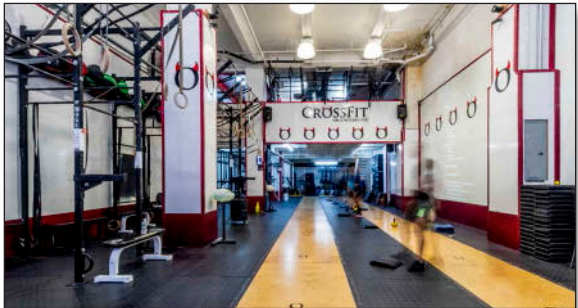
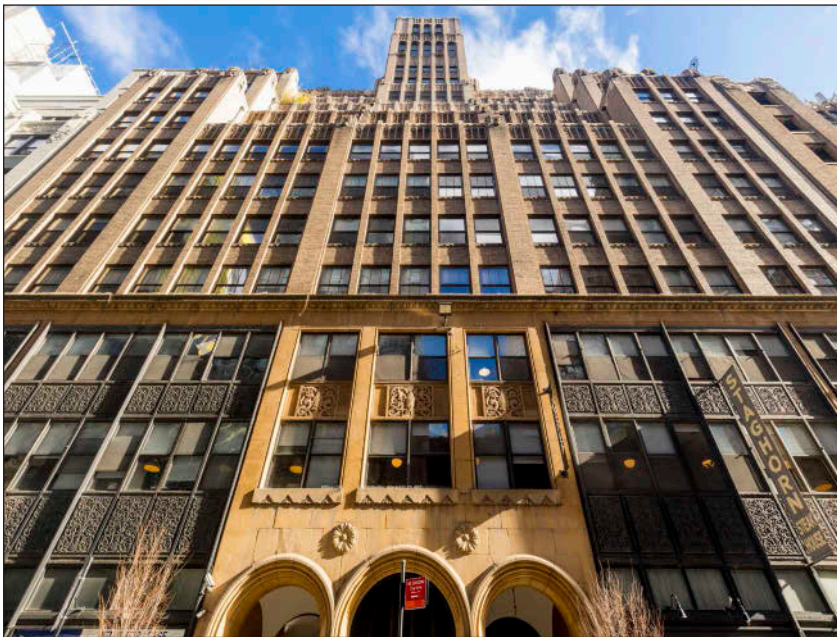
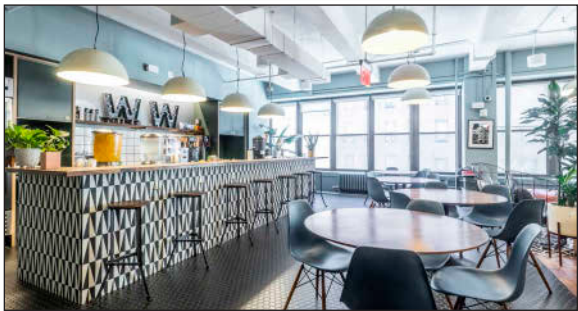
