

465 Columbus Avenue
Valhalla, NY 10595

Collateral Asset Summary – Loan No. 19

465 Columbus Ave

Cut-off Date Balance: \$11,500,000
Cut-off Date LTV: 65.7%
U/W NCF DSCR: 1.39x
U/W NOI Debt Yield: 10.7%

Mortgage Loan Information

Loan Seller:	GACC
Loan Purpose:	Refinance
Sponsors:	Capstone Realty Group Holdings, LLC; KABR Real Estate Investment Partners II, LLC
Borrower:	CK 465 Building, LLC
Original Balance:	\$11,500,000
Cut-off Date Balance:	\$11,500,000
% by Initial UPB:	1.6%
Interest Rate:	4.5000%
Payment Date:	6 th of each month
First Payment Date:	September 6, 2016
Maturity Date:	August 6, 2026
Amortization:	360 months
Additional Debt:	None
Call Protection⁽¹⁾:	L(24), D(91), O(5)
Lockbox / Cash Management⁽²⁾:	Hard / Springing

Reserves

	Initial	Monthly
Taxes:	\$125,400	\$31,350
Insurance:	\$12,564	\$2,513
Replacement:	\$0	\$2,049
TI/LC:	\$0	\$10,244
Remaining Parking/LED Conversion:	\$80,000	NAP
Lease Sweep⁽³⁾:	\$0	Springing

Financial Information

Cut-off Date Balance / Sq. Ft.:	\$117
Balloon Balance / Sq. Ft.:	\$95
Cut-off Date LTV:	65.7%
Balloon LTV:	53.1%
Underwritten NOI DSCR:	1.75x
Underwritten NCF DSCR:	1.39x
Underwritten NOI Debt Yield:	10.7%
Underwritten NCF Debt Yield:	8.5%

(1) On any date after the expiration of the lockout period, the borrower may obtain the release of an unimproved release parcel, as described in Schedule VII in the loan agreement, provided that, among other things: (i) the release parcel is a legally subdivided parcel from the property and is a separate tax lot from the property; (ii) the conveyance of the release parcel does not adversely affect the use or operation of, or access to or from, the portion of the property and

Property Information

Single Asset / Portfolio:	Single Asset
Property Type:	Suburban Office
Collateral:	Fee Simple
Location:	Valhalla, NY
Year Built / Renovated:	1986 / 2015
Total Sq. Ft.:	98,344
Property Management:	Rapad Real Estate Management, LLC
Underwritten NOI:	\$1,226,921
Underwritten NCF:	\$972,328
Appraised Value:	\$17,500,000
Appraisal Date:	May 20, 2016

Historical NOI⁽⁴⁾

Most Recent NOI:	\$788,074 (T-12 April 30, 2016)
2015 NOI:	\$761,798 (December 31, 2015)
2014 NOI:	\$552,514 (December 31, 2014)
2013 NOI:	\$471,036 (December 31, 2013)

Historical Occupancy⁽⁴⁾

Most Recent Occupancy:	98.2% (June 30, 2016)
2015 Occupancy:	95.0% (December 31, 2015)
2014 Occupancy:	80.0% (December 31, 2014)
2013 Occupancy:	60.0% (December 31, 2013)

