixed-use property located along the Lake Erie riverfront in downtown, Cleveland, Ohio. The Flats East Bank Phase I Property was constructed in 2013 and consists of (i) a 150 key (94,904 sq. ft.), Aloft Cleveland Downtown hotel, (b) 33,166 sq. ft. of retail and (iii) a 174 space surface parking lot. The borrower sponsor reported that its total cost basis in the Flats East Bank Phase I Property was approximately \$49.5 million.

The Flats East Bank Phase I Property is part of a larger development known as the Flats East Bank development (the “**Development**”). The Development is an over \$500 million waterfront project. Phase I of the Development includes the Flats East Bank Phase I Property in addition to an 18-story office building with 500,000 sq. ft. of office space, known as Ernst & Young Tower and a number of restaurants. Phase II includes (a) a 241-unit luxury apartment building, (b) 1,200 sq. ft. of riverfront boardwalk and (c) recently opened restaurants such as Alley Cat Oyster Bar, Big Bang Dueling Piano Bar, FWD Day + Nightclub, Punch Bowl Social, Crop Stix and Crop Rocks. Planning for Phase III of the Development is currently underway and is set to include a movie theater, street level retail and 100 additional residences. Phase II and Phase III are not collateral for the Flats East Bank Phase I Loan.

Aloft Hotel (94,904 sq. ft., 74.1% of NRA, 83.2% of U/W Revenue)

The Aloft Cleveland Downtown (“**Aloft Hotel**” or the “**Hotel Component**”) is a 150-key, select-service boutique hotel (94,904 sq. ft., 74.1% of NRA) situated on floors three through eight of the Flats East Bank Phase I Property. The Aloft Hotel opened in 2013 and features loft-style guestrooms with 110 king rooms and 40 double queen rooms, which are all equipped with 42” LCD TVs and in-room refrigerators. Amenities include 3,630 sq. ft. of conference/ meeting space, business center, fitness center, a “Re:fuel” brand lounge, “WXYZ” Bar, on-site parking, concierge services, luggage storage, ice machines and dry cleaning services.

The Aloft brand is a modern boutique style hotel that targets young, urban business and leisure travelers. According to the company website, Aloft is currently developing or operating 252 hotels worldwide. The brand is owned by Starwood Hotels & Resorts Worldwide, which was acquired by Marriott International in October 2016.

The Aloft Hotel operates under a franchise agreement with The Sheraton LLC, a subsidiary of Marriott International, L.L.C. that expires in June 2033.

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Retail Component (33,166 sq. ft., 25.9% of NRA, 10.5% of U/W Revenue)

The Flats East Bank Phase I Property also includes 33,166 sq. ft. (25.9% of NRA) of retail space that as of February 28, 2017 was 90.9% occupied, with four tenants ("**Retail Component**"). The Retail Component has 29,840 sq. ft. of retail located on the first and second floor of the Aloft Hotel building, with the remaining 3,326 sq. ft. located in a freestanding building (the "**Parcel D**") across the street from the Aloft Hotel building. The tenants in the Retail Component include EB Fitness (16,071 sq. ft., 12.5% of total NRA), Bold Eatery (5,689 sq. ft., 4.4% of total NRA), Lago Flats (5,060 sq. ft.; 4.0% of total NRA), which also provides room service and meeting/banquet space for the Aloft Hotel, and Flip Side (3,326 sq. ft., 2.6% of NRA), which is located in the building on Parcel D.

Retail Tenant Summary						
Tenant	Ratings (Fitch/Moody's/S&P)	Net Rentable Area (Sq. Ft.)	% of Net Rentable Area ⁽¹⁾	U/W Base Rent PSF	% of Total U/W Base Rent ⁽¹⁾	Lease Expiration
EB Fitness ⁽²⁾	NR/NR/NR	16,071	48.5%	\$11.20	28.3%	12/31/2017
Bold Eatery	NR/NR/NR	5,689	17.2%	\$22.39	20.0%	12/31/2025
Lago Flats	NR/NR/NR	5,060	15.3%	\$43.64	34.7%	8/31/2028
Flip Side	NR/NR/NR	3,326	10.0%	\$32.54	17.0%	4/30/2025
Total Occupied Collateral		30,146	90.9%	\$21.11	100.0%	
Vacant		3,020	9.1%			
Total		33,166	100.0%			

(1) Represents Net Rentable Area and U/W Base Rent as a percentage of Net Rentable Area and U/W Base Rent associated with the Retail Component. Retail Component accounts for 25.9% of NRA at the Flats East Bank Phase I Property and 10.5% of U/W Revenue.