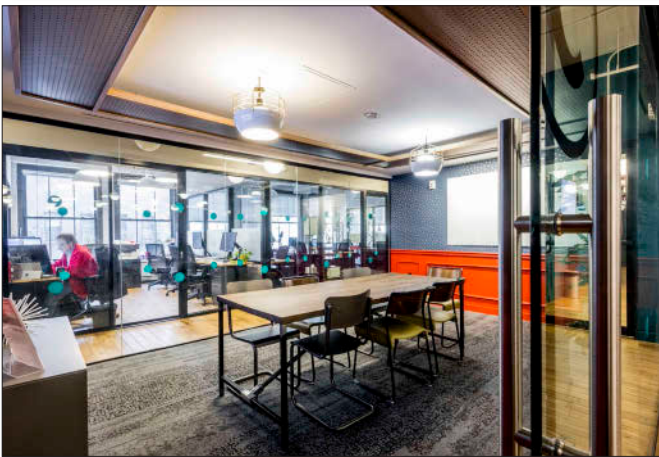
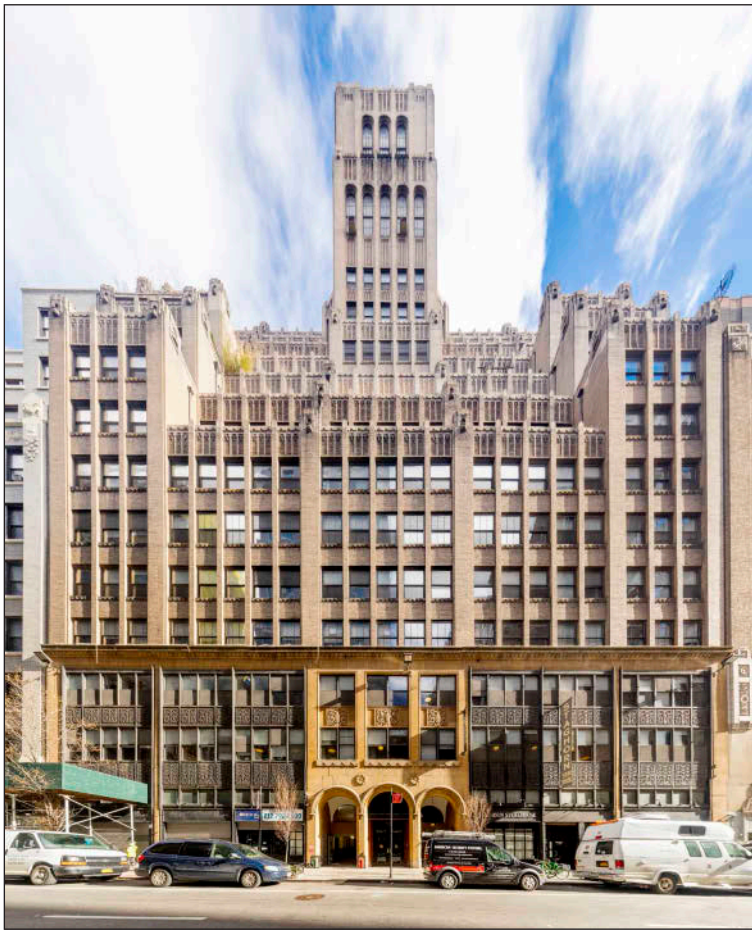