- (iii) the LTV of the remaining property, after release of the release parcel, is greater than 125% of the unpaid principal balance of the 465 Columbus Ave loan.
- (2) 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 upon (i) the earlier of (a) the date that is 12 months prior to the earliest stated expiration of a Lease Sweep Lease (as defined below), or (b) the date the Lease Sweep Lease is required under its lease to give notice of its exercise of a renewal option, (ii) the earlier or (a) the date by which the Lease Sweep Lease is required to give notice of its exercise of a termination option, (b) the date that Lease Sweep Lease is surrendered, cancelled or terminated prior to its then current expiration date or (c) receipt by the borrower of notice from any tenant under a Lease Sweep Lease that it intends to surrender, cancel or terminate its lease, (iii) the date that the tenant under the Lease Sweep Lease discontinues its business at 35.0% or more of its space under the Lease Sweep Lease or gives notice that it intends to discontinue its business at 35.0% or more of its space under the Lease Sweep Lease at the property unless such tenant is "investment grade", (iv) a default under a Lease Sweep Lease beyond any applicable notice and cure period, (v) a bankruptcy or insolvency proceeding of any tenant under a Lease Sweep Lease or (vi) on August 6, 2025 if less than 24 months remain on the term of a Lease Sweep Lease from and after August 6, 2026 until the earliest stated expiration of a Lease Sweep Lease. A "Lease Sweep Lease" is (i) the NYC Department of Environmental Protection lease or (ii) any replacement lease or leases which collectively cover a majority of the Lease Sweep Lease space.
- (3) On each monthly payment date during a Lease Sweep Period, the borrower is required to deposit all excess cash into a lease sweep account.
- (4) The increases in Historical NOI and Occupancy from 2013 to 2014 and from 2014 to 2015 reflect the stabilization of the property by the current sponsor since acquisition in 2012.

TRANSACTION HIGHLIGHTS

- Property.** The 465 Columbus Ave property is a three-story, Class A office building totaling 98,344 sq. ft. that is located in Valhalla, New York. The property was built in 1986 and renovated and retentanted between 2013 and 2016. The current owner purchased the property in March 2012 and has invested more than \$3.3 million (\$33.71 PSF) since acquisition in tenant improvements, leasing commissions and capital improvements at the property. The capital improvements include common area renovations, upgrades to the building signage, a complete re-painting, installation of LED lighting and a new security system. The office spaces at the property are finished and furnished with open space cubicles and perimeter private offices and conference rooms. The building sits atop an 87-stall covered parking area and contains 228 additional surface parking spaces, which equates to a parking ratio of 3.2 spaces per 1000 sq. ft.
- Market.** The 465 Columbus Ave property is located in Valhalla, New York within the North Submarket of Westchester County. Westchester County is considered to be a part of the New York City Metropolitan Area and is located just north of the Bronx. Westchester County is served by a vast network of highways, including four interstate highways, I-87, I-287, I-95 and I-84 and six major parkways that run throughout the region. Household income in Westchester County reflects a middle to upper-middle income area with a median household income of \$85,630 in 2016. In addition, Westchester County's unemployment rate was 4.4% as of February 2016, below the national and New York state average. The North submarket features a vacancy rate of 24.1% and asking rents of \$27.95 PSF as of the first quarter of 2016. In addition, there was 68,273 sq. ft. of leasing activity in the submarket, the second highest in the overall Westchester office market.
- Sponsor.** Capstone Realty Group Holdings ("Capstone") is a private equity investor and fund manager, founded in 1998, that acquires retail shopping centers, office buildings, hotels and distressed loans. Since founding, Capstone has acquired over 25 real estate deals, comprising over 4.0 million sq. ft. and \$600 million of total capitalization. Capstone primarily invests in the New York metropolitan area and Upstate New York but also has investments in Ohio and Pennsylvania. The KABR Group ("KABR") is a private equity real estate firm responsible for the investment, management, and development of commercial real estate. KABR was founded by Kenneth Pasternak, Laurence Rappaport, and Adam Altman in 2008 and has evolved into a multi-strategy firm that effectively invests across the following themes: value-added, opportunistic, distressed debt, special situations, and development. As of the first quarter of 2016, KABR has raised and deployed, on a fully-discretionary basis, over \$143 million, 50% of which has been contributed by the principals of KABR. KABR has managed the purchase of 79 assets, the sale of 30 assets, and the participation in 45 joint ventures. More specifically, KABR has acquired over 2 million sq. ft. of development rights in Jersey City, 3.5 million sq. ft. of office and industrial space, and 3,800 multifamily units.