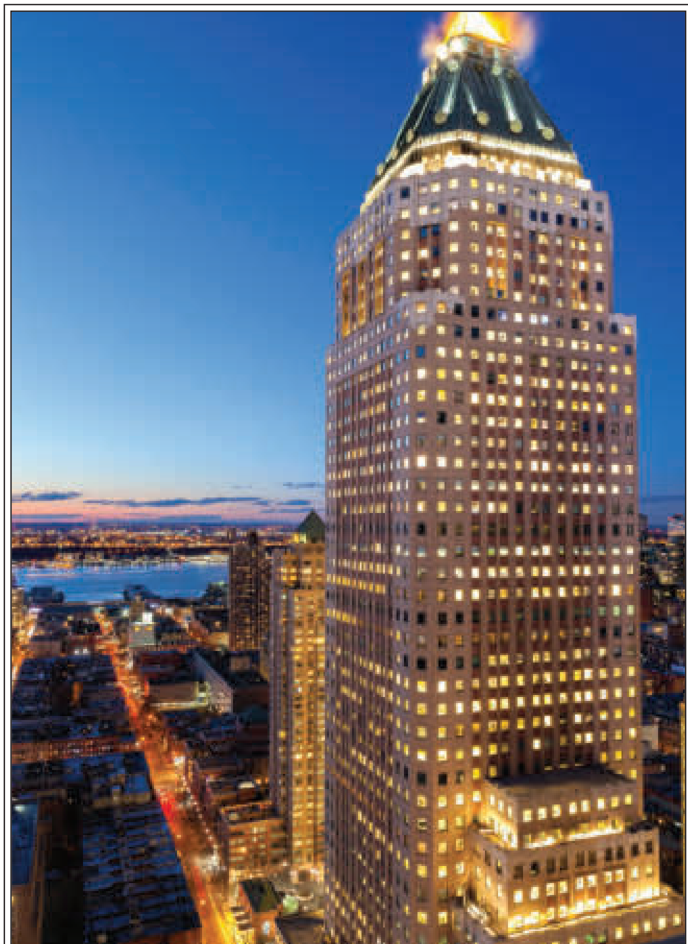
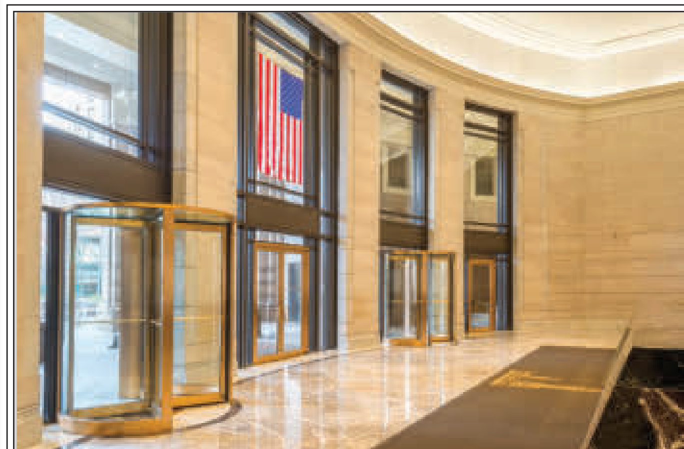
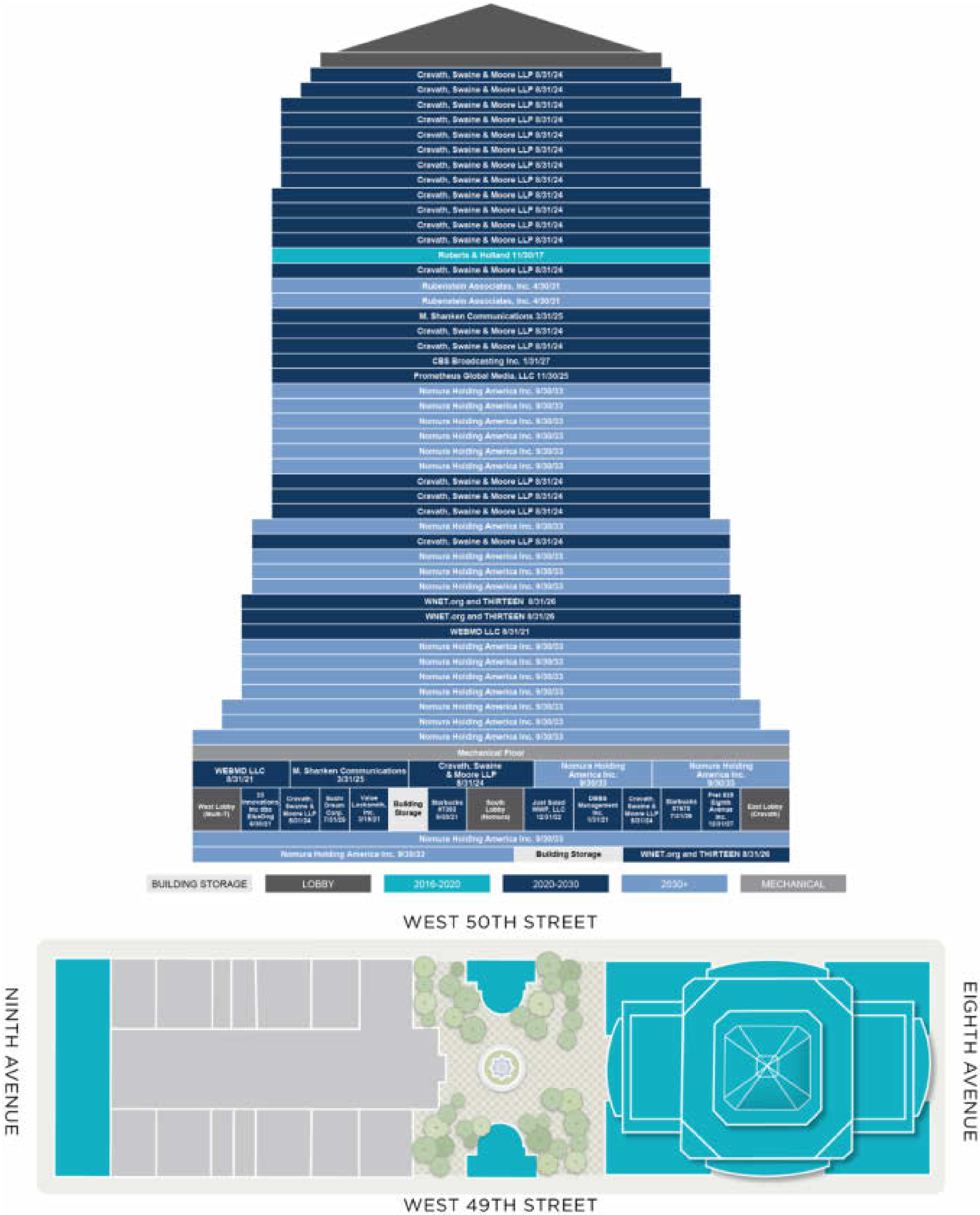
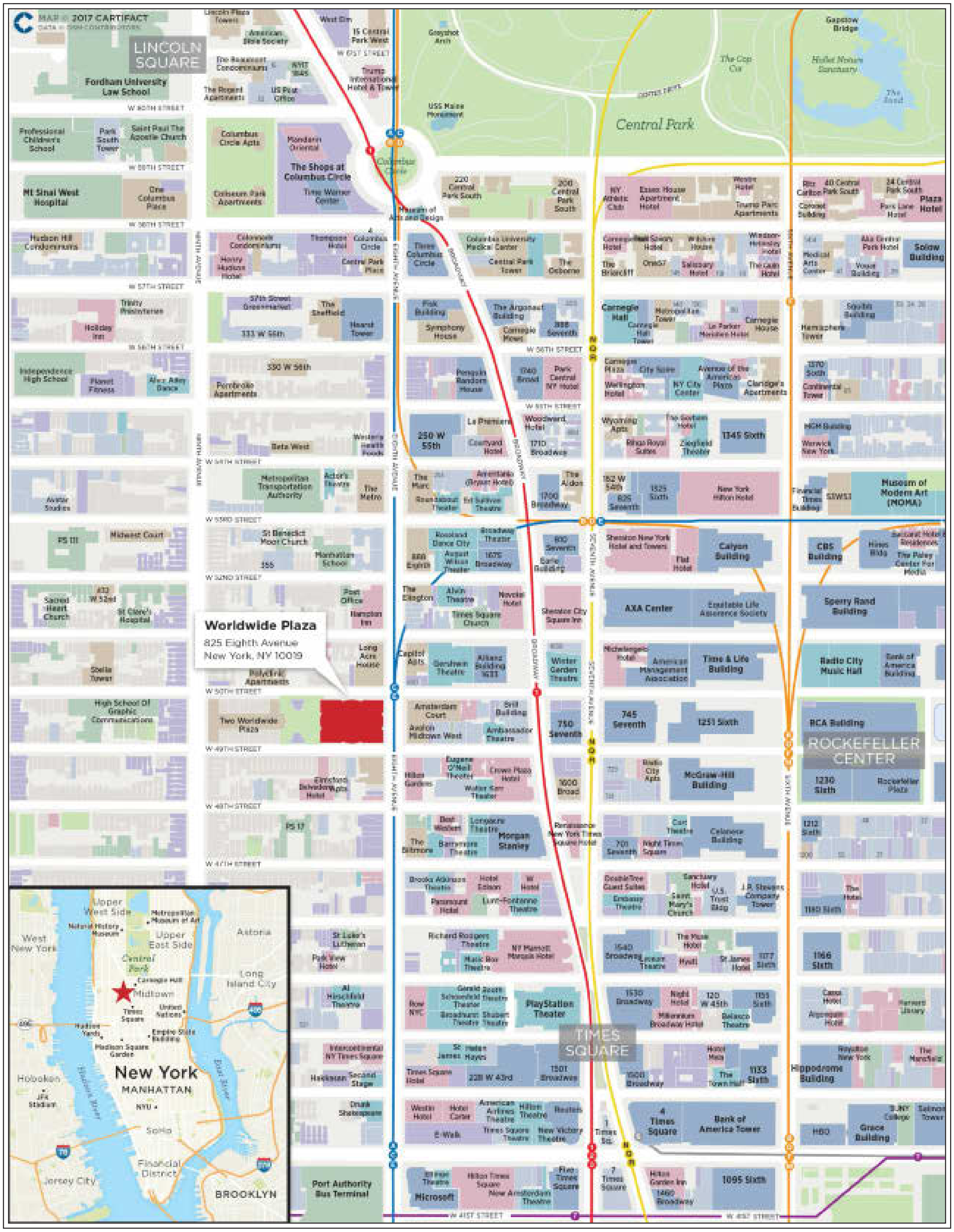





Cravath, Swaine & Moore LLP 8/31/24
Roberts & Holland 11/30/17
Rubenstein Associates, Inc. 4/30/31
M. Shanken Communications 3/31/25
CBS Broadcasting Inc. 1/31/27
Prometheus Global Media, LLC 11/30/25
Nomura Holding America Inc. 9/30/33
WNET.org and THIRTEEN 8/31/26
WEBMD LLC 8/31/21
Mechanical Floor
Building Storage
BUILDING STORAGE
LOBBY
2016-2020
2020-2030
2030+
MECHANICAL
WEST 50TH STREET
NINTH AVENUE
EIGHTH AVENUE
WEST 49TH STREET