315 West 36th Street
New York, NY 10018

Collateral Asset Summary – Loan No. 7

315 West 36th Street

Cut-off Date Balance:	\$47,000,000
Cut-off Date LTV:	60.6%
U/W NCF DSCR:	1.39x
U/W NOI Debt Yield:	6.8%

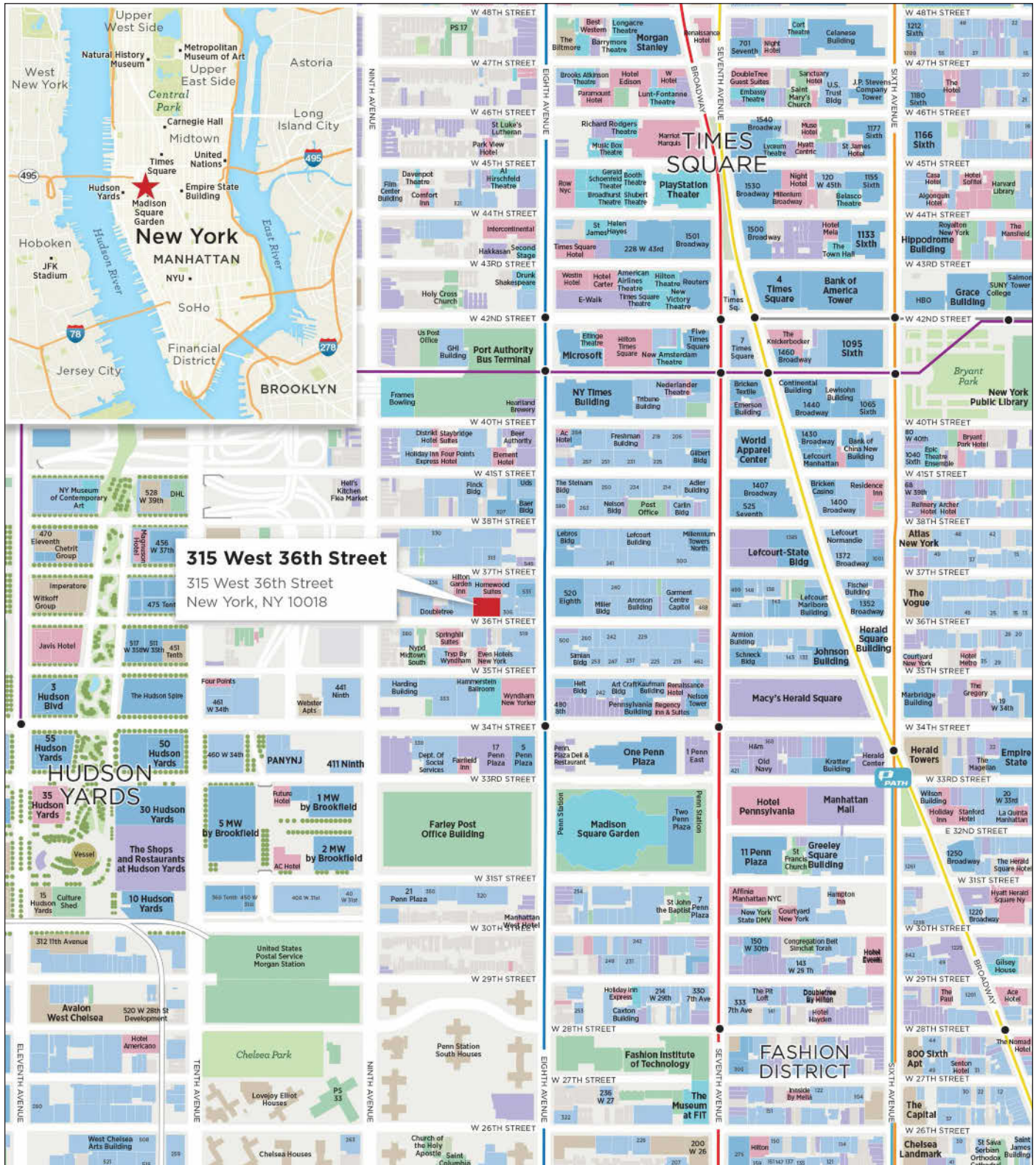


315 West 36th Street
New York, NY 10018

Collateral Asset Summary – Loan No. 7

315 West 36th Street

Cut-off Date Balance: \$47,000,000
Cut-off Date LTV: 60.6%
U/W NCF DSCR: 1.39x
U/W NOI Debt Yield: 6.8%



315 West 36th Street
New York, NY 10018

Collateral Asset Summary – Loan No. 7

315 West 36th Street

Cut-off Date Balance: \$47,000,000
Cut-off Date LTV: 60.6%
U/W NCF DSCR: 1.39x
U/W NOI Debt Yield: 6.8%

Mortgage Loan Information

Loan Seller:	GACC
Loan Purpose:	Refinance
Borrower Sponsor:	David Berley
Borrower:	Walsam 36 Delaware LLC
Original Balance⁽¹⁾:	\$47,000,000
Cut-off Date Balance⁽¹⁾:	\$47,000,000
% by Initial UPB:	4.7%
Interest Rate:	4.5050%
Payment Date:	6 th of each month
First Payment Date:	April 6, 2018
Maturity Date:	March 6, 2028
Amortization:	Interest Only
Additional Debt⁽¹⁾:	\$30,000,000 <i>Pari Passu</i> Debt
Call Protection:	L(26), D(90), O(4)
Lockbox / Cash Management:	Hard / Springing

Reserves⁽²⁾

	Initial	Monthly
Taxes:	\$220,266	\$73,422
Insurance:	\$0	Springing
Replacement:	\$0	Springing
Outstanding TI/LC:	\$852,848	NAP
TI/LC:	\$0	Springing
Lease Sweep:	\$0	Springing

