

888 Prospect Street
La Jolla, CA 92037

Collateral Asset Summary – Loan No. 19

888 Prospect

Cut-off Date Balance: \$19,950,000
Cut-off Date LTV: 63.3%
U/W NCF DSCR: 1.46x
U/W NOI Debt Yield: 9.2%

Mortgage Loan Information

Loan Seller: GACC
Loan Purpose: Refinance
Sponsor: MINCA, Inc.
Borrower: 888 Prospect LJ, LLC
Original Balance: \$19,950,000
Cut-off Date Balance: \$19,950,000
% by Initial UPB: 1.9%
Interest Rate: 4.4200%
Payment Date: 6th of each month
First Payment Date: December 6, 2015
Maturity Date: November 6, 2025
Amortization: Interest only for first 36 months; 360 months thereafter
Additional Debt: None
Call Protection: L(27), D(88), O(5)
Lockbox / Cash Management⁽¹⁾: Soft Springing Hard / Springing

Reserves

	Initial	Monthly
Taxes:	\$36,047	\$18,024
Insurance⁽²⁾:	\$0	Springing
Replacement:	\$0	\$1,026
TI/LC⁽³⁾:	\$271,801	\$6,155
Free Rent:	\$92,215	\$0
Lease Sweep⁽⁴⁾:	\$0	Springing

Financial Information

Cut-off Date Balance / Sq. Ft.:	\$324
Balloon Balance / Sq. Ft.:	\$283
Cut-off Date LTV:	63.3%
Balloon LTV:	55.3%
Underwritten NOI DSCR⁽⁵⁾:	1.53x
Underwritten NCF DSCR⁽⁵⁾:	1.46x
Underwritten NOI Debt Yield:	9.2%
Underwritten NCF Debt Yield:	8.8%

Property Information

Single Asset / Portfolio: Single Asset
Property Type: CBD Office
Collateral: Fee Simple
Location: La Jolla, CA
Year Built / Renovated: 1984 / NAP
Total Sq. Ft.: 61,546
Property Management: MINCA, Inc.
Underwritten NOI: \$1,837,968
Underwritten NCF: \$1,751,606
Appraised Value: \$31,500,000
Appraisal Date: September 16, 2015

Historical NOI

Most Recent NOI:	\$1,965,670 (T-12 August 31, 2015)
2014 NOI:	\$1,192,119 (December 31, 2014)
2013 NOI:	\$909,819 (December 31, 2013)
2012 NOI:	\$1,105,905 (December 31, 2012)

Historical Occupancy

Most Recent Occupancy:	100.0% (September 21, 2015)
2014 Occupancy:	95.9% (December 31, 2014)
2013 Occupancy:	69.7% (December 31, 2013)
2012 Occupancy:	69.9% (December 31, 2012)

- (1) A hard lockbox and in place cash management will be triggered (i) upon an event of default, (ii) if the DSCR falls below 1.15x until such time that the DSCR is at least 1.20x for two consecutive calendar quarters or (iii) during a Lease Sweep Period. A "Lease Sweep Period" will commence (a) upon the earlier of (i) the date that is nine months prior to the expiration of a Lease Sweep Lease or (ii) upon the date the tenant under a Lease Sweep Lease is required to give notice of its exercise of a renewal option, (b) upon borrower's receipt of notice by a tenant under Lease Sweep Lease of its intent to exercise its right to terminate the lease, surrender, cancel or terminate its Lease Sweep Lease, (c) the date that the tenant under a Lease Sweep Lease discontinues its business, if the credit rating of such tenant (or its parent) is not at least "BBB-" and such tenant has ceased paying rent, (d) a monetary default by a tenant under a Lease Sweep Lease or (e) the occurrence of an insolvency proceeding of a tenant under a Lease Sweep Lease. A "Lease Sweep Lease" means the Wells Fargo Advisors, LLC lease, the RGN - La Jolla I, LLC lease, or any replacement lease that covers a majority of the related lease space.
- (2) If an acceptable blanket insurance policy is no longer in place, the borrower is required to deposit 1/12 of the annual insurance premiums into the insurance reserve account on a monthly basis.
- (3) The TI/LC reserve account is subject to a \$221,566 cap.
- (4) On each monthly payment date during a Lease Sweep Period, the borrower is required to deposit all excess cash into the Lease Sweep reserve.
- (5) Based on amortizing debt service payments. Based on the current interest only payments, Underwritten NOI DSCR and Underwritten NCF DSCR are 2.06x and 1.96x, respectively.

TRANSACTION HIGHLIGHTS

- Property.** The 888 Prospect property is a three-story Class A office building located in downtown La Jolla, California. The improvements consist of a 61,546 sq. ft. multi-tenant office building which was constructed in 1984 on a 0.74-acre site. The 888 Prospect property has four floors of subterranean parking with 232 parking spaces which equates to approximately 3.77 spaces per 1,000 sq. ft. Located on Prospect Street, the 888 Prospect property is two blocks away from the beach and has panoramic views of the Pacific Ocean.
- Tenancy.** As of September 21, 2015, the 888 Prospect property is 100.0% leased to 12 tenants with the top five tenants occupying approximately 78.0% of the net rentable area. The weighted average remaining lease term for the top five tenants at the 888 Prospect property is 6.1 years. The top two tenants at the 888 Prospect property include Wells Fargo Advisors, LLC (30.8% of NRA, 36.1% of U/W Base Rent, August 31, 2021 expiration) rated AA-/A2/A+ by Fitch/Moody's/S&P and RGN - La Jolla I, LLC ("Regus") (25.8% of NRA, 23.2% of U/W Base Rent, November 22, 2024 expiration).
- Market.** The 888 Prospect property is located in the La Jolla submarket within San Diego County. La Jolla is an affluent area evidenced by the 2015 estimated median household income and median housing value of \$90,115 and \$1,000,000, respectively. As of Q2 2015, the vacancy rate in the La Jolla submarket was 8.7%, which is down from the 2014 end of year vacancy rate of 10.0% and below the county average of 11.9%. The vacancy rate for Class A properties was 5.4% compared to 10.4% at the end of 2014. The asking rental rate in the submarket in Q2 2015 was \$3.34 PSF, a 6.0% increase from end of year 2014 and a 16.4% increase from end of year 2013.