MAP © 2017 CARTIFACT
LINCOLN SQUARE
Central Park
Worldwide Plaza
825 Eighth Avenue
New York, NY 10019
ROCKEFELLER CENTER
TIMES SQUARE
Fordham University Law School
The Shops at Columbus Circle
Carnegie Hall
Museum of Modern Art (MOMA)
CBS Building
AXA Center
Sperry Rand Building
Time & Life Building
Radio City Music Hall
RCA Building
McGraw-Hill Building
Morgan Stanley
PlayStation Theater
Port Authority Bus Terminal
Bank of America Tower
New York
MANHATTAN
BROOKLYN

Mortgaged Property Information	
Number of Mortgaged Properties	1
Location (City/State)	New York, New York
Property Type	Office
Size (SF)	2,049,553
Total Occupancy as of 6/30/2017	98.4%
Owned Occupancy as of 6/30/2017	98.4%
Year Built / Latest Renovation	1987 / 1996
Appraised Value	$1,740,000,000
Underwritten Revenues	$141,343,932
Underwritten Expenses	$54,051,285
Underwritten Net Operating Income (NOI)	$87,292,647
Underwritten Net Cash Flow (NCF)	$85,021,775
Cut-off Date LTV Ratio(1)(2)	35.4%
Maturity Date LTV Ratio(1)(2)	35.4%
DSCR Based on Underwritten NOI / NCF(1)	3.88x / 3.77x
Debt Yield Based on Underwritten NOI / NCF(1)	14.2% / 13.8%

Mortgage Loan Information	
Loan Seller	GSMC
Cut-off Date Principal Balance(3)	$100,000,000
Cut-off Date Principal Balance per SF(1)	$300.69
Percentage of Initial Pool Balance	9.8%
Number of Related Mortgage Loans	None
Type of Security	Fee Simple
Mortgage Rate	3.6045425532%
Original Term to Maturity (Months)	120
Original Amortization Term (Months)	NAP
Original Interest Only Period (Months)	120

Escrows	Upfront	Monthly
Taxes	$0	$0
Insurance	$0	$0
Replacement Reserves	$0	$0
TI/LC	$0	$0
Other	$0	$0

Sources and Uses

Sources	$	%	Uses	$	%
Total Debt	$1,200,494,924	81.9%	Repayment of Existing Debt	$983,098,561	67.0%
SL Green Equity	133,061,700	9.1	Proceeds to NY REIT & an affiliate of George Comfort & Sons	449,536,079	30.7
RXR Fund Equity	133,069,504	9.1	Closing Costs	33,991,488	2.3
Total Sources	$1,466,626,128	100.0%	Total Uses	$1,466,626,128	100.0%

(1) Calculated based on the aggregate outstanding balance of the Worldwide Plaza Senior Loans and excludes the Worldwide Plaza Subordinate Loans unless otherwise specified. See "*—The Mortgage Loan*" below.
(2) The Cut-off Date LTV Ratio and Maturity Date LTV Ratio are based on an appraised value of $1,740,000,000 that includes separate appraised values for the Office Tower ($1,620,000,000) and Amenity Parcel ($120,000,000). Based on the appraised value of the Office Tower, the Cut-off Date LTV Ratio and the Maturity Date LTV Ratio are both 38.0%.
(3) The Cut-off Date Principal Balance represents the non-controlling note A-1-C1 of the $940,000,000 Worldwide Plaza Whole Loan. See "*—The Mortgage Loan*" below.

- **The Mortgage Loan.** The mortgage loan (the "**Worldwide Plaza Loan**") is part of a whole loan (the "**Worldwide Plaza Whole Loan**") consisting of eight senior *pari passu* notes with an outstanding aggregate principal balance of $616,286,000 (the "**Worldwide Plaza Senior Loans**") and two subordinate notes with an outstanding aggregate principal balance of $323,714,000 (the "**Worldwide Plaza Subordinate Loans**"). The Worldwide Plaza Whole Loan has an aggregate outstanding principal balance of $940,000,000 and is secured by a first mortgage encumbering the borrowers' fee simple interest in an office building in New York, New York (the "**Office Tower**") and the pledge of loans, together with a collateral assignment of the mortgage securing such loans, held by an indirectly wholly-owned borrower affiliate relating to an adjacent amenities parcel (the "**Amenity Parcel**" and, together with the Office Tower, the "**Worldwide Plaza Property**"). The Worldwide Plaza Loan (evidenced by note A-1-C1), has an outstanding principal balance as of the Cut-off Date of $100,000,000 and represents approximately 9.8% of the Initial Pool Balance.

  The Worldwide Plaza Whole Loan was originated by Goldman Sachs Mortgage Company on October 18, 2017. Subsequent to the origination date, 25% of the Worldwide Plaza Whole Loan was transferred to Deutsche Bank AG, New York Branch ("**DBNY**"). The Worldwide Plaza Whole Loan has an original principal balance of $940,000,000 and each note has an interest rate of 3.6045425532% *per annum*. The borrowers utilized the proceeds of the Worldwide Plaza Whole Loan to refinance existing debt on the Worldwide Plaza Property, return equity to the borrower sponsors and pay origination costs.

The Worldwide Plaza Whole Loan had an initial term of 120 months and has a remaining term of 120 months as of the Cut-off Date. The Worldwide Plaza Whole Loan requires interest only payments on each due date through the scheduled maturity date in November 2027. Voluntary prepayment of the Worldwide Plaza Whole Loan is prohibited prior to the due date in July 2027. At any time after the earlier to occur of (a) the third anniversary of the origination date of the Worldwide Plaza Whole Loan and (b) the second anniversary of the closing date of the securitization into which the last piece of the Worldwide Plaza Whole Loan is deposited, the Worldwide Plaza Whole Loan may be defeased in full with direct, non-callable obligations of the United States of America.

The following table outlines the eight *pari passu* senior notes and two subordinate notes of the Worldwide Plaza Whole Loan:

Note	Original Balance	Cut-off Date Balance	Note holder	Controlling Piece
Note A-1-S....................	$327,214,500	$327,214,500	WPT 2017-WWP	No
Note A-2-S....................	54,071,500	54,071,500	WPT 2017-WWP	No
Note B-1-S....................	242,785,500	242,785,500	WPT 2017-WWP	Yes
Note B-2-S....................	80,928,500	80,928,500	WPT 2017-WWP	Yes
Note A-1-C1	100,000,000	100,000,000	GSMS 2017-GS8	No
Note A-1-C2	35,000,000	35,000,000	GSMC	No
Note A-2-C1	30,000,000	30,000,000	DBNY	No
Note A-2-C2	30,000,000	30,000,000	DBNY	No
Note A-2-C3	20,000,000	20,000,000	DBNY	No
Note A-2-C4	20,000,000	20,000,000	DBNY	No
Total	**$940,000,000**	**$940,000,000**		

The Worldwide Plaza total debt capital structure is shown below:

Worldwide Plaza Total Debt Capital Structure

		Interest Rate	Cumulative Cut-off Date Balance	Cumulative Cut-off Date Balance Per SF	Cumulative Cut-off Date LTV[1]	Cumulative UW NOI / NCF Debt Yield[2]	Cumulative UW NOI / NCF DSCR[2]
Total Debt / Worldwide Plaza Whole Loan / Senior Loans	**Worldwide Plaza Loan** **$100,000,000** ***Note A-1-C1*** **Worldwide Plaza Senior Companion Loans** ***$516,286,000*** ***Note A-1-S, Note A-2-S, Note A-1-C2, Note A-2-C1, Note A-2-C2, Note A-2-C3 and Note A-2-C4***	3.6045%[3]	$616,286,000	$301	35.4%	14.2% / 13.8%	3.88x / 3.77x
Total Debt / Worldwide Plaza Whole Loan / Subordinate Loans	**Worldwide Plaza Subordinate Loans** **$323,714,000** ***Note B-1-S and Note B-2-S***	3.6045%[3]	$940,000,000	$459	54.0%	9.3% / 9.0%	2.54x / 2.47x
Total Debt / Mezzanine Loans[4]	**Worldwide Plaza Mezzanine Loan (First)** **$190,000,000**	5.1170%	$1,130,000,000	$551	64.9%	7.7% / 7.5%	1.97x / 1.92x
Total Debt / Mezzanine Loans[4]	**Worldwide Plaza Mezzanine Loan (Second)** **$69,999,000**	6.0000%	$1,199,999,000	$585	69.0%	7.3% / 7.1%	1.80x / 1.75x
Total Debt / Mezzanine Loans[4]	**Worldwide Plaza Mezzanine Loan (Third)** **$1,000**	6.0000%	$1,200,000,000	$585	69.0%	7.3% / 7.1%	1.80x / 1.75x
	Implied Borrower Sponsor Equity[5] **$540,000,000**		$1,740,000,000	$849			

(1) Based on the appraised value of $1,740,000,000 as of October 1, 2017. Based on the appraised value of the Office Tower, the Worldwide Plaza Whole Loan LTV is 58.0% and the Worldwide Plaza Total Debt LTV is 74.1%.
(2) Based on the UW NOI of $87,292,647 and the UW NCF of $85,021,775.
(3) The interest rate to full precision is 3.6045425532%.
(4) The Mezzanine Loans are held by GSMC and DBNY and are expected to be sold to unrelated third parties. It is currently anticipated that one or more of the Mezzanine Loans may be sold to an affiliate of the initial controlling class holder and retaining third party purchaser for risk retention purposes in the WPT 2017-WWP transaction.
(5) Based on the appraised value of $1,740,000,000, the Implied Borrower Sponsor Equity is $540,000,000.

- **The Mortgaged Property.** The Worldwide Plaza Property consists of the Office Tower, a 49-story Class A office property with 1,807,231 SF located in New York, New York, and the Amenity Parcel, which consists of multi-tenant retail, a parking garage, theater and a health club. Worldwide Plaza (which also includes a residential tower that is not part of the collateral) occupies an entire block bounded by Eighth Avenue and Ninth Avenue and offers 360-degree panoramic views of New York City. The Worldwide Plaza Property features a copper tower top known as "David's Diamond". As of June 30, 2017, the Worldwide Plaza Property had an underwritten occupancy of 98.4% and a physical occupancy of 100.0%. The Worldwide Plaza Property is anchored by Nomura Holding America Inc. ("**Nomura**") (Fitch: A- / Moody's: Baa1 / S&P: A-) and Cravath, Swaine & Moore LLP ("**Cravath**") (AM Law #46 based on AM Law 2016 revenue) under long term leases until 2033 and 2024, respectively. Cravath and Nomura have invested over $280 million of their own capital on build-outs including cafeterias with full kitchens, internal staircases, executive dining rooms, media rooms, conference rooms, rooftop (setback) terraces, as well as details and finishes throughout. Cravath has been headquartered at the Worldwide Plaza Property since 1989. Nomura signed a lease in June 2011 to locate its North American headquarters to the Worldwide Plaza Property.