Financial Information⁽³⁾

Cut-off Date Balance / Sq. Ft.:	\$537
Balloon Balance / Sq. Ft.:	\$537
Cut-off Date LTV:	60.6%
Balloon LTV:	60.6%
Underwritten NOI DSCR:	1.49x
Underwritten NCF DSCR:	1.39x
Underwritten NOI Debt Yield:	6.8%
Underwritten NCF Debt Yield:	6.4%
Underwritten NOI Debt Yield at Balloon:	6.8%
Underwritten NCF Debt Yield at Balloon:	6.4%

Property Information

Single Asset / Portfolio:	Single Asset
Property Type:	CBD Office
Collateral:	Fee Simple
Location:	New York, NY
Year Built / Renovated:	1926 / 2015
Total Sq. Ft.:	143,479
Property Management:	Walter & Samuels, Inc.
Underwritten NOI⁽⁴⁾:	\$5,256,409
Underwritten NCF:	\$4,895,685
Appraised Value⁽³⁾⁽⁵⁾:	\$127,000,000
Appraisal Date:	January 22, 2018

Historical NOI⁽⁶⁾

Most Recent NOI⁽⁴⁾:	\$4,199,083 (December 31, 2017)
2016 NOI:	\$2,448,965 (December 31, 2016)
2015 NOI:	NAP
2014 NOI:	NAP

Historical Occupancy⁽⁶⁾

Most Recent Occupancy:	97.0% (December 31, 2017)
2016 Occupancy:	85.8% (December 31, 2016)
2015 Occupancy:	NAP
2014 Occupancy:	NAP

- (1) The Original Balance and Cut-off Date Balance of \$47.0 million represents the controlling Note A-1 and non-controlling Note A-3 which, together with the \$30.0 million remaining *pari passu* Note A-2 comprises the 315 West 36th Street Whole Loan with an aggregate original principal balance of \$77.0 million.
- (2) See "Initial and Ongoing Reserves" herein.
- (3) Balance / Sq. Ft., LTV, DSCR and Debt Yield calculations are based on the \$77.0 million 315 West 36th Street Whole Loan.
- (4) The increase in Underwritten NOI over historical periods is primarily driven by the signing of the WeWork leases on 92.8% of the then vacant net rentable area in 2015 and 2017.
- (5) The appraiser concluded a dark value of \$95.7 million, which equates to a loan to dark value ratio of 80.5% based on the 315 West 36th Street Whole Loan.
- (6) Historical NOI and Historical Occupancy information for 2014 and 2015 is not available because the 315 West 36th Street Property was in a period of transition between 2014 and 2015, after a new lease was signed with WeWork of the then-vacant space.

315 West 36th Street
New York, NY 10018

Collateral Asset Summary – Loan No. 7

315 West 36th Street

Cut-off Date Balance: \$47,000,000
Cut-off Date LTV: 60.6%
U/W NCF DSCR: 1.39x
U/W NOI Debt Yield: 6.8%

Tenant Summary⁽¹⁾

Tenant	Ratings (Fitch/Moody's/S&P)	Net Rentable Area (Sq. Ft.)	% of Net Rentable Area	U/W Base Rent PSF ⁽²⁾	% of Total U/W Base Rent	Lease Expiration
WeWork ⁽²⁾	NR / NR / NR	133,208	92.8%	\$50.67	96.9%	6/30/2031
CrossFit LLC	NR / NR / NR	3,446	2.4%	45.73	2.3%	11/30/2018
Staghorn Steakhouse	NR / NR / NR	2,450	1.7%	23.08	0.8%	4/30/2020
Total Occupied Collateral		139,104	97.0%	\$50.06	100.0%	
Vacant		4,375	3.0%			
Total		143,479	100.0%			

(1) Based on the underwritten rent roll dated December 31, 2017.

(2) The tenant is 315 W 36th Street Tenant LLC, which has a lease guaranteed by WeWork Companies Inc. The corporate guarantee is initially capped at an amount approximately equal to the annual rent for the first year of the lease, and such cap (and therefore the guaranteed amount) reduces over time.

