

National Business Park

Mortgage Loan Information

Mortgage Loan Seller:	SMF VI
Original Principal Balance⁽¹⁾:	\$33,000,000
Cut-off Date Principal Balance⁽¹⁾:	\$33,000,000
% of Pool by IPB:	2.7%
Loan Purpose:	Refinance
Borrower:	100 & RW CRA LLC
Sponsor:	John Zirinsky
Interest Rate:	4.68000%
Note Date:	8/19/2016
Maturity Date:	9/6/2026
Interest-only Period:	None
Original Term:	120 months
Original Amortization:	360 months
Amortization Type:	Balloon
Call Protection⁽²⁾:	L(24),Def(92),O(4)
Lockbox:	CMA
Additional Debt:	Yes
Additional Debt Balance:	\$22,000,000
Additional Debt Type:	Pari Passu

Property Information

Single Asset / Portfolio:	Portfolio
Title:	Leasehold
Property Type - Subtype:	Office – Suburban
Net Rentable Area (SF):	450,543
Location:	Princeton, NJ
Year Built / Renovated:	Various / N/A
Occupancy:	83.9%
Occupancy Date:	8/1/2016
Number of Tenants:	31
2013 NOI:	\$4,263,481
2014 NOI⁽³⁾:	\$3,169,482
2015 NOI⁽³⁾:	\$4,585,051
TTM NOI (as of 6/2016)⁽⁴⁾:	\$4,863,305
UW Economic Occupancy:	83.9%
UW Revenues:	\$10,548,206
UW Expenses:	\$5,231,535
UW NOI⁽⁴⁾:	\$5,316,671
UW NCF:	\$4,645,668
Appraised Value / Per SF:	\$84,860,000 / \$188
Appraisal Date:	7/7/2016

Escrows and Reserves

	Initial	Monthly	Initial Cap
Taxes:	\$337,813	\$112,605	N/A
Insurance:	\$76,754	\$6,978	N/A
Replacement Reserves:	\$0	\$7,108	N/A
TI/LC:	\$250,000	\$48,809	\$2,600,000
Other⁽⁵⁾:	\$38,125	Springing	Various

Financial Information⁽¹⁾

Cut-off Date Loan / SF:	\$122
Maturity Date Loan / SF:	\$99
Cut-off Date LTV:	64.8%
Maturity Date LTV:	52.7%
UW NCF DSCR:	1.36x
UW NOI Debt Yield:	9.7%

Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan ⁽¹⁾	\$55,000,000	92.2%	Payoff Existing Debt	\$58,449,468	97.9%
Sponsor Equity	4,680,547	7.8	Upfront Reserves	702,692	1.2
			Closing Costs	528,387	0.9
Total Sources	\$59,680,547	100.0%	Total Uses	\$59,680,547	100.0%