  The following table presents certain information relating to the major tenants (of which, certain tenants may have co-tenancy provisions) at the Worldwide Plaza Property:

Ten Largest Tenants Based on Underwritten Base Rent

Tenant Name	Credit Rating (Fitch/MIS/S&P)[(1)]	Tenant GLA	% of GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent $ per SF	Lease Expiration	Renewal / Extension Options
Cravath, Swaine & Moore LLP[(2)]	NR / NR / NR	617,135	30.1%	$ 57,269,382	45.5%	$ 92.80	8/31/2024	NA
Nomura Holding America Inc.[(3)]	A- / Baa1 / A-	819,906	40.0	40,259,280	32.0	49.10	9/30/2033	[(4)]
WNET.org and THIRTEEN	NR / NR / NR	102,709	5.0	4,985,663	4.0	48.54	8/31/2026	1, 5-year option
Rubenstein Associates, Inc.	NR / NR / NR	68,432	3.3	4,242,784	3.4	62.00	4/30/2031	1, 5-year option
WEBMD LLC.	NR / NR / NR	50,798	2.5	2,746,462	2.2	54.07	8/31/2021	1, 5-year option
Mercury Parking LLC[(5)]	NR / NR / NR	131,971	6.4	2,686,244	2.1	20.35	11/30/2027	NA
M. Shanken Communications	NR / NR / NR	38,418	1.9	2,252,555	1.8	58.63	3/31/2025	1, 5-year option
New World Stages Holding Co.[(5)]	NR / NR / NR	56,934	2.8	2,205,268	1.8	38.73	5/31/2024	2, 5-year options
CBS Broadcasting Inc.	NR / NR / NR	32,598	1.6	1,988,478	1.6	61.00	1/31/2027	1, 5-year option
Prometheus Global Media, LLC	NR / NR / NR	33,181	1.6	1,916,203	1.5	57.75	11/30/2025	1, 5-year option
Largest Tenants		**1,952,082**	**95.2%**	**$120,552,319**	**95.8%**	**$61.76**		
Remaining Tenants		64,025	3.1	5,304,085	4.2	82.84		
Vacant Spaces[(6)]		33,446	1.6	0	0.0	0.00		
Totals / Wtd. Avg. Tenants		**2,049,553**	**100.0%**	**$125,856,404**	**100.0%**	**$62.43**		

(1) Certain ratings are those of the parent company whether or not the parent guarantees the lease.
(2) Cravath subleases approximately 29,688 SF on the 18th floor to AMA Consulting Engineers, P.C. at a base rent of approximately $54.65 PSF. Cravath subleases 34,210 SF on the 31st floor to McCarter & English LLP at a base rent of $51.00 PSF. Cravath defined these spaces as non-attorney spaces and, as their space needs changed over time, decided to sublease the space. The subleases are structured to be co-terminus with the rest of the Cravath space.
(3) Nomura has the right to reduce its space upon 15 months' notice prior to January 1, 2022 (if it has not exercised an expansion option in the prior 12 months) by a single contiguous block of space and/or any full or partial floor of its space that is not contiguous to any other space then leased by Nomura so long as the total contraction space includes no more than 10% of its rentable square footage. Nomura may also reduce its space in the same manner once after January 1, 2022 and prior to January 1, 2027. Both contraction options are subject to certain payments associated with the option. Nomura also has a one-time right to terminate its lease, in whole or in part as of January 1, 2027 upon 18 months' notice upon payment of a termination fee equal to six months fixed rent on the terminated space and certain costs associated with the termination.
(4) Nomura has three, five or 10-year extension options and a fourth five-year option, which may be exercised to extend the term of the lease for no more than a total of 20 years.
(5) Mercury Parking LLC and New World Stages Holding Co. are located in the Amenity Parcel, the other top ten tenants are located in the Office Tower.
(6) Vacant space includes a tenant with a lease expiration in November 2017 and storage space in the Office Tower, with no associated UW Base Rent.

The below chart provides a breakout of the collateral between the Office Tower and Amenity Parcel:

Office Tower	SF	Occupied SF	% of SF	Occupancy	UW Base Rental Income	UW Base Rent per SF	UW Total Rental Income	UW Total Rental per SF	% of UW Total Rent
Office	1,793,695	1,763,177	87.5%	98.3%	$115,660,807	$65.60	$123,936,609	$70.29	89.1%
Retail - Office	10,592	10,592	0.5	100.0%	1,288,114	$121.61	1,406,162	$132.76	1.0
Telecom	16	16	0.0	100.0%	106,290	$6,643.15	106,290	$6,643.15	0.1
Other	2,928	0	0.1	0.0%	0	$0.00	0	$0.00	0.0
Utility Reimbursements							4,078,317		2.9
Total Office Tower	**1,807,231**	**1,773,785**	**88.2%**	**98.1%**	**$ 117,055,212**	**$ 65.99**	**$ 129,527,379**	**$ 73.02**	**93.1%**
Amenity Parcel									
Theater	56,934	56,934	2.8%	100.0%	$2,205,268	$38.73	$2,715,201	$47.69	2.0%
Parking Garage	131,971	131,971	6.4	100.0%	2,686,244	$20.35	2,686,244	$20.35	1.9
Health Club	35,241	35,241	1.7	100.0%	1,800,000	$51.08	1,865,614	$52.94	1.3
Retail - Amenities	18,176	18,176	0.9	100.0%	2,109,680	$116.07	2,127,336	$117.04	1.5
Utility Reimbursements							179,553		0.1
Total Amenity Parcel	**242,322**	**242,322**	**11.8%**	**100.0%**	**$ 8,801,192**	**$ 36.32**	**$ 9,573,948**	**$ 39.51**	**6.9%**
Total Worldwide Plaza Property	**2,049,553**	**2,016,107**	**100.0%**	**98.4%**	**$ 125,856,404**	**$ 62.43**	**$ 139,101,326**	**$ 69.00**	**100.0%**

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

Lease Expiration Schedule[(1)]

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[(2)]	3	0.0%	0.0%	$ 12,000	0.0%	$ 4,000.00	3
2017	0	0.0	0.0%	0	0.0	0.00	0
2018	4,700	0.2	0.2%	601,453	0.5	127.97	4
2019	2	0.0	0.2%	29,400	0.0	14,700.00	2
2020	2,343	0.1	0.3%	367,843	0.3	157.00	2
2021	59,759	2.9	3.3%	3,694,878	2.9	61.83	7
2022	1,819	0.1	3.3%	171,944	0.1	94.53	1
2023	0	0.0	3.3%	0	0.0	0.00	0
2024	674,069	32.9	36.2%	59,474,650	47.3	88.23	2
2025	71,609	3.5	39.7%	4,186,758	3.3	58.47	3
2026	105,580	5.2	44.9%	5,510,721	4.4	52.19	4
2027	167,071	8.2	53.0%	5,125,578	4.1	30.68	4
2028 & Thereafter	929,152	45.3	98.4%	46,681,179	37.1	50.24	4
Vacant[(3)]	33,446	1.6	100.0%	0	0.0	0.00	0
Total / Wtd. Avg.	**2,049,553**	**100.0%**		**$ 125,856,404**	**100.0%**	**$ 62.43**	**36**

(1) Calculated based on approximate square footage occupied by each Owned Tenant.
(2) Includes telecom services at the Worldwide Plaza Property.
(3) Vacant space includes a tenant with a lease expiration in November 2017 and storage space in the Office Tower, with no associated UW Base Rent.

The following table presents certain information relating to historical occupancy at the Worldwide Plaza Property:

Historical Leased %[(1)]

2014	2015	2016
93.4%	100.0%	100.0%

(1) As provided by the borrowers and reflects average occupancy for the indicated year ended December 31.

■ **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 Worldwide Plaza Property:

Cash Flow Analysis(1)

	2014	2015	2016	TTM 6/30/2017	Underwritten(2)	Underwritten $ per SF
Base Rental Revenue	$109,386,364	$112,900,860	$121,265,796	$121,285,946	$125,856,404	$61.41
Contractual Rent Steps	0	0	0	0	6,534,145	3.19
Total Reimbursement Revenue	7,973,726	10,495,072	13,378,603	12,076,066	13,244,922	6.46
Market Revenue from Vacant Units	0	0	0	0	2,441,440	1.19
Other Revenue	610,797	729,513	805,522	583,491	706,175	0.34
Gross Revenue	$117,970,886	$124,125,445	$135,449,920	$133,945,503	$148,783,086	$72.59
Vacancy / Credit Loss	0	0	0	0	(7,439,154)	(3.63)
Effective Gross Revenue	$117,970,886	$124,125,445	$135,449,920	$133,945,503	$141,343,932	$68.96
Total Operating Expenses	$49,895,080	$51,403,142	$52,275,875	$52,948,250	$54,051,285	$26.37
Net Operating Income	**$68,075,807**	**$72,722,303**	**$83,174,046**	**$80,997,253**	**$87,292,647**	**$42.59**
TI/LC	0	0	0	0	1,860,962	0.91
Capital Expenditures	0	0	0	0	409,911	0.20
Net Cash Flow	**$68,075,807**	**$72,722,303**	**$83,174,046**	**$80,997,253**	**$85,021,775**	**$41.48**

(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 June 30, 2017 and contractual rent steps through November 30, 2018.

■ **Appraisal.** According to the appraisal, the Office Tower had an "as-is" appraised value of $1,620,000,000, and the Amenity Parcel had an "as-is" appraised value of $120,000,000, each as of October 1, 2017. The appraisal considered seven Manhattan office building sales to be directly comparable with the Worldwide Plaza Property in terms of location, building classification, rentable office area and current occupancy:

Office Sales Comparables(1)

Property Address	Sale Date	Year Built / Renovated	Total Area (NRA)	Sale Price	Sales Price per SF	Occupancy	NOI per SF
1221 Avenue of the Americas	Oct-16	1969/2016	2,677,007	$2,300,000,000	$859.17	90%	$24.89
11 Madison Avenue	Aug-16	1932/1998	2,287,905	$2,600,000,000	$1,136.41	96%	$26.78
10 Hudson Yards	Aug-16	2015	1,861,084	$2,150,000,000	$1,155.24	100%	$51.75
480 Lexington Avenue	May-17	1966/2000	1,779,515	$2,210,000,000	$1,241.91	94%	$60.23
1095 Avenue of the Americas	Aug-16	1973/2008	1,179,033	$2,353,000,000	$1,995.70	95%	$75.44
1250 Broadway	Aug-16	1969	773,215	$565,000,000	$730.72	88%	$22.46
1140 Avenue of the Americas	May-16	1925/1968	191,000	$180,000,000	$942.41	91%	$45.99
Weighted Average					**$1,149.71**	**94%**	**$41.54**

(1) Source: Appraisal.

- **Environmental Matters.** According to a Phase I environmental report, dated September 14, 2017, there are no recognized environmental conditions or recommendations for further action at the Worldwide Plaza Property.

- **Market Overview and Competition.** The Worldwide Plaza Property is located at 825 Eighth Avenue in the area known as the Midtown West Office Market.

  The overall average rent reached $76.05 per square foot in the second quarter of 2017, up $0.85 quarter-over-quarter. Class A asking rents increased $1.88 per square foot to $82.28. Class A vacancy fell to 7.7%, a 150-basis point decline year-over-year.