Lease Rollover Schedule⁽¹⁾

Year	# of Leases Expiring	Total Expiring Sq. Ft.	% of Total Sq. Ft. Expiring	Cumulative Sq. Ft. Expiring	Cumulative % of Sq. Ft. Expiring	Annual U/W Base Rent PSF	% U/W Base Rent Rolling	Cumulative % of U/W Base Rent
MTM	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2018	1	3,446	2.4%	3,446	2.4%	\$45.73	2.3%	2.3%
2019	0	0	0.0%	3,446	2.4%	0.00	0.0%	2.3%
2020	1	2,450	1.7%	5,896	4.1%	23.08	0.8%	3.1%
2021	0	0	0.0%	5,896	4.1%	0.00	0.0%	3.1%
2022	0	0	0.0%	5,896	4.1%	0.00	0.0%	3.1%
2023	0	0	0.0%	5,896	4.1%	0.00	0.0%	3.1%
2024	0	0	0.0%	5,896	4.1%	0.00	0.0%	3.1%
2025	0	0	0.0%	5,896	4.1%	0.00	0.0%	3.1%
2026	0	0	0.0%	5,896	4.1%	0.00	0.0%	3.1%
2027	0	0	0.0%	5,896	4.1%	0.00	0.0%	3.1%
2028	0	0	0.0%	5,896	4.1%	0.00	0.0%	3.1%
Thereafter	1	133,208	92.8%	139,104	97.0%	50.67	96.9%	100.0%
Vacant	NAP	4,375	3.0%	143,479	100.0%	NAP	NAP	
Total / Wtd. Avg.	3	143,479	100.0%			\$50.06	100.0%	

(1) Based on the underwritten rent roll dated December 31, 2017.

The Loan. The 315 West 36th Street loan (the “315 West 36th Street Loan”) is a fixed rate loan secured by the borrower’s fee simple interest in the commercial (office and retail) component of a mixed-use building located within the Times Square South neighborhood of Manhattan, which commercial component is comprised of portions of the sub-basement, basement and floors 1-10 and totals 143,479 sq. ft. (the “315 West 36th Street Property”). The 315 West 36th Street Loan is evidenced by the controlling Note A-1 and the non-controlling Note A-3 with an aggregate Original and Cut-off Date Balance of \$47.0 million. The 315 West 36th Street Loan is part of a Whole Loan (the “315 West 36th Street Whole Loan”), which is evidenced by three promissory notes with an aggregate Original and Cut-off principal balance of \$77.0 million. Only the 315 West 36th Street Loan will be included in the COMM 2018-COR3 mortgage trust. The remaining Note A-2 was contributed to the Benchmark 2018-B3 securitization, as illustrated in the “Whole Loan Summary” table below.

The relationship between the holders of the 315 West 36th Street Whole Loan is governed by a co-lender agreement as described under the “Description of the Mortgage Pool—The Whole Loans—The Serviced *Pari Passu* Whole Loans” in the Prospectus.

Whole Loan Summary

Note	Original Balance	Cut-off Date Balance	Note Holder	Controlling Piece
A-1, A-3	\$47,000,000	\$47,000,000	COMM 2018-COR3	Yes
A-2	\$30,000,000	\$30,000,000	Benchmark 2018-B3	No
Total	\$77,000,000	\$77,000,000		

The 315 West 36th Street Whole Loan has a 10-year term and requires interest only monthly payments for the entire term of the loan. The 315 West 36th Street Loan accrues interest at a fixed rate equal to 4.5050%. Proceeds of the 315 West 36th Street Loan, along with approximately \$1.7 million of borrower sponsor equity were used to retire existing debt of approximately \$72.1 million, fund upfront reserves of approximately \$1.1 million, pay closing costs of approximately \$1.7 million and return approximately \$3.9 million of equity to the borrower sponsor. Based on the appraised value of \$127.0 million as of January 22, 2018, the Cut-off Date LTV is 60.6%. The most recent prior financing of the 315 West 36th Street Property was not included in a securitization.