- (1) The National Business Park loan is part of a whole loan evidenced by two *pari passu* notes with an aggregate original principal balance of \$55.0 million. The Financial Information presented in the chart above reflects the Cut-off Date balance of the \$55.0 million National Business Park Whole Loan, as defined in "The Loan" below.
- (2) The lockout period will be at least 24 payments beginning with and including the first payment date of October 6, 2016. Defeasance of the full \$55.0 million National Business Park Whole Loan is permitted after the date that is the earlier of (i) two years from the closing date of the securitization that includes the last *pari passu* note to be securitized and (ii) three years from the note date.
- (3) 2014 NOI is lower than 2015 NOI primarily due to (i) tenants being allotted free rent and (ii) SES Americom relinquishing a portion of their leased space. Notable tenants that were allotted free rent in 2013 and/or 2014 include: Dr Reddy's Inc., CitiusTech Inc., IH Engineers, Hinduja Global Solutions and FTI Consulting. According to the loan sponsor, SES Americom downsized by approximately 45,000 square feet in 2014. However, since SES Americom downsized, approximately 71.2% of its previous space has been backfilled by recent leases and the current occupancy level as of August 1, 2016 is 83.9%.
- (4) UW NOI is higher than TTM NOI primarily due to tenant NTT Data Inc. signing a lease that commenced in March 2016 for 3.4% of the net rentable area and 4.4% (\$402,933) of underwritten base rent NTT Data Inc. commenced paying rent in May 2016 and, as a result, the TTM NOI only captures approximately \$67,155 of NTT Data Inc.'s annual base rent. Additionally, Van Note Harvey's took occupancy in July 2015; however, Van Note Harvey did not commence paying rent until January 2016. As a result, the TTM NOI only captures approximately \$181,439 of Van Note Harvey's annual base rent.
- (5) At origination, the borrower was required to escrow \$38,125 for deferred maintenance. The loan is structured such that all excess cash flow is required to be deposited into a tenant improvement and leasing commissions reserve for the SES Americom leased space (capped at \$2,521,504, unless an event of default under the National Business Park Whole Loan exists) if (a) SES Americom, any approved assignee of the SES Americom leased space or any replacement tenant occupying the entire SES Americom leased space: (i) fails to extend the term of its lease for at least three years on satisfactory terms to the lender on or before December 31, 2022, (ii) is in default under its lease beyond applicable notice and cure periods, (iii) gives notice to vacate or vacates the leased space or (iv) becomes a debtor in any bankruptcy or insolvency proceeding, and (b) the debt service coverage ratio (as calculated in the loan documents) is less than 1.30x. Additionally, the loan is structured such that all excess cash flow is required to be deposited into a tenant improvement and leasing commissions reserve for the Dr Reddy's Inc. leased space (capped at \$1,976,538, unless an event of default under the National Business Park Whole Loan exists) if (a) Dr Reddy's Inc., any approved assignee of the Dr Reddy's, Inc. leased space or any replacement tenant occupying the entire Dr Reddy's Inc. leased space: (i) fails to extend the term of its lease for at least three years on satisfactory terms to the lender on or before December 11, 2023, (ii) is in default under its lease beyond applicable notice and cure periods, (iii) gives notice to vacate or vacates the leased space or (iv) becomes a debtor in any bankruptcy or insolvency proceeding, and (b) the debt service coverage ratio (as calculated in the loan documents) is less than 1.30x.

National Business Park

The Loan. The National Business Park is secured by a first mortgage lien on a portfolio of five properties (the “National Business Park Portfolio”) totaling 450,543 square feet located in Princeton, New Jersey. The whole loan has an outstanding principal balance as of the Cut-off Date of \$55.0 million (the “National Business Park Whole Loan”), which is comprised of two *pari passu* notes, Note A-1 and Note A-2. Note A-1 has an outstanding principal balance as of the Cut-off Date of \$33.0 million and is being contributed to the JPMCC 2016-JP3 Trust. Note A-2, which has an outstanding principal balance as of the Cut-off Date of \$22.0 million, is expected to be contributed to a future securitization trust. The holder of the Note A-1 (the “Controlling Noteholder”) will be the trustee of the JPMCC 2016-JP3 Trust. The trustee of the JPMCC 2016-JP3 Trust (or, prior to the occurrence and continuance of a Control Termination Event under the Pooling and Servicing Agreement, by the Directing Certificateholder) will be entitled to exercise all of the rights of the Controlling Noteholder with respect to the National Business Park Whole Loan; however, the holder of Note A-2 will be entitled, under certain circumstances, to consult with respect to certain major decisions. The loan has a 10-year term and will amortize on a 30-year schedule. Loan proceeds were used to repay previously existing debt, return equity to the loan sponsor, pay closing costs and fund upfront reserves.

Whole Loan Summary				
Note	Original Balance	Cut-off Date Balance	Note Holder	Controlling Piece
A-1	\$33,000,000	\$33,000,000	JPMCC 2016-JP3	Yes
A-2	22,000,000	22,000,000	SMC	No
Total	\$55,000,000	\$55,000,000		

The borrowing entity for the National Business Park Whole Loan is 100 & RW CRA LLC, a Delaware limited liability company and special purpose entity. The loan sponsor and nonrecourse carve-out guarantor is John Zirinsky. John Zirinsky has served as the president of National Business Parks since 1990, a company formed by his father Lawrence Zirinsky to operate and manage real estate assets. The Zirinsky portfolio encompasses more than 1.5 million square feet of office, industrial, distribution and other commercial real estate space throughout New Jersey and New York.

The Portfolio. The collateral is comprised of five suburban office properties located at 103 College Road East, 105 College Road East, 107 College Road East, 2 Research Way and 4 Research Way in Princeton, New Jersey. The National Business Park Portfolio was constructed between 1977 and 1984. The National Business Park Portfolio totals 450,543 square feet of net rentable area and consists of five three-story office buildings. Collectively, the National Business Park Portfolio includes 1,760 parking spaces, resulting in a parking ratio of approximately 3.9 spaces per 1,000 square feet of net rentable area.

