

# SHOPPES AT RIO GRANDE

Mortgaged Property Information		Mortgage Loan Information	
Number of Mortgaged Properties	1	Loan Seller	GSMC
Location (City/State)	Edinburg, Texas	Cut-off Date Principal Balance	\$32,500,000
Property Type	Retail	Cut-off Date Principal Balance per SF	\$70.62
Size (SF)	460,195	Percentage of Initial Pool Balance	3.0%
Total Occupancy as of 5/1/2016	100.0%	Number of Related Mortgage Loans	None
Owned Occupancy as of 5/1/2016	100.0%	Type of Security	Fee Simple
Year Built / Latest Renovation	2008, 2012, 2015 / NAP	Mortgage Rate	4.6040%
Appraised Value	\$43,550,000	Original Term to Maturity (Months)	120
		Original Amortization Term (Months)	360
		Original Interest Only Period (Months)	12
		Borrower Sponsor <sup>(4)</sup>	First Hartford Corporation
Underwritten Revenues	\$4,320,933	<b>Escrows</b>	
Underwritten Expenses	\$1,437,738		
Underwritten Net Operating Income (NOI)	\$2,883,194		
Underwritten Net Cash Flow (NCF)	\$2,614,404		
Cut-off Date LTV Ratio <sup>(1)</sup>	72.3%	Taxes	Upfront Monthly
Maturity Date LTV Ratio <sup>(2)</sup>	57.9%	Insurance	\$267,660 \$24,982
DSCR Based on Underwritten NOI / NCF <sup>(3)</sup>	1.49x / 1.35x	Replacement Reserves	\$0 \$5,923
Debt Yield Based on Underwritten NOI / NCF <sup>(1)</sup>	9.2% / 8.3%	Ti/LC <sup>(5)</sup>	\$0 \$8,333
		Other <sup>(6)</sup>	\$1,100,000 \$0

Sources and Uses					
Sources	\$	%	Uses	\$	%
Loan Amount	\$32,500,000	98.6%	Loan Payoff	\$31,030,767	94.2%
Principal's New Cash Contribution	458,480	1.4	Reserves	1,367,660	4.1
			Closing Costs	560,052	1.7
<b>Total Sources</b>	<b>\$32,958,480</b>	<b>100.0%</b>	<b>Total Uses</b>	<b>\$32,958,480</b>	<b>100.0%</b>

- (1) The Cut-off Date LTV Ratio and Debt Yield Based on Underwritten NOI / NCF are calculated based on the loan amount without the earnout of \$1,000,000. Inclusive of the earnout, the Cut-off Date LTV Ratio is 74.6% and the Debt Yield Based on Underwritten NOI / NCF are 8.9% and 8.0%, respectively.
- (2) The Maturity Date LTV Ratio is calculated utilizing the "as stabilized" appraised value of \$46,800,000. The Maturity Date LTV Ratio calculated based on the "as-is" appraised value is 62.3%.
- (3) The DSCR Based on Underwritten NOI / NCF is calculated using the annual debt service for the mortgage loan calculated on the Cut-off-Date Balance net of the \$1,000,000 earnout reserve taken at origination. The DSCR Based on Underwritten NOI / NCF without making this adjustment are 1.44x and 1.31x, respectively.
- (4) First Hartford Corporation and Neil H. Ellis are the non-recourse carveout guarantors under the Shoppes at Rio Grande Loan.
- (5) Ti/LC reserve is capped at \$500,000.
- (6) Other reserve represents an earnout and a potential yield maintenance reserve. Funds will be held in escrow until the borrower has achieved a debt yield of 8.3% on the fully funded amount and a lease renewal of no less than five years from both Burlington Coat Factory and TJMaxx for equal or greater rent. If such conditions are not satisfied by September 7, 2018, the reserve is required to be applied to prepay the mortgage loan and the related yield maintenance for such prepayment.