315 West 36th Street
New York, NY 10018

Collateral Asset Summary – Loan No. 7

315 West 36th Street

Cut-off Date Balance: \$47,000,000
Cut-off Date LTV: 60.6%
U/W NCF DSCR: 1.39x
U/W NOI Debt Yield: 6.8%

Sources and Uses					
Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	\$77,000,000	97.9%	Loan Payoff	\$72,086,200	91.6%
Other Sources ⁽¹⁾	1,690,000	2.1%	Upfront Reserves	1,073,114	1.4%
			Closing Costs	1,663,298	2.1%
			Return of Equity	3,867,388	4.9%
Total Sources	\$78,690,000	100.0%	Total Uses	\$78,690,000	100.0%

(1) Other sources represents the borrower's rate lock deposit and good faith deposit.

The Borrower / Borrower Sponsor. The borrower is Walsam 36 Delaware LLC, a single-purpose Delaware limited liability company structured to be bankruptcy remote with two independent directors. The nonrecourse carveout guarantor of the 315 West 36th Street Loan is David Berley, the chairman of Walter & Samuels, Inc., who has owned or operated over 250 buildings in his career. Walter & Samuels, Inc. is a privately held, full-service real estate firm located in New York City that was founded in 1933 and acts as the property manager for the 315 West 36th Street Property and provides building and asset management for third party building owners as well as leasing services for over 3.0 million SF of commercial office space for its own portfolio as well as for third parties. Walter & Samuels, Inc. has been involved in development projects with partners such as GE Capital, iStar, and RREEF/DB Real Estate Opportunity Group, as well as high net worth private investors.

The Property. The 315 West 36th Street Property consists of the commercial (office and retail) component of a 17-story, Class B mixed-use building (the "315 West 36th Street Building"). The 315 West 36th Street Property is located on approximately 0.3 acres of land (which is included in the collateral) within the Times Square South neighborhood of Manhattan. Floors 11 through 17 of the 315 West 36th Street Building are not part of the collateral and are improved with 120 residential condominium units that are subject to a condominium regime. The borrower and the condominium (each an owner of a separate parcel and tax lot at the 315 West 36th Street Building) entered into a Reciprocal Easement and Operating Agreement granting one another a non-exclusive easement at the 315 West 36th Street Building for egress, ingress, and access to other common components of the building such as stairs, pipes, HVAC, etc. See "Description of the Mortgage Pool—Mortgage Pool Characteristics—Condominium Interests" within the Prospectus.

The 315 West 36th Street Property was built in 1926 and renovated in 2015, when the ownership invested approximately \$15 million (approximately \$105 PSF) in base building improvements including upgrades to the lobby, elevator mechanicals, new HVAC units and new bathrooms on floors two through ten.

The 315 West 36th Street Property includes 133,208 sq. ft. of office space (approximately 92.8% of NRA), the entirety of which is leased to WeWork and contributes 96.9% of annual underwritten rent. The remaining 10,271 sq. ft. is comprised of retail space (approximately 7.2% of NRA). The retail space on the ground and mezzanine levels is leased to CrossFit LLC and Staghorn Steakhouse. As of December 31, 2017, the 315 West 36th Street Property was 97.0% occupied, with the remaining vacant 3.0% of NRA comprised of ground floor retail space.

Environmental Matters. The Phase I environmental report, dated January 11, 2018, recommended no further action.

Major Tenant. *WeWork 133,208 sq. ft.; 92.8% of NRA; 96.9% of U/W Base Rent*) WeWork, a provider of shared workspace for entrepreneurs, freelancers, startups and small businesses, occupies its space at the 315 West 36th Street Property through two leases. The first lease (117,411 sq. ft.) commenced on July 1, 2015 and the second lease (15,797 sq. ft.) commenced on March 1, 2017, after space on the second floor became available. Both leases provide the tenant with one, ten-year renewal option after the June 30, 2031 expiration date and do not provide the tenant with any termination options.

The Market. The 315 West 36th Street Property is located along West 36th Street between Eighth and Ninth Avenues in the Times Square South office submarket of the Midtown West office market in Manhattan. The 315 West 36th Street Property is two blocks south from Penn Station, one of the largest transportation hubs in New York City which provides access to the A, C, E, 1, 2, 3, NJ Transit, LIRR and Amtrak train lines.