Portfolio Summary						
Property	Year Built / Year Renovated	Net Rentable Area (SF)	Allocated Cut-off Balance	Appraised Value	Underwritten Net Cash Flow	% of Underwritten Net Cash Flow
4 Research Way	1984 / N/A	123,860	\$9,986,330	\$25,680,000	\$1,441,291	31.0%
2 Research Way	1984 / N/A	116,746	9,165,802	23,570,000	975,099	21.0
107 College Road East	1980 / N/A	78,759	5,382,041	13,840,000	1,132,310	24.4
105 College Road East	1979 / N/A	77,618	5,292,600	13,610,000	708,056	15.2
103 College Road East	1977 / N/A	53,560	3,173,226	8,160,000	388,912	8.4
Total		450,543	\$33,000,000	\$84,860,000	\$4,645,668	100.0%

National Business Park

As of August 1, 2016, the National Business Park Portfolio was 83.9% occupied by 31 tenants with 33 leases and has had an average occupancy level of 83.0% over the past three years. The largest tenant, SES Americom, leases 17.5% of the portfolio's net rentable area through December 2023 and has occupied the space since 2012. In January 2014, SES Americom downsized by approximately 50,000 square feet but simultaneously negotiated a lease extension through December 2023 at its current square footage. Of note, 74% of its previously held space has been leased up. SES Americom is a world-leading satellite operator. SES Americom owns and operates a fleet of over 50 satellites completed by a network of teleports and offices around the world. SES Americom's infrastructure enables the company to reach 99% of the world's population. SES Americom's business is built on four pillars: video, fixed data, mobility, and government. As a leader in direct-to-home (DTH) and High Definition (HD) television, SES Americom transmits over 7,400 TV channels around the world; more than 2,400 of them in HD. SES Americom's satellites reach 317 million TV homes worldwide and over 1 billion people globally. SES Americom accounts for approximately 22.6% of the underwritten base rent at the National Business Park Portfolio. The second largest tenant, Dr Reddy's Inc., leases 16.8% of the portfolios' net rentable area through December 2024 and has occupied the space since 2013. Dr Reddy's Inc. is a multinational pharmaceutical company that manufactures and markets a wide range of pharmaceuticals. The company operates in three segments: Global Generics, Pharmaceutical Services and Active Ingredients (PSAI), and Proprietary Products. Dr Reddy's Inc. accounts for approximately 19.2% of the underwritten base rent at the National Business Park Portfolio. The third largest tenant, Drinker, Biddle, leases 8.7% of the portfolio's net rentable area through March 2021 and has occupied the space since 1996. Drinker, Biddle is a national law firm founded in Philadelphia in 1849. The firm has 600 lawyers located in 11 offices in the United States. The firm maintains a broad range of practices, including commercial litigation, corporate and securities, corporate restructuring, government affairs and healthcare. According to a third-party data provider, Drinker, Biddle placed as the 75th largest law firm in the United States based on 2015 gross revenue. Drinker, Biddle accounts for approximately 10.0% of the underwritten base rent at the National Business Park Portfolio.

The National Business Park Portfolio is located in the Middlesex County office submarket which, according to the appraisals, has an overall vacancy rate of 13.8% as of the first quarter of 2016. The Middlesex County submarket contains an estimated 41.5 million square feet of office space as of the first quarter of 2016. Estimated 2015 population within a one-, three- and five-mile radius of the National Business Park Portfolio was 1,782, 42,509 and 107,707, respectively. Estimated 2015 median household income within a one-, three- and five-mile radius of the National Business Park Portfolio was \$128,322, \$106,593 and \$111,250, respectively. According to the appraisals, the average asking rent in the submarket is \$23.41 per square foot as of the first quarter of 2016. The in-place rent at the property is \$24.39 per square foot. The appraisals for the National Business Park Portfolio identified four competitive properties ranging from 45,799 to 198,798 square feet with occupancies ranging from approximately 50.0% to 99.0%.