(2) The borrower sponsor holds a UCC claim on the fitness equipment in the space. Should the existing tenant vacate, the borrower sponsor would be able to keep the equipment for another operator.

Parking Lot (174 spaces, 6.3% of U/W Revenue)

Additional collateral for the Flats East Bank Phase I Property is a 174-space surface parking lot (the "**Parking Lot**" or the "**Parking Component**") that is used by retail shoppers and others for daily, monthly and event parking.

Annual Parking Income ⁽¹⁾			
	2014	2015	2016
Income	\$330,507	\$439,605	\$515,447

(1) Source: Appraisal.

The Parking Lot is managed by Shaia's Parking, Inc., which is an affiliate of the borrowers. Shaia's Parking, Inc. is a family owned and operated company that is the largest locally owned parking operator in Cleveland with over 24 owned and operated facilities with a combined total of over 1,000 garage spaces and more than 3,000 surface lot spaces. Shaia's Parking, Inc. has been operating in Cleveland for over 40 years.

Environmental Matters. The Phase I environmental report dated February 28, 2017 identified prior remediation activities related to a past industrial use at the Flats East Bank Phase I Property. The Ohio EPA granted closure on December 20, 2010 in connection with a recorded deed restriction that prohibits residential use or use of groundwater at the property and requires that the vapor migration system remain operable. The Phase I recommended continued compliance with the Ohio EPA conditions and restrictions. The current use of the Flats East Bank Phase I Property does not violate the deed restriction. See "*Description of the Mortgage Pool—Use Restrictions*" in the Prospectus.

The Market.

The Flats East Bank Phase I Property and Development is located along the Lake Erie riverfront in downtown Cleveland, Ohio. Cleveland is the second largest city in Ohio and is home to corporate headquarters of many companies such as Applied Industrial Technologies, Cliffs Natural Resources, Forest City Enterprises, NACCO Industries, Sherwin-Williams Company and KeyCorp. NASA also maintains a facility in Cleveland. Within a 3-mile radius of the Flats East Bank Phase I Property and the Development, the 2016 population and 2016 average household income were 77,114 and \$42,106 respectively. The surrounding area is approximately 67% office space, 21% multifamily, 6% retail and 6% industrial space.

Lodging demand factors are largely comprised of commercial-orientated generators as well as leisure demand. Commercial demand generators include AT&T, American International Group, Case Western Reserve University, Ernst & Young, IBM, Key Bank, Merrill

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Lynch, Sherwin Williams and University Hospitals. Leisure demand includes Cedar Point Amusement Park, Cleveland Browns Football, Cleveland Cavaliers Basketball, Cleveland Indians Baseball, Cleveland Lake Erie Monsters, House of Blues and the Rock-N-Roll Hall of Fame.

According to a third party hospitality research report, as of March 17, 2016, the Aloft Hotel was reported as having occupancy, ADR and RevPAR of 74.4%, \$143.27 and \$106.61, respectively. The Aloft hotel reported penetration rates of 108.6%, 113.8% and 123.5% for occupancy, ADR and RevPAR, respectively.

Historical Occupancy, ADR, RevPAR – Competitive Set ⁽¹⁾									
Year	Flats East Bank Phase I Property			Competitive Set ⁽²⁾			Penetration Factor		
	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR
T-12 February 2017	74.4%	\$143.27	\$106.61	68.5%	\$125.94	\$86.31	108.6%	113.8%	123.5%
T-12 February 2016	78.8%	\$136.83	\$107.88	72.2%	\$126.26	\$91.11	109.3%	108.4%	118.4%
T-12 February 2015	75.1%	\$130.07	\$97.68	73.0%	\$116.57	\$85.06	102.9%	111.6%	114.8%

(1) Source: Hospitality research report.

(2) Includes Comfort Inn Cleveland Downtown, Courtyard Cleveland Independence, Hampton Inn Cleveland Downtown, Holiday Inn Express Cleveland Downtown and Hilton Garden Inn Cleveland Downtown.

Cash Flow Analysis.