The 315 West 36th Street Property is located in the Times Square South office submarket and competes with Class B office properties. According to the appraisal, as of the fourth quarter 2017, the vacancy rate for Class B office space in the Times Square South submarket was 8.7% and the average annual rental rate was \$60.48 PSF.

The appraiser identified nine comparable office leases signed between June 2016 and December 2017 relative to the leases signed at the 315 West 36th Street Property. The comparable leases had rents ranging from \$54.60 to \$67.03 PSF on an adjusted basis, with an average of \$57.85 PSF, which is higher than the underwritten base office rent of \$50.67 PSF for the office lease at the 315 West 36th Street Property.

315 West 36th Street
New York, NY 10018

Collateral Asset Summary – Loan No. 7

315 West 36th Street

Cut-off Date Balance: \$47,000,000
Cut-off Date LTV: 60.6%
U/W NCF DSCR: 1.39x
U/W NOI Debt Yield: 6.8%

The subsequent table summarizes the comparable office leases as determined by the appraisal.

Rent Comparables ⁽¹⁾								
Address	Total Building Size (NRA)	Floor Leased	Tenant Name	Year Built/ Renovated	Lease Date	Size (NRA)	Term (Years)	Base Rent PSF
315 West 36th Street⁽²⁾	143,479	Ent. 2nd-10th	WeWork	1926/2015	Jul-15	133,208	15.0	\$50.67
1400 Broadway	686,000	Ent. 8th-10th	Fragomen, Del Rey, Bernsen & Loewy	1939/NAV	Dec-17	107,680	15.0	\$58.67
25 West 45th Street	160,000	Ent. 11th	Cross Over Health	1912/NAV	Jun-17	11,357	10.0	\$67.03
320 West 37th Street	121,125	Ent. 13th	Roivant Sciences	1925/NAV	Apr-17	6,162	10.0	\$54.80
130 West 42nd Street	196,650	Ent. 5th-8th	WeWork	1918/NAV	Mar-17	64,389	15.0	\$59.35
1375 Broadway	401,559	Ent. 11th	Vroom	1927/NAV	Feb-17	22,220	8.0	\$57.94
132 West 31st Street	348,946	Pt. 13th	The Credit Junction	1924/NAV	Dec-16	7,819	5.0	\$60.19
225 West 34th Street	394,145	Pt. 11th	GRB Environmental Services	1924/NAV	Sep-16	2,188	10.0	\$54.60
119 West 40th Street	261,000	Ent. 4th-5th	Quartet Health	1915/NAV	Jun-16	31,862	10.0	\$66.08
22 West 38th Street	60,000	Ent. 2nd - 7th	Knotel	1912/NAV	Jul-16	35,286	15.0	\$55.10

(1) Source: Appraisal.

(2) Per underwritten rent roll dated December 31, 2017.

Cash Flow Analysis.

Cash Flow Analysis ⁽¹⁾				
	2016 ⁽²⁾	2017 ⁽²⁾	U/W ⁽²⁾	U/W PSF
Base Rent	\$4,044,627	\$6,020,240	\$6,963,905	\$48.54
Base Rent Steps ⁽³⁾	0	0	137,290	0.96
Value of Vacant Space	0	0	393,750	2.74
Total Recoveries	252,559	246,077	246,077	1.72
Gross Potential Rent	\$4,297,186	\$6,266,317	\$7,741,021	\$53.95
Less: Vacancy ⁽⁴⁾	0	0	(393,750)	(2.74)
Effective Gross Income	\$4,297,186	\$6,266,317	\$7,347,271	\$51.21
Total Operating Expenses	1,848,221	2,067,234	2,090,863	14.57
Net Operating Income	\$2,448,965	\$4,199,083	\$5,256,409	\$36.64
TI/LC	0	0	332,028	2.31
Capital Expenditures	0	0	28,696	0.20
Net Cash Flow	\$2,448,965	\$4,199,083	\$4,895,685	\$34.12

(1) Cash flow analysis prior to 2016 is not available because the 315 West 36th Street Property was in a period of transition between 2014 and 2015, after a new lease was signed with WeWork of the then-vacant space.

(2) The increase in Underwritten NOI over historical periods is primarily driven by the signing of the WeWork leases on 92.8% of the then vacant net rentable area in 2015 and 2017.