According to the appraisals for the 103 College Road East, 105 College Road East and 107 College Road East properties, concluded market rent within the competitive sets is \$26.00 per square foot. According to the appraisals for the 2 Research Way and 4 Research Way properties, concluded market rent within the competitive set is \$28.50 per square foot.

Tenant Summary ⁽¹⁾						
Tenant	Ratings Moody's/S&P/Fitch	Net Rentable Area (SF)	% of Total NRA	Base Rent PSF	% of Total Base Rent	Lease Expiration Date
SES Americom ⁽²⁾	NA / NA / NA	78,722	17.5%	\$26.56	22.6%	12/31/2023
Dr Reddy's Inc.	NA / NA / NA	75,584	16.8%	\$23.50	19.2%	12/11/2024
Drinker, Biddle ⁽³⁾	NA / NA / NA	39,395	8.7%	\$23.56	10.0%	Various
Princeton Consultants	NA / NA / NA	17,554	3.9%	\$25.50	4.8%	8/31/2022
Technicolor USA ⁽⁴⁾	NA / NA / NA	16,933	3.8%	\$26.00	4.8%	1/25/2026
Van Note Harvey	NA / NA / NA	16,684	3.7%	\$22.25	4.0%	7/19/2025
NTT Data Inc.	NA / NA / NA	15,205	3.4%	\$26.50	4.4%	2/28/2022
Abbott Point Of Care Inc.	NA / NA / NA	13,408	3.0%	\$27.50	4.0%	12/31/2024
IH Engineers	NA / NA / NA	10,765	2.4%	\$23.00	2.7%	12/31/2017
Smith, Stratton	NA / NA / NA	10,684	2.4%	\$25.50	2.9%	4/30/2020

(1) Based on the underwritten rent roll.

(2) Between January 2019 and January 2021, SES Americom has the right to reduce its leased area by up to 15% with 12 months' notice and commensurate reductions in rent and additional rent.

(3) Drinker, Biddle has the right to terminate its lease on March 31, 2018 or March 31, 2019 with 12 months' notice and payment of unamortized costs. Additionally, Drinker, Biddle leases 36,430 square feet of space which expires on March 31, 2021 and 2,965 square feet of space that is leased on a month-to-month basis.

(4) Technicolor USA has the right to terminate its lease on January 31, 2022 with 12 months' notice.

National Business Park

Lease Rollover Schedule⁽¹⁾

Year	Number of Leases Expiring	Net Rentable Area Expiring	% of NRA Expiring	Base Rent Expiring	% of Base Rent Expiring	Cumulative Net Rentable Area Expiring	Cumulative % of NRA Expiring	Cumulative Base Rent Expiring	Cumulative % of Base Rent Expiring
Vacant	NAP	72,402	16.1%	NAP	NAP	72,402	16.1%	NAP	NAP
2016 & MTM	2	6,140	1.4	\$65,230	0.7%	78,542	17.4%	\$65,230	0.7%
2017	6	29,676	6.6	722,990	7.8	108,218	24.0%	\$788,220	8.5%
2018	4	19,676	4.4	500,149	5.4	127,894	28.4%	\$1,288,369	13.9%
2019	2	6,344	1.4	155,382	1.7	134,238	29.8%	\$1,443,751	15.6%
2020	7	26,162	5.8	662,946	7.2	160,400	35.6%	\$2,106,697	22.8%
2021	3	41,540	9.2	999,288	10.8	201,940	44.8%	\$3,105,984	33.6%
2022	2	32,759	7.3	850,560	9.2	234,699	52.1%	\$3,956,544	42.8%
2023	1	78,722	17.5	2,091,208	22.6	313,421	69.6%	\$6,047,752	65.5%
2024	3	99,112	22.0	2,266,384	24.5	412,533	91.6%	\$8,314,136	90.0%
2025	1	16,684	3.7	371,219	4.0	429,217	95.3%	\$8,685,355	94.0%
2026	2	21,326	4.7	554,476	6.0	450,543	100.0%	\$9,239,831	100.0%
2027 & Beyond	0	0	0.0	0	0.0	450,543	100.0%	\$9,239,831	100.0%
Total	33	450,543	100.0%	\$9,239,831	100.0%				

(1) Based on the underwritten rent roll.