  The following table presents certain information relating to the primary competition for the Worldwide Plaza Property:

Competitive Set[(1)]

Property	Office Area (NRA)	Direct Available SF	Sublease Available SF	% Occupied (Direct)	% Occupied (Total)	Direct Asking Rent	
						Low	High
1515 Broadway	1,721,858	0	0	100.00%	100.00%	N/A	N/A
1585 Broadway	1,220,732	0	0	100.00%	100.00%	N/A	N/A
1633 Broadway	2,240,000	168,355	57,845	92.48%	89.90%	$74.00	$95.00
1675 Broadway	747,546	78,255	0	89.53%	89.53%	$75.00	$75.00
750 Seventh Avenue	533,076	0	0	100.00%	100.00%	N/A	N/A
787 Seventh Avenue	1,429,610	0	0	100.00%	100.00%	N/A	N/A
Total	**7,892,822**	**246,610**	**57,845**				
Average / Wtd. Avg.	**1,315,470**	**41,102**	**9,641**	**96.88%**	**96.14%**	**$74.50**	**$85.00**

(1) Source: Appraisal

- **The Borrowers.** The borrowers are WWP Office, LLC and WWP Amenities Holdings, LLC, both Delaware single-purpose entities. Legal counsel to the borrowers delivered a non-consolidation opinion in connection with the origination of the Worldwide Plaza Whole Loan. The non-recourse carveout guarantors are SL Green Operating Partnership, L.P. and RXR Fund III (consisting of RXR Real Estate Value Added Fund – Fund III LP, RXR RE VAF – Fund III Parallel A LP, RXR RE VAF – Fund III Parallel B LP, RXR RE VAF – Fund III Parallel B (REIT) LP, RXR RE VAF, Fund III Parallel C LP, and RXR RE VAF – Fund III Parallel D LP), jointly and severally both indirect owners of the borrowers. The Worldwide Plaza Whole Loan is non-recourse with standard carveouts to the borrowers; however the guarantee is limited to certain carveouts, including (i) losses recourse for any violation of the transfer restrictions contained in the loan documents and any unsecured, unpermitted additional debt and (ii) full recourse for insolvency events (capped at $94,000,000), unpermitted transfers and unpermitted additional debt secured by the collateral.

  SL Green Realty Corp. ("**SL Green**"), the sole general partner of SL Green Operating Partnership, L.P., is an S&P 500 company and a large New York City office landlord and a fully integrated real estate investment trust, or "**REIT**" with a market cap of $10.8 billion (as of 2016) that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties. As of September 30, 2017, SL Green held interests in 118 Manhattan buildings totaling 47.8 million SF. This included ownership interests in 27.5 million SF of Manhattan buildings and debt and preferred equity investments secured by 20.3 million SF of buildings. In addition, as of September 30, 2017, SL Green held ownership interests in 27 suburban buildings totaling 4.3 million SF in Brooklyn, Long Island, Westchester County, Connecticut and New Jersey.

  RXR Realty LLC ("**RXR**") is a New York-based, approximately 470-person, vertically integrated real estate owner/operator and investment manager in the New York Metropolitan market. RXR is comprised of members of the former senior management and operating team of Reckson Associates ("**Reckson**"), a NYSE-listed REIT which was acquired by SL Green in January 2007 for over $6.0 billion. RXR re-entered the New York City market in August 2009. RXR's platform manages 75 commercial properties and investments with an aggregate gross asset value of approximately $17.4 billion as of June 30, 2017, comprising approximately 24.2 million SF of commercial operating properties and approximately 5,200 multi-family rental and for sale units under active development in the New York Metropolitan area. (Amounts above adjusted to include the assumption of operations of Worldwide Plaza Property in October 2017. Gross asset value compiled by RXR in accordance with company fair value measurement policy and is comprised of capital invested by RXR and its partners, as well as leverage).

- **Escrows.** The loan documents require the borrowers to fund the following monthly reserves during a Worldwide Plaza Trigger Period:

  — Basic Carrying Costs Reserve: 1/12th of property taxes and insurance premiums reasonably estimated by the lender.

  — Tenant Improvements Reserve: Approximately $2.00 per square foot *per annum* on the rentable square footage of 1,693,382 at the Worldwide Plaza Property, subject to a cap of $10 million.

  — Capital Expenditure Reserve: Approximately $0.25 per square foot *per annum* on the gross square footage, subject to a cap of $2.5 million.

  — Excess Cash Flow Reserve: all remaining excess cash flow after payment of debt service (including any applicable Mezzanine Loan debt service if no mortgage event of default is continuing) required reserves, operating expenses and capital expenditures (pursuant to an approved annual budget, for emergency expenditures, or as otherwise approved by the lender).

  The borrowers are permitted at their election to substitute one or more letters of credit in lieu of cash reserves (other than for the excess cash flow reserve). The aggregate letters of credit and guaranties in lieu of reserves as described above and below with respect to the Cravath Reserve may not exceed $120,000,000 (the "**Affiliate Support Limit**").

  A **"Cravath Rollover Reserve"** Beginning 12 months prior to the lease expiration of Cravath in August 2024, if a new or renewed Cravath lease has not been executed for all or substantially all of such space, or all or substantially all of the space leased by Cravath has not been re-leased, in each case in accordance with the terms of the loan agreement (a "**Cravath Reserve Period**"), the lender will trap all excess cash flow after debt service (including for any applicable mezzanine loans), operating expenses and capital expenditures (and, during a Worldwide Plaza Trigger Period, required reserves) until a reserve equal $42,286,860 has been accumulated. The borrowers are permitted to substitute a letter of credit or qualifying guaranty in lieu of cash reserves in an amount up to the amount that would not violate the Affiliate Support Limit. Upon the borrowers reletting at least 75% of such square footage, amounts in the Cravath Rollover Reserve in excess of the sum of (x) $100 PSF of space that has not been relet plus (y) any related unpaid tenant improvement costs, leasing commissions and free rent obligations under the replacement leases will be released to the borrowers.

  A "**Worldwide Plaza Trigger Period**" means any period (a) when the debt yield as of the first day of any fiscal quarter based on the net operating income is less than 5.50% until the debt yield as of the first day of any fiscal quarter is at least 5.50%, (b) at the lender's option, if certain financial statements required to be delivered by the borrowers are not delivered until such financials statements are delivered and reflect that no Worldwide Plaza Trigger Period pursuant to clause (a) is ongoing or (c) upon any event of default under a mezzanine loan until cured. The borrowers may cure a Worldwide Plaza Trigger Period under clause (a) by delivering cash, a letter of credit or a guaranty meeting certain requirements to post as additional collateral.

- **Lockbox and Cash Management.** The Office Tower portion of the collateral securing the Worldwide Plaza Whole Loan is structured with a hard lockbox and springing cash management. The related loan documents require the borrowers to direct tenants to pay rent directly to a lender-controlled lockbox account and all cash revenues relating to the Worldwide Plaza Property and all other money received by the borrowers or the property manager with respect to the Worldwide Plaza Property (other than tenant security deposits) be deposited into such lockbox account by the end of the first business day following receipt. If no event of default or Worldwide Plaza Trigger Period is continuing, on each business day, all amounts in such lockbox account will be released to the borrowers' operating account. On each business day during the continuance of an event of default under the Worldwide Plaza Whole Loan, a Cravath Reserve Period or a Worldwide Plaza Trigger Period, all funds in the lockbox account (less any required minimum balance) will be swept into a lender controlled cash management account and on each due date during the continuance of a Worldwide Plaza Trigger Period, Cravath Reserve Period or, at the lender's discretion, during an event of default under the Worldwide Plaza Whole Loan, the related loan documents require that all amounts on deposit in the cash management account be used to pay debt service, required reserves and operating expenses, and that all remaining amounts be reserved in an excess cash flow reserve account.

No later than November 17, 2017, WWP Amenities Holdings, LLC (the "**Amenities Borrower**") the pledgor of the collateral related to the Amenity Parcel, is required to cause the respective lender (the "**Amenities Lender**"), under the loans pledged as collateral for the Worldwide Plaza Whole Loan, to establish and thereafter maintain a springing lockbox account to which the owner of the Amenity Parcel deposits cash revenue related to the Amenity Parcel. Additionally, the borrowers are required to cause the Amenities Lender to use commercially reasonable efforts to cause the institution holding this amenities lockbox account to deliver to the lender a reasonably satisfactory springing lockbox agreement. During the continuance of a Worldwide Plaza Trigger Period, the Amenities Borrower is required to cause the Amenities Lender not to make any remittances from the amenities lockbox account except generally to pay expenses of the Worldwide Plaza Property, to the lockbox account of cash management account or certain other specified payments.

- **Property Management.** The Office Tower is currently managed by WWP Manager JV LLC, pursuant to a management agreement. Under the related loan documents, the Office Tower is required to remain managed by WWP Manager JV LLC, SL Green Realty Corp., RXR Realty LLC, RXR Property Management LLC, CBRE, Jones Lang LaSalle, Cushman & Wakefield, Newmark Grubb Knight Frank or any of its affiliates, or any other management company approved by the lender in accordance with the related loan documents and with respect to which a Rating Agency Confirmation has been received. The lender has the right to replace, or require the borrowers to replace, the property manager and require the borrowers to engage a property manager selected by the borrowers and (unless otherwise provided in the related loan documents) reasonably approved by the lender (i) during the continuance of an event of default under the Worldwide Plaza Whole Loan, (ii) following any foreclosure, conveyance in lieu of foreclosure or other similar transaction, or during the continuance of a material default by a property manager that is not an affiliate of the borrowers under the management agreement or (iii) if a trustee or receiver is appointed for the property manager's assets or the property manager makes an assignment for the benefit of its creditors or is adjudicated insolvent.

- **Mezzanine or Secured Subordinate Indebtedness.** Concurrently with the origination of the Worldwide Plaza Whole Loan, Goldman Sachs Mortgage Company made a $190,000,000 mezzanine loan (the "**Worldwide Plaza Mezzanine Loan (First)**"), a $69,999,000 mezzanine loan (the "**Worldwide Plaza Mezzanine Loan (Second)**") and a $1,000 mezzanine loan (the "**Worldwide Plaza Mezzanine Loan (Third)**") (collectively the, "**Worldwide Plaza Mezzanine Loans**") to the direct parents of the borrowers secured by a pledge of 100% of the direct or indirect equity interests in the borrowers. The Worldwide Plaza Mezzanine Loan (First) carries an interest rate of 5.1170% *per annum* and the Worldwide Plaza Mezzanine Loan (Second) and Worldwide Plaza Mezzanine Loan (Third) carry an interest rate of 6.000% *per annum* and are coterminous with the Worldwide Plaza Whole Loan. The lenders of the Worldwide Plaza Whole Loan and the Worldwide Plaza Mezzanine Loans entered into intercreditor agreements that provide for customary consent rights, cure rights and the right to purchase defaulted loans. See "*Description of the Mortgage Pool—Additional Indebtedness—Mezzanine Indebtedness*" in the Prospectus.

