

U-Haul Portfolio



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U-HAUL PORTFOLIO

	Property Name	Address	City, State	Zip
1	U-Haul Moving & Storage of Downtown San Francisco	1525 Bryant Street	San Francisco, CA	94103
2	U-Haul Moving & Storage at Big Bend Road	650 Big Bend Road	Ballwin, MO	63021
3	U-Haul Moving & Storage of Providence at I-95	35 Oxford Street	Providence, RI	02905
4	U-Haul Moving & Storage of Brooklyn Park	7007 Lakeland Avenue North	Brooklyn Park, MN	55428
5	U-Haul Moving & Storage of Marana	7651 and 7710 Interstate 10 Frontage Road	Tucson, AZ	85743
6	U-Haul Moving & Storage of Pharr	4007 North Cage Boulevard	Pharr, TX	78577
7	U-Haul Moving & Storage at Rockdale Ave	99 Rockdale Avenue	New Bedford, MA	02740
8	U-Haul Moving & Storage at Starkey Rd	12420 Starkey Road	Largo, FL	33773
9	U-Haul Moving & Storage at Texas 130 & Kelly Lane	20607 FM 685	Pflugerville, TX	78660
10	U-Haul Storage of Manchester West	53-71 Spencer Street	Manchester, CT	06040
11	U-Haul Moving & Storage of Downtown	1430 North Illinois Street	Indianapolis, IN	46202

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Mortgage Loan Information

Mortgage Loan Seller:	JPMCB
Original Principal Balance:	\$40,000,000
Cut-off Date Principal Balance:	\$39,955,400
% of Pool by IPB:	4.6%
Loan Purpose:	Refinance
Borrowers:	U-Haul Co. of Florida 21, LLC, UHIL 21, LLC and AREC 21, LLC
Sponsor:	AMERCO
Interest Rate:	4.79350%
Note Date:	4/4/2014
Anticipated Repayment Date ⁽¹⁾ :	5/1/2024
Interest-only Period:	None
Original Term ⁽³⁾ :	120 months
Original Amortization:	360 months
Amortization Type:	ARD-Balloon
Call Protection:	L(25),Def(91),O(4)
Lockbox:	CMA
Additional Debt:	N/A
Additional Debt Balance:	N/A
Additional Debt Type:	N/A

Property Information

Single Asset / Portfolio:	Portfolio
Title:	Fee
Property Type - Subtype:	Self Storage
Net Rentable Area (Units):	7,422
Location:	Various
Year Built / Renovated:	Various / Various
Occupancy:	68.0%
Occupancy Date:	12/31/2013
Number of Tenants:	N/A
2011 NOI ⁽²⁾ :	N/A
2012 NOI ⁽²⁾ :	N/A
2013 NOI ⁽²⁾ :	N/A
TTM NOI (as of 1/2014) ⁽²⁾ :	\$4,307,890
UW Economic Occupancy:	67.0%
UW Revenues:	\$6,579,726
UW Expenses:	\$2,270,585
UW NOI:	\$4,309,142
UW NCF:	\$4,236,340
Appraised Value / Per Unit:	\$70,530,000 / \$9,503
Appraisal Date:	January and February 2014

Escrows and Reserves⁽⁴⁾

	Initial	Monthly	Initial Cap
Taxes:	\$471,861	Springing	N/A
Insurance:	\$14,481	Springing	N/A
Replacement Reserves:	\$54,600	\$9,100	\$54,600
TI/LC:	\$0	\$0	N/A
Other:	\$184,688	\$0	N/A

Financial Information

Cut-off Date Loan / Unit:	\$5,383
Maturity Date Loan / Unit:	\$4,402
Cut-off Date LTV:	56.7%
Maturity Date LTV:	46.3%
UW NCF DSCR:	1.68x
UW NOI Debt Yield:	10.8%

Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	\$40,000,000	100.0%	Return of Equity	\$38,499,885	96.2%
			Closing Costs	774,485	1.9
			Upfront Reserves	725,630	1.8
Total Sources	\$40,000,000	100.0%	Total Uses	\$40,000,000	100.0%

(1) The loan is structured with an anticipated repayment date ("ARD") of May 1, 2024. In the event that the loan is not paid off on or before the ARD, the borrowers are required to make monthly payments to the lender of principal and interest in the amount of the monthly debt service payment at the initial interest rate and additional interest will accrue at the difference between the initial interest rate and an amount that is the greater of (i) 3.0% plus the initial interest rate and (ii) 4.95% plus the then-current 10-year swap rate. The maximum adjusted interest rate may not exceed 5.0% plus the initial interest rate. The final maturity date of the loan is May 1, 2034.

(2) Due to the timing of the acquisitions of the properties and the lack of information provided by the previous owners as part of the acquisitions, consolidated historical financials are not available prior to the trailing twelve-month period ending January 31, 2014. TTM NOI for some properties represents annualized financial information based on the earliest available historical financial information.