The following table presents certain information relating to the anchor tenants (of which, certain tenants may have co-tenancy provisions) at the Shoppes at Rio Grande Property:

Tenant Name	Credit Rating (Fitch/MIS/S&P) <sup>(1)</sup>	Tenant GLA	% of Total GLA	Mortgage Loan Collateral Interest	Total Rent	Total Rent \$ per SF	Anchor Tenant Lease Expiration	Tenant Sales \$ per SF <sup>(2)</sup>	Occupancy Cost	Renewal / Extension Options
<b>Anchor</b>										
JCPenney (GL)	NR / NR / B	103,507	22.5%	Yes	\$127,526	\$1.23	7/31/2038	NA	NA	7, 10-year options
Burlington Coat Factory	NR / NR / NR	80,241	17.4	Yes	\$949,480	\$11.83	1/31/2019	\$180	6.6%	5, 5-year options
Academy Sports	NR / NR / NR	77,182	16.8	Yes	\$666,581	\$8.64	1/31/2024	NA	NA	3, 5-year options
Ross Dress for Less <sup>(3)</sup>	NR / A3 / A-	30,187	6.6	Yes	\$259,315	\$8.59	1/31/2020	\$430	2.0%	4, 5-year options
Big Lots	NR / NR / BBB	30,000	6.5	Yes	\$340,646	\$11.35	1/31/2023	NA	NA	4, 5-year options
TJMaxx	NR / A2 / A+	26,000	5.6	Yes	\$352,639	\$13.56	10/31/2018	\$336	4.0%	4, 5-year options
<b>Total Anchor</b>		<b>347,117</b>	<b>75.4%</b>							
<b>Jr. Anchor</b>										
Burke's Outlet	NR / NR / NR	21,600	4.7%	Yes	\$202,050	\$9.35	1/31/2023	\$41	22.9%	5, 5-year options
Petco	NR / NR / NR	12,625	2.7	Yes	\$220,210	\$17.44	1/31/2023	NA	NA	3, 5-year options
Party City	NR / NR / NR	12,000	2.6	Yes	\$205,367	\$17.11	1/31/2023	NA	NA	3, 5-year options
Melrose	NR / NR / NR	10,500	2.3	Yes	\$118,832	\$11.32	12/31/2017	NA	NA	3, 5-year options
Ulta	NR / NR / NR	10,089	2.2	Yes	\$193,568	\$19.19	11/30/2025	NA	NA	3, 5-year options
<b>Total Jr. Anchor</b>		<b>66,814</b>	<b>14.5%</b>							
Occupied In-line		46,264	10.1%		\$950,175	\$20.54				
Vacant Spaces		0	0.0%		\$0	\$0.00				
<b>Total Owned SF</b>		<b>460,195</b>	<b>100.0%</b>							
<b>Total SF</b>		<b>460,195</b>	<b>100.0%</b>							

- (1) Certain ratings are those of the parent company whether or not the parent guarantees the lease.
- (2) Tenant sales per SF are as of June 30, 2016.
- (3) Ross Dress for Less is currently paying total rent based on 2% of gross sales until additional construction at the Shoppes at Rio Grande Property is complete.

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The following table presents certain information relating to the major tenants (of which, certain tenants may have co-tenancy provisions) at the Shoppes at Rio Grande Property based on underwritten base rent:

### Ten Largest Tenants Based on Underwritten Base Rent

Tenant Name	Credit Rating (Fitch/MIS/S&P) <sup>(1)</sup>	Tenant GLA	% of GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent \$ per SF	Lease Expiration	Tenant Sales \$ per SF	Occupancy Cost	Renewal / Extension Options
Burlington Coat Factory	NR / NR / NR	80,241	17.4%	\$682,049	19.6%	\$8.50	1/31/2019	\$180	6.6%	5, 5-year options
Academy Sports	NR / NR / NR	77,182	16.8	517,119	14.9	6.70	1/31/2024	NA	NA	3, 5-year options
TJMaxx	NR / A2 / A+	26,000	5.6	273,000	7.9	10.50	10/31/2018	\$336	4.0%	4, 5-year options
Ross Dress for Less	NR / A3 / A-	30,187	6.6	259,315	7.5	8.59	1/31/2020	\$430	2.0%	4, 5-year options
Big Lots	NR / NR / BBB	30,000	6.5	240,000	6.9	8.00	1/31/2023	NA	NA	4, 5-year options
Petco	NR / NR / NR	12,625	2.7	176,750	5.1	14.00	1/31/2023	NA	NA	3, 5-year options
Party City	NR / NR / NR	12,000	2.6	168,000	4.8	14.00	1/31/2023	NA	NA	3, 5-year options
Ulta	NR / NR / NR	10,089	2.2	161,424	4.6	16.00	11/30/2025	NA	NA	3, 5-year options
Shoe Department	NR / NR / NR	7,125	1.5	148,913	4.3	20.90	10/31/2018	\$161	15.7%	2, 5-year options
Burke's Outlet	NR / NR / NR	21,600	4.7	135,000	3.9	6.25	1/31/2023	\$41	22.9%	5, 5-year options
<b>Ten Largest Tenants</b>		<b>307,049</b>	<b>66.7%</b>	<b>\$2,761,570</b>	<b>79.4%</b>	<b>\$8.99</b>				
Remaining Owned Tenants		153,146	33.3	715,578	20.6	4.67				
Vacant Spaces (Owned Space)		0	0.0	0	0.0	0.00				
<b>Totals / Wtd. Avg. Tenants</b>		<b>460,195</b>	<b>100.0%</b>	<b>\$3,477,148</b>	<b>100.0%</b>	<b>\$7.56</b>				