- **Additional Debt**. The loan documents permit additional mezzanine debt (or equivalent debt-like preferred equity) that is structurally subordinate to the Worldwide Plaza Whole Loan and the existing Worldwide Plaza Mezzanine Loans subject to certain conditions, including without limitation (a) such debt is provided by an institutional lender meeting certain requirements, (b) such debt is subject to an intercreditor agreement (or recognition agreement, as applicable) on substantially the same terms as the intercreditor agreement among lender, the mezzanine lenders or otherwise on terms reasonably acceptable to the lender, (c) such debt is coterminous with the Worldwide Plaza Whole Loan, (d) after giving effect to the additional debt, the aggregate debt yield as calculated under the loan documents may not be less than 7.45% and the aggregate loan-to-value ratio does not exceed 65.5%, (e) the lease with Cravath or acceptable replacement tenants meeting certain requirements has been extended at least two years beyond the loan term, (f) such debt does not at any time have an outstanding principal amount in excess of $120 million, (g) such debt is current-pay only, with no payment in kind or similar features, (h) rating agency confirmation has been received, and (i) the prior written approval of the mezzanine lender (which may not be withheld if the mezzanine lender reasonably determines that the foregoing conditions have been satisfied) is obtained. Goldman Sachs Mortgage Company or its designee has a right of first offer to provide any such permitted mezzanine financing. See "*Description of the Mortgage Pool—Additional Indebtedness—Mezzanine Indebtedness*" in the Prospectus.

- **Terrorism Insurance.** So long as TRIPRA or a similar or subsequent statute is in effect, the borrowers are required to maintain terrorism insurance for foreign and domestic acts (as those terms are defined in TRIPRA or similar or similar subsequent statute) in an amount equal to the full replacement cost of the Worldwide Plaza Property (plus 18 months of rental loss and/or business interruption coverage plus an additional period of indemnity covering the 12 months following restoration). If TRIPRA or a similar or subsequent statute is not in effect, then provided that terrorism insurance is commercially available, the borrowers are required to carry terrorism insurance throughout the term of the Worldwide Plaza Whole Loan as described in the preceding sentence, but in that event the borrowers are not required to spend more than two times the amount of the insurance premium that is payable at that time in respect of the property and business interruption/rental loss insurance required under the related loan documents (without giving effect to the cost of terrorism, flood and earthquake components of such property and business interruption/rental loss insurance), and if the cost of terrorism insurance exceeds such amount, then the borrowers are required to purchase the maximum amount of terrorism insurance available with funds equal to such amount. In either such case, terrorism insurance may not have a deductible in excess of $100,000. The required terrorism insurance may be included in a blanket policy so long as the borrowers provide evidence satisfactory to the lender that the insurance premiums for the Worldwide Plaza Property are separately allocated to the Worldwide Plaza Property and that the policy will provide the same protection as a separate policy. See "*Risk Factors—Terrorism Insurance May Not Be Available for All Mortgaged Properties*" in the Prospectus.

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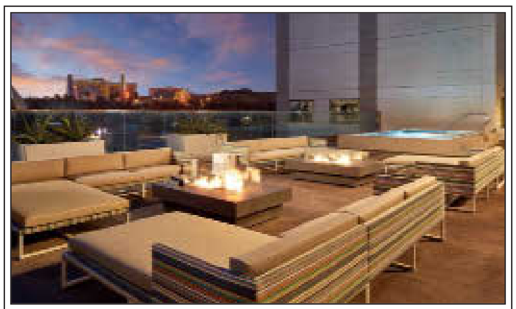
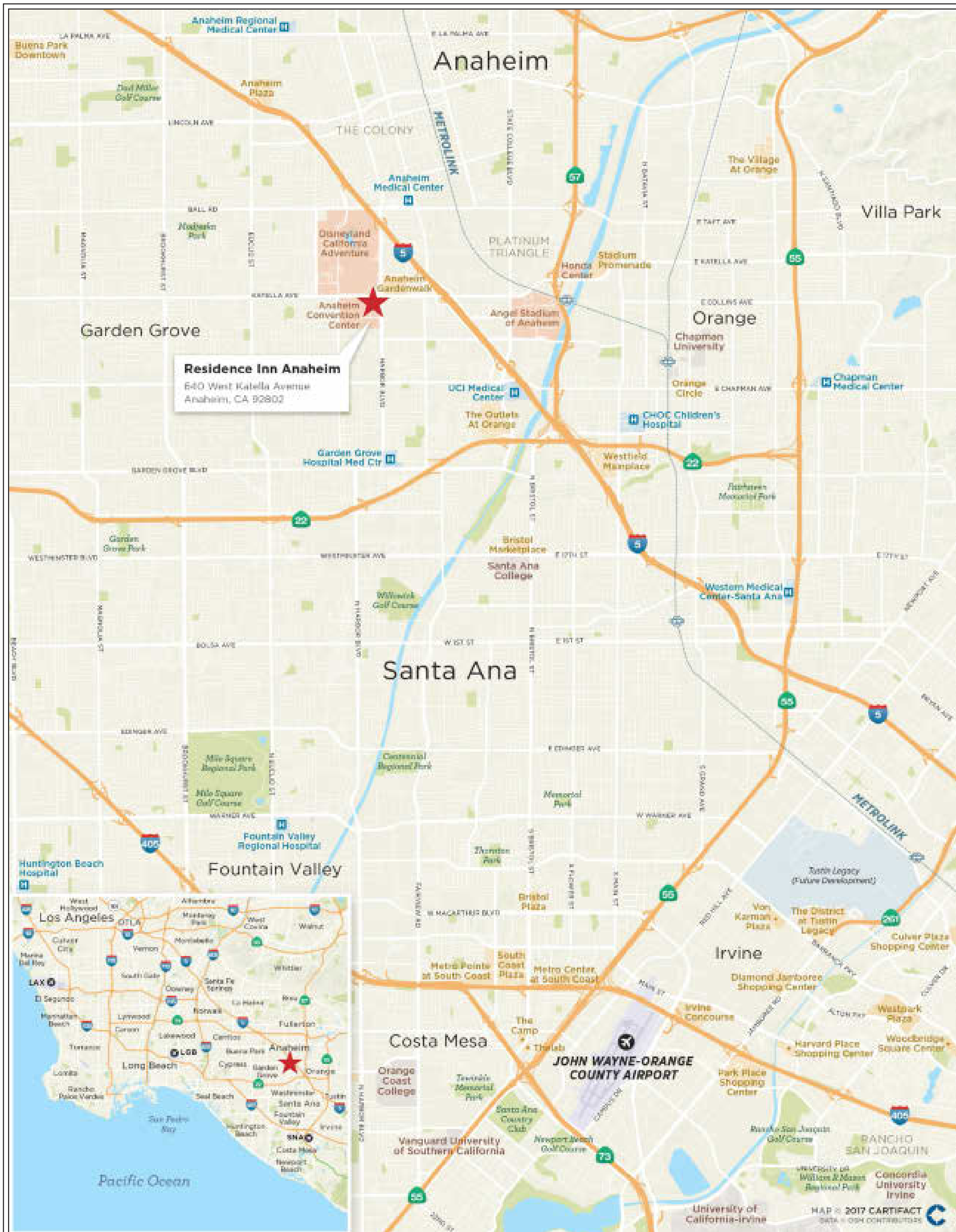
Residence Inn




Residence Inn


Anaheim
Villa Park
Orange
Garden Grove
Santa Ana
Fountain Valley
Costa Mesa
Irvine
Residence Inn Anaheim
640 West Katella Avenue
Anaheim, CA 92802
Anaheim Regional Medical Center
Buena Park Downtown
Dad Miller Golf Course
Anaheim Plaza
THE COLONY
METROLINK
Anaheim Medical Center
Disneyland California Adventure
Anaheim GardenWalk
Anaheim Convention Center
PLATINUM TRIANGLE
Honda Center
Stadium Promenade
Angel Stadium of Anaheim
The Village At Orange
Chapman University
Orange Circle
Chapman Medical Center
UCI Medical Center
The Outlets At Orange
CHOC Children's Hospital
Garden Grove Hospital Med Ctr
Westfield Mainplace
Fairhaven Memorial Park
Garden Grove Park
Bristol Marketplace
Santa Ana College
Willowick Golf Course
Western Medical Center-Santa Ana
Mile Square Regional Park
Mile Square Golf Course
Centennial Regional Park
Memorial Park
Fountain Valley Regional Hospital
Huntington Beach Hospital
Thornton Park
Bristol Plaza
Tustin Legacy (Future Development)
Von Karman Plaza
The District at Tustin Legacy
Culver Plaza Shopping Center
Metro Pointe at South Coast
South Coast Plaza
Metro Center at South Coast
Diamond Jamboree Shopping Center
Irvine Concourse
Westpark Plaza
The Camp
The Lab
JOHN WAYNE-ORANGE COUNTY AIRPORT
Harvard Place Shopping Center
Woodbridge Square Center
Orange Coast College
Fairview Memorial Park
Park Place Shopping Center
Santa Ana Country Club
Newport Beach Golf Course
Rancho San Joaquin Golf Course
RANCHO SAN JOAQUIN
Vanguard University of Southern California
Concordia University Irvine
University of California-Irvine
Los Angeles
Long Beach
Pacific Ocean
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Mortgaged Property Information	
Number of Mortgaged Properties	1
Location (City/State)	Anaheim, California
Property Type	Hospitality
Size (Rooms)	294
Total TTM Occupancy as of 9/30/2017	85.1%
Owned TTM Occupancy as of 9/30/2017	85.1%
Year Built / Latest Renovation	2016 / NAP
Appraised Value	$123,000,000
Underwritten Revenues	$20,756,985
Underwritten Expenses	$11,620,999
Underwritten Net Operating Income (NOI)	$9,135,986
Underwritten Net Cash Flow (NCF)	$8,098,137
Cut-off Date LTV Ratio	63.8%
Maturity Date LTV Ratio	53.2%
DSCR Based on Underwritten NOI / NCF	1.89x / 1.68x
Debt Yield Based on Underwritten NOI / NCF	11.6% / 10.3%

Mortgage Loan Information	
Loan Seller	GSMC
Cut-off Date Principal Balance	$78,500,000
Cut-off Date Principal Balance per Room	$267,006.80
Percentage of Initial Pool Balance	7.7%
Number of Related Mortgage Loans	None
Type of Security	Fee Simple
Mortgage Rate	4.5960%
Original Term to Maturity (Months)	120
Original Amortization Term (Months)	360
Original Interest Only Period (Months)	12

Escrows	Upfront	Monthly
Taxes	$198,449	$39,690
Insurance	$0	$0
Replacement Reserves	$0	$68,982
TI/LC	$0	$0
Other	$0	$0

Sources and Uses

Sources	$	%	Uses	$	%
Loan Amount	$78,500,000	100.0%	Loan Payoff	$65,223,538	83.1%
			Principal Equity Distribution	12,363,977	15.8
			Closing Costs	714,036	0.9
			Reserves	198,449	0.3
Total Sources	$78,500,000	100.0%	Total Uses	$78,500,000	100.0%

- **The Mortgage Loan.** The mortgage loan (the “**Residence Inn Anaheim Loan**”) is evidenced by a note in the original principal amount of $78,500,000 and is secured by a first mortgage encumbering the borrower's fee simple interest in an extended stay hospitality property located in Anaheim, California (the “**Residence Inn Anaheim Property**”). The Residence Inn Anaheim Loan was originated by Goldman Sachs Mortgage Company on August 3, 2017 and represents approximately 7.7% of the Initial Pool Balance. The note evidencing the Residence Inn Anaheim Loan has an outstanding principal balance as of the Cut-off Date of $78,500,000 and an interest rate of 4.5960% *per annum*. The borrower utilized the proceeds of the Residence Inn Anaheim Loan to refinance existing debt on the Residence Inn Anaheim Property, return equity to the borrower sponsor, pay origination costs and fund reserves.