(3) Represents the Original Term to the ARD.

(4) For a full description of Escrows and Reserves, please refer to "Escrows and Reserves" below.

The Loan. The U-Haul Portfolio loan has an outstanding principal balance of approximately \$40.0 million and is secured by a first mortgage lien on a portfolio of 11 self storage facilities located across ten states. The loan is structured with an anticipated repayment date of May 1, 2024 and a final maturity date of May 1, 2034, and amortizes on a 30-year schedule. The U-Haul Portfolio was acquired by the loan sponsor between 2005 and 2013, and was previously unencumbered.

The Borrowers. The borrowing entities for the U-Haul Portfolio loan are U-Haul Co. of Florida 21, LLC, UHIL 21, LLC and AREC 21, LLC, each a Nevada limited liability company and special purpose entity. With respect to the properties located outside of Florida, such properties are owned in fee simple by AREC 21, LLC, and leased to UHIL 21, LLC, which operates each such property. The property located in Florida is owned and operated by U-Haul Co. of Florida 21, LLC.

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The Sponsor. The loan sponsor and nonrecourse carveout guarantor is AMERCO, which serves as the holding company for U-Haul International, Inc. ("U-Haul"). U-Haul is one of the largest North American operators of self storage facilities and has been a leader in the self storage industry since 1974. U-Haul operates nearly 445,000 storage rooms, comprising approximately 40.0 million square feet of storage space with locations in 49 states and 10 Canadian provinces. U-Haul locations provide customers with a variety of moving and storage supplies including self-storage, packing supplies and truck and trailer rentals. AMERCO filed for Chapter 11 bankruptcy in 2003 after failing to refinance \$866 million of debt. The company emerged from bankruptcy approximately nine months later, and its creditors were paid in full.

The Property. The U-Haul Portfolio is comprised of 11 self storage facilities located across ten states with an aggregate of 7,422 units. The portfolio consists of one property located in California (25.8% of total units), two properties in Texas (13.0% of total units), one property in Arizona (10.3% of total units), one property in Rhode Island (10.2% of total units), one property in Missouri (9.1% of total units), one property in Minnesota (8.0% of total units), one property in Massachusetts (7.5% of total units), one property in Florida (6.4% of total units), one property in Connecticut (5.6% of total units) and one property in Indiana (4.0% of total units). As of December 31, 2013, the portfolio had a weighted-average occupancy of 68.0%.

Property Summary								
Property	Location	Year Acquired	Units	Occupancy	Allocated Loan Amount	% of ALA	Appraised Value	Underwritten Cash Flow
Downtown San Francisco	San Francisco, CA	2005	1,914	67.2%	\$15,686,942	39.2%	\$27,660,000	\$1,367,672
Big Bend Road	Ballwin, MO	2013	678	81.6%	4,667,517	11.7	8,230,000	473,892
Providence at I-95	Providence, RI	2013	755	65.3%	3,969,942	9.9	7,000,000	495,874
Brooklyn Park	Brooklyn Park, MN	2011	596	62.2%	3,034,170	7.6	5,350,000	273,315
Marana	Tucson, AZ	2012	766	47.3%	2,523,749	6.3	4,450,000	213,576
Pharr	Pharr, TX	2013	621	66.2%	2,376,294	5.9	4,190,000	275,436
Rockdale Avenue	New Bedford, MA	2013	556	68.7%	1,928,257	4.8	3,400,000	311,934
Starkey Road	Largo, FL	2012	477	59.1%	1,673,047	4.2	2,950,000	172,326
Texas 130 & Kelly Lane	Pflugerville, TX	2012	346	92.2%	1,599,319	4.0	2,820,000	238,305
Manchester West	Manchester, CT	2013	414	84.5%	1,332,766	3.3	2,350,000	253,463
Downtown	Indianapolis, IN	2012	299	80.6%	1,207,997	3.0	2,130,000	160,539
Total / Wtd. Avg.			7,422	68.0%	\$40,000,000	100.0%	\$70,530,000	\$4,236,340

Unit Mix						
Property Name	Total Square Feet	Total Units	Air Conditioned Units	Heated Units	Non-Climate Controlled Units	Parking/ RV Units
Downtown San Francisco	109,396	1,914	0	0	1,914	0
Big Bend Road	76,130	678	470	0	199	9
Providence at I-95	74,991	755	636	0	119	0
Brooklyn Park	45,955	596	357	239	0	0
Marana	90,585	766	63	0	697	6
Pharr	90,605	621	210	0	349	62
Rockdale Avenue	52,733	556	556	0	0	0
Starkey Road	51,356	477	62	0	391	24
Texas 130 & Kelly Lane	55,245	346	92	0	200	54
Manchester West	47,180	414	71	0	311	32
Downtown	33,837	299	0	0	299	0
Total	728,013	7,422	2,517	239	4,479	187