(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.

The following table presents certain information relating to the lease rollover schedule at the Shoppes at Rio Grande Property based on initial lease expiration dates:

### Lease Expiration Schedule<sup>(1)</sup>

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 Leases
MTM	0	0.0%	0.0%	\$0	0.0%	\$0.00	0
2016	0	0.0	0.0%	0	0.0	0.00	0
2017	10,500	2.3	2.3%	84,000	2.4	8.00	1
2018	41,125	8.9	11.2%	528,313	15.2	12.85	3
2019	80,241	17.4	28.7%	682,049	19.6	8.50	1
2020	46,605	10.1	38.8%	499,313	14.4	10.71	3
2021	4,256	0.9	39.7%	68,096	2.0	16.00	1
2022	6,839	1.5	41.2%	115,546	3.3	16.90	2
2023	79,851	17.4	58.5%	821,278	23.6	10.29	5
2024	77,182	16.8	75.3%	517,119	14.9	6.70	1
2025	10,089	2.2	77.5%	161,424	4.6	16.00	1
2026	0	0.0	77.5%	0	0.0	0.00	0
2027 & Thereafter	103,507	22.5	100.0%	10	0.0	0.00	1
Vacant	0	0.0	100.0%	0	0.0	0.00	0
<b>Total / Wtd. Avg.</b>	<b>460,195</b>	<b>100.0%</b>		<b>\$3,477,148</b>	<b>100.0%</b>	<b>\$7.56</b>	<b>19</b>

(1) Calculated based on approximate square footage occupied by each Owned Tenant.

The following table presents certain information relating to historical occupancy at the Shoppes at Rio Grande Property:

### Historical Leased %<sup>(1)</sup>

2014	2015	As of 5/1/2016
95.7%	100.0%	100.0%

(1) As provided by the borrower and reflects average occupancy for the indicated year ended December 31 unless specified otherwise.

- **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 Shoppes at Rio Grande Property:

## Cash Flow Analysis<sup>(1)</sup>

	2014	2015	TTM 4/30/2016	Underwritten <sup>(2)</sup>	Underwritten \$ per SF
Base Rent	\$2,842,744	\$2,962,175	\$3,088,199	\$3,477,148	\$7.56
Total Reimbursables	1,048,925	1,253,350	1,231,297	1,109,241	2.41
Total Rent	\$3,891,669	\$4,215,525	\$4,319,496	\$4,586,389	\$9.97
Less Vacancy & Credit Loss	0	0	0	(265,456)	(0.58)
Effective Gross Income	\$3,891,669	\$4,215,525	\$4,319,496	\$4,320,933	\$9.39
Total Operating Expenses	\$1,352,694	\$1,411,682	\$1,468,849	\$1,437,738	\$3.12
<b>Net Operating Income</b>	<b>\$2,538,976</b>	<b>\$2,803,843</b>	<b>\$2,850,647</b>	<b>\$2,883,194</b>	<b>\$6.27</b>
TI/LC	0	0	0	197,711	0.43
Capital Expenditures	0	0	0	71,080	0.15
<b>Net Cash Flow</b>	<b>\$2,538,976</b>	<b>\$2,803,843</b>	<b>\$2,850,647</b>	<b>\$2,614,404</b>	<b>\$5.68</b>

(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) Underwritten cash flow based on contractual rents as of May 1, 2016 and contractual rent steps through September 30, 2017.