  The Residence Inn Anaheim Loan had an initial term of 120 months and has a remaining term of 117 months as of the Cut-off Date. The Residence Inn Anaheim Loan requires interest only payments on each due date through and including the due date in August 2018 and thereafter requires payments of interest and principal sufficient to amortize the loan over a 30-year amortization schedule. The scheduled maturity date of the Residence Inn Anaheim Loan is the due date in August 2027. Voluntary prepayment of the Residence Inn Anaheim Loan is prohibited prior to the due date in May 2027. Provided that no event of default under the related loan documents is continuing, defeasance with direct, non-callable obligations of the United States of America is permitted at any time on or after the first due date following the second anniversary of the securitization Closing Date.

- **The Mortgaged Property.** The Residence Inn Anaheim Property is a newly constructed extended stay lodging facility containing 294 rooms located in Anaheim, California. Developed by the borrower sponsor in 2016, the Residence Inn Anaheim Property opened in August 2016 and offers a variety of suites including king studio suites, one bedroom king and two-queen suites, two bedroom suites and kid suites which all feature a sofa sleeper, kitchen, flat screen HDTV with premium channels, WiFi, kitchen, refrigerator, microwave, and dishwasher. Additional amenities at the Residence Inn Anaheim Property include complimentary breakfast daily, a 24-hour fitness center, a 24-hour market, a rooftop pool with expansive area views, hot tub, cabanas, and a child-oriented “splash zone”. The Residence Inn Anaheim Property also has a lobby bar area, business center, gift shop, valet service, and laundry facilities.

The following table presents certain information relating to the 2016 demand analysis with respect to the Residence Inn Anaheim Property based on market segmentation, as provided in the appraisal for the Residence Inn Anaheim Property:

2016 Accommodated Room Night Demand(1)

Property	Meeting and Group	Leisure
Residence Inn Anaheim	11.0%	89.0%

(1) Source: Appraisal.

The following table presents certain information relating to the penetration rates relating to the Residence Inn Anaheim Property and various market segments, as provided in a September 2017 travel research report for the Residence Inn Anaheim Property:

Penetration Rates(1)

	Occupancy	ADR	RevPAR
TTM September 2017	102.7%	124.6%	127.9%

(1) Source: September 2017 travel research report.

The following table presents certain information relating to historical occupancy, ADR and RevPAR at the Residence Inn Anaheim Property:

Residence Inn Anaheim(1)

	TTM 9/30/2017
Occupancy	85.1%
ADR	$202.69
RevPAR	$172.52

(1) Historical occupancy, ADR and RevPAR are not available as the Residence Inn Anaheim Property was constructed in 2016.

- **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, on an aggregate basis and per room, at the Residence Inn Anaheim Property:

Cash Flow Analysis(1)

	TTM 9/30/2017	Underwritten	Underwritten $ per Room
Rooms Revenue	$18,513,502	$18,797,169	$63,936
Food & Beverage Revenue	589,315	592,477	2,015
Other Revenue(2)	192,751	193,785	659
Parking Revenue	1,167,292	1,173,554	3,992
Total Revenue	$20,462,860	$20,756,985	$70,602
Rooms Expense	$4,710,245	$4,782,417	$16,267
Food & Beverage Expense	503,174	505,873	1,721
Other Expense	20,344	20,453	70
Parking Expense	29,682	29,841	101
Total Departmental Expense	5,263,445	5,338,583	18,158
Total Undistributed Expense	4,629,352	5,282,757	17,969
Total Fixed Expense	583,393	999,658	3,400
Total Operating Expenses	10,476,189	11,620,999	$39,527
Net Operating Income	**$9,986,671**	**$9,135,986**	**$31,075**
FF&E	818,514	1,037,849	3,530
Net Cash Flow	**$9,168,157**	**$8,098,137**	**$27,545**

(1) Certain items such as straight line rent, interest expense, interest 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) Other revenue includes valet and daily parking, movie rentals, cancellation/attrition and other miscellaneous revenue.

- **Appraisal.** According to the appraisal, the Residence Inn Anaheim Property had an "as-is" appraised value of $123,000,000 as of July 2, 2017.

- **Environmental Matters.** According to a Phase I environmental report dated July 11, 2017, there are no recognized environmental conditions or recommendations for further action at the Residence Inn Anaheim Property.

- **Market Overview and Competition.** The 294-room Residence Inn Anaheim Property is located in Anaheim, California across the street from Disney California Adventure Park to the north and the Anaheim Convention Center to the west and less than a one mile walk from the main entrance to Disneyland. Other nearby California attractions include Knott's Berry Farm, Medieval Times, Orange County Fairgrounds, Aquarium of the Pacific, Angel Stadium, and the Honda Center, all within 20 miles of the Residence Inn Anaheim Property. The Residence Inn Anaheim Property is located 13 miles north of John Wayne Airport, 18 miles east of Long Beach Airport and 37 miles east of Los Angeles International Airport.

  Located within the Anaheim Resort District submarket, the Residence Inn Anaheim Property is situated about one mile to the west of Interstate 5, the main north-south thoroughfare in the area. The Anaheim Resort District submarket is characterized by the hotels and motels that support the original Disneyland Park, Disney's new California Adventure theme park, Downtown Disney, and the Anaheim Convention Center. Demand from corporate, group, and leisure segments are driven by the combination of entertainment and exhibition facilities in the area.

  In addition to the Disneyland Resort, the Anaheim Convention Center is situated across the street from the Residence Inn Anaheim Property. The approximately 1.8 million square foot facility is the largest exhibition facility on the west coast and 6th largest in the nation. The Anaheim Convention Center (ACC) features approximately 1,000,000 SF of exhibit space, which includes a new 200,000 SF expansion which opened September 26, 2017. The expansion also includes 10,000 SF of balcony space, the addition of 25 foot ceilings, and 1,350 parking spaces. The ACC annually holds more than 200 events that typically exceed one million combined attendees.

  The following table presents certain information relating to the primary competition for the Residence Inn Anaheim Property:

Competitive Set

Property[(1)]	Number of Rooms	Year Built	2016 Occupancy	2016 ADR	2016 RevPAR
Residence Inn Anaheim	294	2016	70.6%	$184.43	$130.20
Competitive Set[(2)]					
Portofino Inn & Suites	190	2000	80% - 85%	$130 - $135	$105 - $110
Doubletree Suites Anaheim	251	2006	80% - 85%	$130 - $135	$105 - $110
Embassy Suites	375	2001	80% - 85%	$155 - $165	$130 - $135
Desert Palm Hotel & Suites	188	1998	90% - 95%	$140 - $145	$125 - $130
Hyatt Place	178	2014	85% - 90%	$155 - $165	$135 - $140
Residence Inn Maingate	200	1988	70% - 75%	$195 - $205	$140 - $145
Residence Inn Resort Area/Garden Grove	200	2003	80% - 85%	$175 - $185	$145 - $150
Total / Wtd. Avg. Competitive Set			**82%**	**$168.80**	

(1) Per a market research report.
(2) Source: Appraisal.

- **The Borrower.** The borrower is M8 Dev, LLC, a single-purpose, single-asset entity. Legal counsel to the borrower delivered a non-consolidation opinion in connection with the origination of the Residence Inn Anaheim Loan. The non-recourse carveout guarantor under the Residence Inn Anaheim Loan is Mayur B. Patel, an indirect owner of the borrower.

- **Escrows.** On the origination date, the borrower funded a tax reserve in the amount of $198,449.

  On each due date, the borrower is required to fund (i) a tax and insurance reserve in an amount equal to one-twelfth of the amount that the lender reasonably estimates will be necessary to pay taxes and insurance premiums over the then succeeding 12-month period, unless in the case of insurance premiums, the borrower is maintaining a blanket policy in accordance with the related loan documents and there is no continuing event of default, and upon request of the lender, the borrower provides evidence of renewals of such policies and payment of related premiums and (ii) an FF&E reserve in the amount of (a) on each due date from September 2017 through August 2018, $68,982 and (b) on each due date thereafter, the greater of (1) the monthly amount required to be reserved for the replacement of furniture, fixtures and equipment pursuant to the franchise agreement and (2) one-twelfth of 4% of the operating income for the Residence Inn Anaheim Property for the previous 12-month period (as determined on August 31 of each year). Additionally, the borrower is permitted to deposit cash as additional collateral to avoid a Residence Inn Anaheim Trigger Period as described below.

  Additionally, if a property improvement plan (a "**PIP**") is required under a franchise agreement, the borrower will be required to deposit into a PIP reserve an amount equal to 110% of the cost and expense of such PIP (which may be a transfer of then-available amounts from the FF&E expenditure reserve into the PIP reserve).

  In addition, on each due date during the continuance of a Residence Inn Anaheim Trigger Period, the related loan documents require an excess cash flow reserve as discussed under "*—Lockbox and Cash Management*" below.

  A "**Residence Inn Anaheim Trigger Period**" means (i) any period commencing with the period ending as of December 31, 2017 and as of the conclusion of any 12-month period (ending on the last day of any fiscal quarter) during which the debt service coverage ratio (as calculated under the related loan documents) is less than 1.35x until the debt service coverage ratio is 1.35x for two consecutive fiscal quarters and (ii) the period commencing upon the borrower's failure to deliver required monthly, quarterly or annual financial reports and ending when such reports are delivered and indicate that no other Residence Inn Anaheim Trigger Period is ongoing. The borrower has the right to avoid a trigger period under clause (i) above for up to one year by posting cash collateral sufficient to satisfy such debt service coverage ratio.

- **Lockbox and Cash Management.** The Residence Inn Anaheim Loan is structured with a hard lockbox and springing cash management. The related loan documents require the borrower to direct credit card companies to remit all credit card receivables directly to a lender-controlled lockbox account, and require that all cash revenues relating to the Residence Inn Anaheim Property and all other money received by the borrower or the property manager with respect to the Residence Inn Anaheim Property be deposited into such lockbox account or a lender-controlled cash management account within one business day following receipt. On each business day that no Residence Inn Anaheim Trigger Period or an event of default under the Residence Inn Anaheim Loan is continuing, all funds in the lockbox account are required to be swept into a borrower-controlled operating account. On each business day during the continuance of a Residence Inn Anaheim Trigger Period or an event of default under the Residence Inn Anaheim Loan, all funds in the lockbox account are required to be swept into a lender-controlled cash management account and if a Residence Inn Anaheim Trigger Period is continuing (or, at the lender's discretion, during the continuance of an event of default under the related loan documents), be used to pay debt service, required reserves and operating expenses, with all remaining amounts reserved in an excess cash flow reserve account.