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Operating History and Underwritten Net Cash Flow ⁽¹⁾				
	TTM ⁽¹⁾	Underwritten	Per Unit	% ⁽²⁾
Rents in Place ⁽³⁾	\$5,976,847	\$6,170,020	\$831	62.8%
Vacant Income	0	3,244,326	437	33.0
Gross Potential Rent	\$5,976,847	\$9,414,346	\$1,268	95.8%
Other Income ⁽⁴⁾	455,229	409,706	55	4.2
Net Rental Income	\$6,432,076	\$9,824,051	\$1,324	100.0%
(Vacancy/Credit Loss)	0	(3,244,325)	(437)	(33.0)
Effective Gross Income	\$6,432,076	\$6,579,726	\$887	67.0%
Total Expenses	\$2,124,186	\$2,270,585	\$306	34.5%
Net Operating Income	\$4,307,890	\$4,309,142	\$581	65.5%
Total TI/LC, Capex/RR	0	72,801	10	1.1
Net Cash Flow	\$4,307,890	\$4,236,340	\$571	64.4%

(1) Due to the timing of the acquisitions of the properties and the lack of information provided by the previous owners as part of the acquisitions, consolidated historical financials are not available prior to the trailing twelve-month period ending January 31, 2014. TTM column for some properties represents annualized financial information based on the earliest available historical financial information.

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

(3) Underwritten Rents in Place are based on the trailing three-month period ending January 31, 2014.

(4) Other Income includes U-Box and U-Move revenue. U-Box is a moveable storage container service, and U-Move is the truck rental commissions related to the storage operation.

Property Management. The properties are managed by subsidiaries of U-Haul, which are affiliates of the borrowers.

Escrows and Reserves. At origination, the borrowers deposited into escrow approximately \$471,861 for real estate taxes, \$184,688 for immediate repairs, \$54,600 for replacement reserves and \$14,481 for insurance.

Tax Escrows - The requirement for the borrowers to make monthly deposits into the tax escrow is waived so long as no event of default exists, taxes are paid when due and the borrowers maintain in escrow an amount sufficient to pay taxes for six months.

Insurance Escrows - The requirement for the borrowers to make monthly deposits into the insurance escrow is waived so long as no event of default exists, all insurance premiums are paid when due and the borrowers either (i) provide satisfactory evidence that the properties are insured with a blanket policy in accordance with the loan documents or (ii) maintain in escrow an amount sufficient to pay insurance premiums for six months.

Replacement Reserves - On a monthly basis, the borrowers are required to escrow \$9,100 (approximately \$14.71 per unit annually) for replacement reserves. The reserve is subject to a cap of \$54,600 (approximately \$7.36 per unit).

Lockbox / Cash Management. The loan is structured with a CMA lockbox. The borrowers and the property managers are required to send all collected rents to the lockbox account within one business day after collection. The funds are then returned to an account controlled by the borrowers except during the existence of a Cash Sweep Event. During a Cash Sweep Event all funds in the lockbox account are swept daily to a lender controlled cash management account. All excess cash flow after payment of debt service, required reserves and budgeted operating expenses will be held by lender as additional collateral. The lender will have a first priority security interest in the cash management account.

A "Cash Sweep Event" means: (i) the occurrence of an event of default, (ii) the DSCR as calculated in the loan documents based on the trailing twelve months falls below 1.15x for two consecutive quarters, (iii) the failure of the borrowers to provide timely evidence of payment of taxes or evidence that the properties are insured as required by the loan documents or (iv) if the loan has not been paid in full three payment dates prior to the anticipated repayment date.

After Acquired Adjacent Property. The borrowers may acquire properties adjacent to an existing mortgaged property for expansion purposes, provided that, among other conditions, the borrowers provide the lender with a clean environmental report, updated title and survey, evidence that the property is insured in accordance with the loan documents and evidence that the property is acquired for cash (i.e., without the incurrence of any debt). Any such after acquired adjacent property will be encumbered by the lien of the mortgage on the related mortgaged property.

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After Acquired Operating Lease Property. The borrowers may enter into operating leases with respect to storage facilities that may be acquired by an affiliate of the borrowers in the vicinity of an existing mortgage property, provided that, among other conditions: (i) such facility is operated as a remote, unstaffed facility related to an existing mortgage property, (ii) the borrowers deliver a clean environmental report, a current survey and evidence that the property is insured in accordance with the loan documents and (iii) the related borrower and affiliate enter into an operating lease which provides that (a) in the event that the debt service coverage ratio for the loan is less than 1.30x, any rent, taxes and insurance due by the borrowers under the operating lease will be abated and (b) if the lender forecloses or accepts a deed-in-lieu of foreclosure on the related mortgaged property, the lender will have the option to terminate the operating lease.