Cash Flow Analysis					
	2014	2015	2016	T-12 2/28/2017	U/W
Occupancy	75.4%	77.4%	74.9%	74.4%	74.4%
ADR	\$132.04	\$140.08	\$147.21	\$145.22	\$145.22
RevPAR	\$99.61	\$108.45	\$110.27	\$108.06	\$108.06
Room Revenue	\$5,453,620	\$5,937,669	\$6,053,969	\$5,916,032	\$5,916,032
F&B Revenue	886,883	828,281	666,427	634,962	634,962
Other Departmental Revenue ⁽¹⁾	168,297	160,761	225,654	214,105	214,105
Commercial Revenue ⁽²⁾	1,496,476	1,286,522	1,381,826	1,380,182	1,367,815
Total Revenue	\$8,005,276	\$8,213,233	\$8,327,876	\$8,145,282	\$8,132,914
Departmental Expenses	2,116,197	2,200,325	1,998,798	1,950,013	1,950,013
General/Unallocated Expenses	2,607,631	2,760,955	2,934,178	2,887,044	3,008,642
Gross Operating Profit	\$3,281,448	\$3,251,953	\$3,394,899	\$3,308,224	\$3,174,259
Total Fixed Charges	552,229	550,470	558,530	558,039	526,208
Net Operating Income	\$2,729,219	\$2,701,483	\$2,836,370	\$2,750,185	\$2,648,050
Capital Reserve	0	0	0	0	270,604
Extraordinary Capital Expenditure	0	0	0	0	38,141
Net Cash Flow	\$2,729,219	\$2,701,483	\$2,836,370	\$2,750,185	\$2,339,305

(1) Other Departmental Revenue includes banquet income.

(2) Commercial Revenue represents the income associated with the Retail Component (\$852,368) based on the in-place rent roll dated February 28, 2017 and the Parking Lot (\$515,447) based on 2016 revenue.

Property Management. The Flats East Bank Phase I Property is managed by Carique Hospitality, LLC, Flats East Bank Management LLC and Shaia's Parking, Inc., which are affiliates of the borrower.

Lockbox / Cash Management. The Flats East Bank Phase I Loan is structured with a hard lockbox and springing cash management. The borrowers are required to instruct the tenants (and with respect to the Aloft Hotel portion, credit card companies) to deposit rents directly into a lender controlled lockbox account. In-place cash management and an excess cash flow sweep will commence upon: (i) the occurrence of any event of default, until cured; (ii) the occurrence of any bankruptcy action of the borrowers, borrower sponsors, guarantors or property managers, until such bankruptcy action is cured; (iii) the failure by borrower to maintain a debt service coverage ratio of at least 1.15x, until the debt service coverage ratio has been at least 1.20x for two consecutive calendar quarters and no other cash management period is then continuing; (iv) the occurrence and continuance of a PIP Trigger Event until cured; or (v) an indictment for fraud or misappropriation of funds by the borrower, guarantors, borrower sponsors or any property manager(s) or any director or officer of borrowers, guarantors, borrower sponsors or manager(s).

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A “**PIP Trigger Event**” will commence upon the occurrence of any of the following: (i) the franchisor gives notice of its intention to terminate or cancel or not extend or renew the franchise agreement, until such time that the franchisor revokes such notice or the borrowers deliver a new acceptable franchise agreement to the lender, (ii) 12 months prior to the then applicable expiration date under the franchise agreement, until such time that the franchise agreement is renewed or the borrower delivers a new acceptable franchise agreement to the lender, (iii) an event of default by the borrower or an affiliate of borrower under the franchise agreement, until such time that the breach is cured; (iv) the bankruptcy or insolvency of the franchisor, until such time that borrowers deliver a new acceptable franchise agreement to lender or (v) the franchisor requires the borrowers to perform any PIP until such time that the PIP is completed or an amount necessary to complete the PIP (as determined by lender) has been reserved with lender.

Initial Reserves. At loan origination, the borrowers deposited (i) \$90,000 into a tax reserve account, (ii) \$51,000 into an insurance reserve account and (iii) \$250,000 into a parking reserve. The parking reserve amount will be released to the borrower at such time that the Minimum Payment amount payable under the Tax Incremental Financing (“**TIF**”) with respect to the Parking Component is \$89,146.22 or less. The current Minimum Payment amount payable allocated to the Parking Component as part of the TIF agreement is \$164,984. See “*Tax Incremental Financing*” below.

Ongoing Reserves. On a monthly basis, the borrowers are required to make deposits of (i) 1/12 of the estimated annual taxes, which currently equates to \$75,216, into a tax reserve account, (ii) 1/12 of the estimated insurance premiums into an insurance reserve account; provided that such monthly insurance will be waived so long as the Flats East Bank Phase I Property is insured pursuant to an acceptable blanket policy, (iii) \$2,764 into a TI/LC reserve account (\$1.00 per sq. ft. based on the Retail Component), (iv) \$415 into a replacement reserve account (\$0.15 per sq. ft. based on the Retail Component), (v) 1/12th of 4.0% such year’s gross income from operations derived from the Hotel Component (currently estimated to be \$22,500) and (vi) during the months of May through August, \$100,000 into a seasonality reserve, which amount is required to be recalculated annually based on the prior year performance and forward-looking budget.