- **Property Management.** The Residence Inn Anaheim Property is managed by Evolution Hospitality, LLC, which is not affiliated with the borrower, pursuant to a management agreement. Under the related loan documents, the Residence Inn Anaheim Property is required to remain managed by Evolution Hospitality, LLC, or any other management company approved by the lender and with respect to which a Rating Agency Confirmation has been received. The lender has the right to replace, or require the borrower to replace, the property manager with a property manager selected by the lender (i) during the continuance of an event of default under the Residence Inn Anaheim Loan, (ii) following any foreclosure, conveyance in lieu of foreclosure or other similar transaction, (iii) during the continuance of a material default by the property manager under the management agreement (after the expiration of any applicable notice and/or cure periods), (iv) if the property manager files for or is the subject of a petition in bankruptcy or (v) if a trustee or receiver is appointed for the property manager's assets or the property manager makes an assignment for the benefit of its creditors or is adjudicated insolvent.

- **Mezzanine or Secured Subordinate Indebtedness.** Not permitted.

- **Terrorism Insurance.** So long as TRIPRA or a similar or subsequent statute is in effect, the borrower is required to maintain terrorism insurance for foreign and domestic acts (as those terms are defined in TRIPRA or similar or subsequent statute) in an amount equal to the full replacement cost of the Residence Inn Anaheim Property (plus 18 months of rental loss and/or business interruption coverage plus an additional period of indemnity covering the 12 months following restoration). If TRIPRA or a similar or subsequent statute is not in effect, then provided that terrorism insurance is commercially available, the borrower will be required to carry terrorism insurance throughout the term of the Residence Inn Anaheim Loan as described in the preceding sentence, but in that event the borrower will not be required to spend more than two times the amount of the insurance premium that is payable at that time in respect of the property and business interruption/rental loss insurance required under the related loan documents (without giving effect to the cost of terrorism and earthquake components of such property and business interruption/rental loss insurance), and if the cost of terrorism insurance exceeds such amount, then the borrower will be required to purchase the maximum amount of terrorism insurance available with funds equal to such amount. In either such case, terrorism insurance may only have a deductible acceptable to the lender in its sole discretion. The required terrorism insurance may be included in a blanket policy or pursuant to the insurance policy maintained by the condominium board, provided that the borrower provide evidence satisfactory to the lender that the insurance premiums for the Residence Inn Anaheim Property are separately allocated to the Residence Inn Anaheim Property and that the policy will provide the same protection as a separate policy. See "*Risk Factors—Terrorism Insurance May Not Be Available for All Mortgaged Properties*" in the Prospectus.

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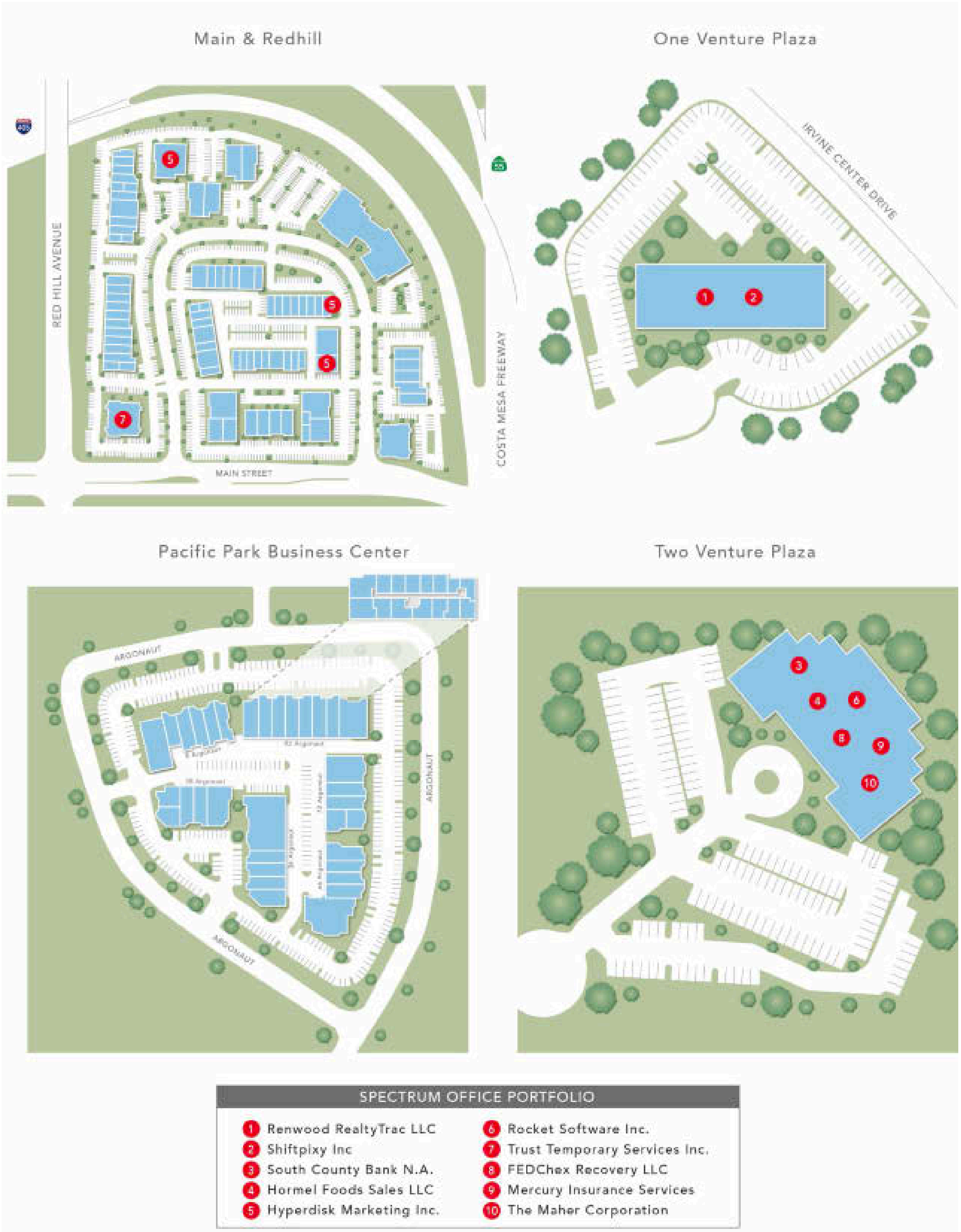
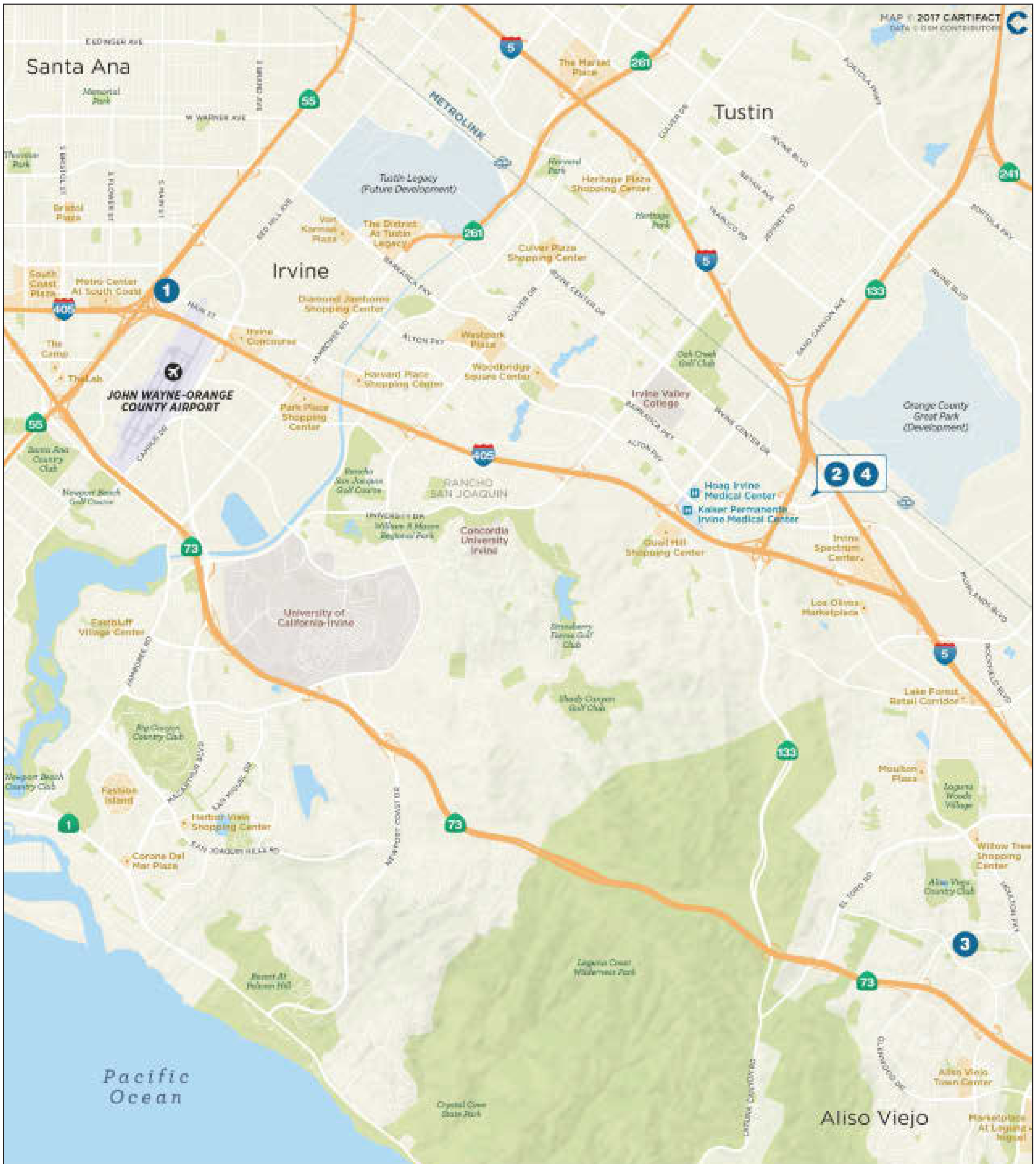

Main & Redhill
RED HILL AVENUE
MAIN STREET
COSTA MESA FREEWAY
One Venture Plaza
IRVINE CENTER DRIVE
Pacific Park Business Center
ARGONAUT
Two Venture Plaza
SPECTRUM OFFICE PORTFOLIO
1 Renwood RealtyTrac LLC
2 Shiftpixy Inc
3 South County Bank N.A.
4 Hormel Foods Sales LLC
5 Hyperdisk Marketing Inc.
6 Rocket Software Inc.
7 Trust Temporary Services Inc.
8 FEDChex Recovery LLC
9 Mercury Insurance Services
10 The Maher Corporation



Spectrum Office Portfolio

#	Property Name	Address	City/State	Zip Code
1	Main & Redhill	1124, 1150, 1176 and 1200 Main Street and 18195, 18200, 18201, 18207, 18226, 18242, 18218, 18241, 18251, 18261 and 18271 McDurmott Drive	Irvine, CA	92614
2	Two Venture	Two Venture	Irvine, CA	92618
3	Pacific Park Business Center	8-92 Argonaut	Aliso Viejo, CA	92656
4	One Venture	One Venture	Irvine, CA	92618