Operating History and Underwritten Net Cash Flow

	2013	2014	2015	TTM ⁽¹⁾	Underwritten	Per Square Foot	% ⁽²⁾
Rents in Place ⁽³⁾	\$8,349,617	\$7,625,258	\$8,898,364	\$8,753,863	\$9,239,831	\$20.51	74.5%
Vacant Income	0	0	0	0	1,999,827	4.44	16.1
Gross Potential Rent	\$8,349,617	\$7,625,258	\$8,898,364	\$8,753,863	\$11,239,658	\$24.95	90.6%
Total Reimbursements	1,278,007	1,233,358	1,250,873	1,257,900	1,169,357	2.60	9.4
Net Rental Income	\$9,627,624	\$8,858,615	\$10,149,237	\$10,011,763	\$12,409,014	\$27.54	100.0%
Other Income	108,271	209,056	116,948	305,029	139,019	0.31	1.1
(Vacancy/Credit Loss)	0	0	0	0	(1,999,827)	(4.44)	(16.1)
Effective Gross Income	\$9,735,895	\$9,067,671	\$10,266,185	\$10,316,792	\$10,548,206	\$23.41	85.0%
Total Expenses	\$5,472,414	\$5,898,189	\$5,681,133	\$5,453,487	\$5,231,535	\$11.61	49.6%
Net Operating Income	\$4,263,481	\$3,169,482	\$4,585,051	\$4,863,305	\$5,316,671	\$11.80	50.4%
Total TI/LC, Capex/RR	0	0	0	0	671,002	1.49	6.4
Net Cash Flow	\$4,263,481	\$3,169,482	\$4,585,051	\$4,863,305	\$4,645,668	\$10.31	44.0%
Occupancy⁽⁴⁾	88.1%	79.2%	81.8%	83.9%	82.6%		

(1) TTM column represents the trailing 12-month period ending in June 2016.

(2) % column represents percent of Net Rental Income for all revenue lines and represents percent of Effective Gross Income for the remainder of fields.

(3) 2014 Rents in Place is lower than 2015 Rents in Place primarily due to (i) tenants being allotted free rent and (ii) SES Americom relinquishing a portion of their leased space. Notable tenants that were allotted free rent in 2013 and/or 2014 include: Dr Reddy's Inc., CitiusTech Inc., IH Engineers, Hinduja Global Solutions and FTI Consulting. According to the loan sponsor, SES Americom downsized by approximately 45,000 square feet in 2014. However, since SES Americom downsized, approximately 71.2% of its previous space has been backfilled by recent leases and the current occupancy level as of August 1, 2016 is 83.9%. Underwritten Rents in Place is higher than TTM Rents in Place primarily due to tenant NTT Data Inc. signing a lease that commenced in March 2016 for 3.4% of the net rentable area and 4.4% (\$402,933) of underwritten base rent. NTT Data Inc. commenced paying rent in May 2016 and, as a result, the trailing TTM Rents in Place only captures approximately \$67,155 of NTT Data Inc.'s annual base rent. Additionally, Van Note Harvey's took occupancy in July 2015; however, Van Note Harvey did not commence paying rent until January 2016. As a result, the TTM Rents in Place only captures approximately \$181,439 of Van Note Harvey's annual base rent.

(4) Occupancy represents average occupancy for the indicated years. TTM column represents occupancy as of August 1, 2016. Underwritten Occupancy represents economic occupancy.

Ground Leases. The 103 College Road East property is subject to a ground lease which is dated September 1977 and expires December 31, 2037. The tenant has two 10-year extension options which when exercised, extend the term of the lease through December 31, 2057. All ground rent has been prepaid through the expiration of the initial term of the ground lease in 2037. The 105 College Road East property is subject to a ground lease which is dated June 1979 and expires December 31, 2037. The tenant has two 10-year extension options which when exercised, extend the term of the lease through December 31, 2057. All ground rent has been prepaid through the expiration of the initial term of the ground lease in 2037. The 107 College Road East is subject to a ground lease which is dated November 1980 and expires December 31, 2037. The tenant has two 10-year extension options which when exercised, extend the term of the lease through December 31, 2057. All rent has been prepaid through the expiration of the initial term of the ground lease in 2037. The 2 Research Way and 4 Research Way properties are both subject to a ground lease which is dated June 1981 and expires December 31, 2037. The tenant has two 10-year extension options which when exercised, extend the term of the lease through December 31, 2057. All rent has been prepaid through the expiration of the initial term of the ground lease in 2037.