(3) Contractual Rent Steps are underwritten based upon the actual scheduled rent increases through July 31, 2018.

(4) Underwritten vacancy reflects the in-place economic vacancy of 5.1%.

Property Management. The 315 West 36th Street Property is managed by Walter & Samuels, Inc., an affiliate of the borrower.

Lockbox / Cash Management. The 315 West 36th Street Whole Loan documents require a hard lockbox (which is in place) and springing cash management, which is required to commence during the continuance of a Trigger Period (as defined below). During the continuance of a Trigger Period, funds deposited into the lockbox account are required to be swept daily into a lender controlled cash management account and all excess funds in the cash management account (after distribution of monthly amounts due under the 315 West 36th Street Whole Loan) are required to be retained by the lender.

A "Trigger Period" will commence upon (i) an event of default, (ii) failure after the end of one calendar quarter to maintain a debt yield of at least 5.6%, until the debt yield is at least 5.6% for two consecutive quarters, or (iii) the occurrence of any Lease Sweep Period (as defined below).

A "Lease Sweep Period" will commence upon the earliest to occur of (a) the date required under the WeWork lease by which the tenant is required to give notice of its exercise of a renewal option thereunder (December 2029), (b) the date that the WeWork lease is surrendered, cancelled or terminated prior to its then current expiration date or the receipt of notice from the tenant of its intent to surrender, cancel or terminate the WeWork lease (or any material portion thereof prior to its then current expiration date), (c) if the WeWork tenant goes dark or gives notice that it intends to discontinue its business at the 315 West 36th Street Property (or any material portion thereof), (d) a default by the tenant under the WeWork lease that continues beyond any applicable notice or cure period, or (e) if the WeWork tenant becomes subject to a bankruptcy, insolvency or similar proceeding or action. The Lease Sweep Period will end, in the case of clause (a), if the WeWork tenant irrevocably exercises its renewal or extension option or otherwise enters into an extension

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Collateral Asset Summary – Loan No. 7

315 West 36th Street

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agreement acceptable to the lender and sufficient funds have been accumulated to cover all anticipated leasing expenses, free rent periods, and/or rent abatement periods, in the case of clauses (a), (b) and (c), if the entirety of the WeWork space is leased pursuant to one or more qualified leases and sufficient funds have been accumulated to cover all anticipated leasing expenses, free rent periods, and/or rent abatement periods, in the case of clause (d), the date on which the tenant default has been cured and no other default occurs for a period of six consecutive months; and in the case of clause (e), if the bankruptcy or insolvency or similar proceeding or action has terminated and the WeWork leases have been affirmed, assumed or assigned in a manner reasonably satisfactory to the lender.

Initial Reserves. On the origination date of the 315 West 36th Street Whole Loan, the borrower funded a reserve of \$852,848 for the amount of tenant improvements due under the WeWork lease for completed build-out, which work has been completed and which reserve is expected to be released upon borrower request. In addition, on the origination date of the 315 West 36th Street Whole Loan, the borrower funded a reserve of \$220,266 for annual real estate taxes.

Ongoing Reserves. On a monthly basis, the borrower is required to deposit reserves of 1/12 of the estimated annual real estate taxes, which currently equates to \$73,422, into a tax reserve.

Insurance escrows are waived so long as the 315 West 36th Street Property is covered by an acceptable blanket policy (which is currently maintained). If such condition is no longer satisfied, on each due date, the borrower will be required to fund an insurance reserve in a monthly amount equal to 1/12 of the amount that the lender estimates will be necessary to pay annual insurance premiums.

Rollover reserves are waived so long as no Trigger Period is continuing. If a Trigger Period is continuing, on each due date the borrower is required to deposit \$23,913 for tenant improvements and leasing commissions.

Replacement Reserves are waived so long as no Trigger Period is continuing. If a Trigger Period is continuing, on each due date the borrower will be required to deposit \$2,391 into a replacement reserve for capital expenditures.

Current Mezzanine or Subordinate Indebtedness. None.

Future Mezzanine or Subordinate Indebtedness Permitted. None.