Additionally, in the event that the franchisor requires work under a PIP, the borrowers are required to deposit, on the immediately following monthly payment date, an amount equal to 125% of the estimated cost to perform the work under the PIP into the PIP reserve account and (ii) during a PIP Trigger Event, all excess cash flow will be swept into the PIP reserve account.

Current Mezzanine or Subordinate Indebtedness. None.

Future Mezzanine or Subordinate Indebtedness Permitted. None.

Partial Release. At any time after the expiration of the lockout period, the borrower may obtain the release of the Parking Component, provided, among other things, (i) the borrower delivers defeasance collateral in an amount equal to \$4,080,000, which is 120.0% of the Allocated Loan Amount of the Parking Component and (ii) after such release, (x) the debt service coverage ratio is no less than the greater of (1) the debt service coverage ratio immediately preceding such release and (2) the debt service coverage ratio at loan origination (1.43x), (y) the debt yield is no less than the greater of (1) the debt yield immediately preceding such release and (2) the debt yield at loan origination (10.2%), and (z) the loan to value ratio is no greater than the lesser of (1) the loan to value ratio immediately preceding such release and (2) the loan to value ratio at loan origination (65.7%).

“**Allocated Loan Amount**” means (i) with respect to the Aloft Hotel, \$17,400,000; (ii) with respect to the Retail Component (other than Parcel D), \$2,700,000; (iii) with respect to the Parking Lot, \$3,400,000; and (iv) with respect to Parcel D, \$500,000.

Franchise Loan. In connection with the construction of the Flats East Bank Phase I Property, The Sheraton LLC, provided a \$750,000 loan (the “**Franchise Loan**”) to an affiliate of the borrowers. In connection with the origination of the Flats East Bank Phase I Loan, the Hotel Component was transferred to Flats East 111 Hotel LLC (the “**Hotel Borrower**”) and the entity owning a 99% interest in the Hotel Borrower delivered a promissory note to Sheraton LLC for the outstanding principal amount of the Franchise Loan, \$609,375. The Franchise Loan amortizes in equal monthly installments of \$3,125 (and will be reduced to zero upon expiration of the franchise agreement on August 10, 2030). Pursuant to the terms of the Franchise Loan, (i) the Hotel Borrower is not required to make any payments under the Franchise Loan provided the franchise agreement has not been terminated and there is no default thereunder and (ii) no payment is due in connection with a transfer if the transferee assumes the outstanding obligation.

Tax Incremental Financing. In connection with a bond issuance, the Flats East Bank Phase I Property is subject to a tax increment financing arrangement pursuant to which “Minimum Payments” are secured by a first priority lien (the “**TIF Mortgage**”), recorded with the Cuyahoga County Recorder, which secures payments required to be made to bondholders (the “**TIF Bondholders**”) in lieu of real estate taxes due on the Flats East Bank Phase I Property. At origination, the borrowers escrowed \$90,000 for taxes (which includes the estimated amount of payments in lieu of taxes that are due to the TIF Bondholders). On each monthly payment date, the borrowers are required to deposit with lender 1/12th of the annual payments that lender determines will be due to be paid in lieu of taxes. Such

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annual amount will be based on an amount equal to the greater of (a) “**Service Payments**” (which are approximately equal to the real property taxes that would be due that year (as required to be paid in semi-annual payments) and (b) “**Minimum Payments**” (which are semi-annual amounts in an aggregate amount equal to \$429,071.01 (semi-annually), which amounts are payable in monthly installments. In the event the borrowers receive a bill from the agent for the TIF Bondholders indicating that the Servicer Payment due is higher than the Minimum Payments, the borrowers are required to pay the excess to the agent for the TIF Bondholders. The TIF Mortgage provides that a failure to make any TIF payment will entitle the TIF Bondholders to exercise remedies with respect to the past due amount (and not to accelerate any outstanding obligations which are not yet due). The TIF financing arrangement will terminate in October 2039, at which time the TIF Bondholders will be paid in full and the TIF Bondholders will be required to release the TIF Mortgage of record. The current Minimum Payment that is allocated to the Parking Component is \$164,984 annually (“**Parking Component Minimum Payment**”). The borrowers are pursuing approval of a reallocation of the Minimum Payments, which, if successful, would reduce the Parking Component Minimum Payment to \$89,146 annually.

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