Mortgaged Property Information	
Number of Mortgaged Properties	4
Location (City/State)	Various, California
Property Type	Office
Size (SF)	446,313
Total Occupancy as of 8/24/2017	94.7%
Owned Occupancy as of 8/24/2017	94.7%
Year Built / Latest Renovation	Various / NAP
Appraised Value	$119,000,000
Underwritten Revenues	$9,203,236
Underwritten Expenses	$2,324,202
Underwritten Net Operating Income (NOI)	$6,879,035
Underwritten Net Cash Flow (NCF)	$6,521,852
Cut-off Date LTV Ratio	58.8%
Maturity Date LTV Ratio[(1)]	58.5%
DSCR Based on Underwritten NOI / NCF	2.24x / 2.12x
Debt Yield Based on Underwritten NOI / NCF	9.8% / 9.3%

Mortgage Loan Information		
Loan Seller		GSMC
Cut-off Date Principal Balance		$70,000,000
Cut-off Date Principal Balance per SF		$156.84
Percentage of Initial Pool Balance		6.9%
Number of Related Mortgage Loans		None
Type of Security		Fee Simple
Mortgage Rate		4.3325%
Original Term to Maturity (Months)		120
Original Amortization Term (Months)		NAP
Original Interest Only Period (Months)		120
Escrows		
	Upfront	Monthly
Taxes	$0	$127,270
Insurance	$0	$0
Replacement Reserves	$111,000	$0
TI/LC	$670,000	$0
Other	$0	$0

Sources and Uses

Sources	$	%	Uses	$	%
Loan Amount	$70,000,000	100.0%	Principal Equity Distribution[(2)]	$68,349,510	97.6%
			Closing Costs	869,490	1.2
			Reserves	781,000	1.1
Total Sources	$70,000,000	100.0%	Total Uses	$70,000,000	100.0%

(1) The Maturity Date LTV Ratio is calculated using an "as-stabilized" value of $119,650,000. The Maturity Date LTV Ratio calculated based on the "as-is" appraised value of $119,000,000 is 58.8%.

(2) At origination, the Spectrum Office Portfolio Properties were unencumbered and proceeds from the Spectrum Office Portfolio Loan were used to recapitalize the borrower sponsor.

- **The Mortgage Loan.** The mortgage loan (the "**Spectrum Office Portfolio Loan**") is evidenced by a note in the original principal amount of $70,000,000 and is secured by a first mortgage encumbering the borrower's fee simple interest in four office properties located in Orange County, California (the "**Spectrum Office Portfolio Properties**"). The Spectrum Office Portfolio Loan was originated by Goldman Sachs Mortgage Company on October 23, 2017 and represents approximately 6.9% of the Initial Pool Balance. The note evidencing the Spectrum Office Portfolio Loan has an outstanding principal balance as of the Cut-off Date of $70,000,000 and an interest rate of 4.3325% *per annum*. The borrower utilized the proceeds of the Spectrum Office Portfolio Loan to recapitalize the borrower sponsor on the Spectrum Office Portfolio Properties, return equity to the borrower sponsor, fund reserves and pay origination costs.

  The Spectrum Office Portfolio Loan had an initial term of 120 months and has a remaining term of 120 months as of the Cut-off Date. The Spectrum Office Portfolio Loan requires interest only payments on each due date through the scheduled maturity date in November 2027. Voluntary prepayment of the Spectrum Office Portfolio Loan is prohibited prior to the due date in August 2027. Provided that no event of default under the related loan documents is continuing, defeasance with direct, non-callable obligations of the United States of America is permitted at any time on or after the first due date following the second anniversary of the securitization Closing Date.

- **The Mortgaged Property.** The Spectrum Office Portfolio Properties are comprised of four office properties totaling a combined 446,313 SF and located in various submarkets around Orange County, California. The Spectrum Office Portfolio Properties are 94.7% occupied by 135 tenants. The portfolio is cross-collateralized but does not provide for individual property releases or substitutions. No individual tenant occupies more than 3.4% of the portfolio's total net rentable area or contributes more than 5.5% of total rent. The Spectrum Office Portfolio Properties have occupancy levels between 89.6% and 100.0% and each contributes between 13.7% and 38.5% of total rent, providing a diversified set of rent rolls and stable income streams from each property in the portfolio.

  Olen Properties Corp. has owned the properties in the portfolio identified as One Venture since 2001, Two Venture since 2002, Pacific Park since September 2015 and Main & Redhill since April 2016. Since the beginning of 2016, the borrower has signed over 90 new and renewal leases totaling 283,337 SF (63.5% of total portfolio NRA), including approximately 122,000 SF of new leasing.

The following table presents certain information relating to the Spectrum Office Portfolio Properties:

Property Name	Cut-off Date Allocated Loan Amount[(1)]	% of Portfolio Cut-off Date Balance	Total GLA	Occupancy	Year Built	Appraised Value	UW NCF
Main & Redhill	$27,650,000	39.5%	204,083	97%	1982	$47,000,000	$2,543,457
Two Venture	19,580,000	28.0	99,034	93%	1990	33,300,000	1,724,276
Pacific Park Business Center	13,970,000	20.0	99,459	90%	1988	23,750,000	1,415,952
One Venture	8,800,000	12.6	43,737	100%	1990	14,950,000	838,166
Total / Wtd. Avg.	**$70,000,000**	**100.0%**	**446,313**	**95%**		**$119,000,000**	**$6,521,852**

(1) The Cut-off Date Allocated Loan Amount is based on the *pro rata* value of each individual property's appraised value.

The following table presents certain information relating to the major tenants (of which, certain tenants may have co-tenancy provisions) at the Spectrum Office Portfolio Properties:

Ten Largest Tenants Based on Underwritten Base Rent

Tenant Name	Credit Rating (Fitch/MIS/S&P)[(1)]	Tenant GLA	% of GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent $ per SF	Lease Expiration	Renewal / Extension Options
Renwood RealtyTrac LLC[(2)]	NR / NR / NR	15,310	3.4%	$458,040	5.5%	$29.92	6/30/2021	1, 5-year option
Shiftpixy Inc	NR / NR / NR	11,130	2.5	331,668	4.0	29.80	6/14/2021	1, 3-year option
South County Bank N.A.	NR / NR / NR	9,486	2.1	237,528	2.9	25.04	3/31/2020	NA
Hormel Foods Sales LLC	NR / A1 / A	7,187	1.6	226,560	2.7	31.52	1/31/2022	NA
Hyperdisk Marketing Inc.	NR / NR / NR	15,290	3.4	218,580	2.6	14.30	Various	NA
Rocket Software Inc.	NR / NR / NR	7,047	1.6	213,101	2.6	30.24	9/30/2020	1, 5-year option
Trust Temporary Services Inc.[(3)]	NR / NR / NR	7,809	1.7	188,888	2.3	24.19	7/31/2021	1, 5-year option
FEDChex Recovery LLC	NR / NR / NR	7,838	1.8	188,112	2.3	24.00	9/30/2018	1, 4 or 5-year option
Mercury Insurance Services	NR / NR / NR	6,233	1.4	164,556	2.0	26.40	5/31/2019	1, 4-year option
The Maher Corporation	NR / NR / NR	5,296	1.2	161,442	1.9	30.48	3/31/2021	1, 5-year option
Largest Tenants		**92,626**	**20.8%**	**$2,388,475**	**28.8%**	**$25.79**		
Remaining Owned Tenants		330,055	74.0	5,899,589	71.2	17.87		
Vacant Spaces (Owned Space)		23,632	5.3	0	0.0	0.00		
Totals / Wtd. Avg. Tenants		**446,313**	**100.0%**	**$8,288,064**	**100.0%**	**$19.61**		

(1) Certain ratings are those of the parent company whether or not the parent guarantees the lease.
(2) Renwood RealtyTrac LLC may terminate the lease any time after the end of the 36th month (March 2019) upon 180 days prior written notice to the landlord with a cancellation fee equal to the unamortized broker commission, the unamortized tenant improvement allowance and a cancellation fee equal to one months' rent at the date of termination; and, amortized over the lease term with a 6% interest factor. One, 5-year renewal option upon 180 days written notice at fair market value.
(3) Trust Temporary Services Inc. may terminate the lease any time after August 2019 upon 180 days prior written notice to landlord along with cancellation fees.

The following table presents certain information relating to the lease rollover schedule at the Spectrum Office Portfolio Properties based on initial lease expiration dates:

Lease Expiration Schedule(1)

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	1,300	0.3%	0.3%	$ 20,892	0.3%	$ 16.07	1
2017	18,086	4.1	4.3%	268,740	3.2	14.86	8
2018	126,772	28.4	32.7%	2,356,589	28.4	18.59	46
2019	75,796	17.0	49.7%	1,287,800	15.5	16.99	30
2020	101,983	22.9	72.6%	2,032,992	24.5	19.93	33
2021	73,390	16.4	89.0%	1,791,926	21.6	24.42	14
2022	17,662	4.0	93.0%	396,850	4.8	22.47	5
2023	7,692	1.7	94.7%	132,276	1.6	17.20	2
2024	0	0.0	94.7%	0	0.0	0.00	0
2025	0	0.0	94.7%	0	0.0	0.00	0
2026	0	0.0	94.7%	0	0.0	0.00	0
2027	0	0.0	94.7%	0	0.0	0.00	0
2028 & Thereafter	0	0.0	94.7%	0	0.0	0.00	0
Vacant	23,632	5.3	100.0%	0	0.0	0.00	0
Total / Wtd. Avg	**446,313**	**100.0%**		**$ 8,288,064**	**100.0%**	**$ 19.61**	**139**

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

The following table presents certain information relating to historical occupancy at the Spectrum Office Portfolio Properties:

Historical Leased %(1)

2014	2015	2016
95.3%	94.9%	94.3%

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

- **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 Spectrum Office Portfolio Properties:

Cash Flow Analysis[(1)]

	2014[(2)]	2015[(2)]	2016[(2)]	TTM 7/31/2017[(2)]	Underwritten[(3)]	Underwritten $ per SF
Base Rental Revenue	$4,006,948	$4,378,613	$8,011,223	$7,940,380	$8,288,064	$18.57
Contractual Rent Steps	0	0	0	0	9,081	0.02
Total Reimbursement Revenue	429,330	377,070	783,001	925,149	1,043,580	2.34
Market Revenue from Vacant Units	0	0	0	0	520,439	1.17
Other Revenue	22,357	22,853	44,761	51,300	32,466	0.07
Gross Revenue	$4,458,636	$4,778,536	$8,838,984	$8,916,829	$9,893,630	$22.17
Vacancy Loss			0	0	(690,393)	(1.55)
Effective Gross Revenue	$4,458,636	$4,778,536	$8,838,984	$8,916,829	$9,203,236	$20.62
Real Estate Taxes	449,756	514,785	872,134	1,024,101	1,048,709	2.35
Insurance	81,995	53,196	87,178	99,060	88,223	0.20
Utilities	432,101	408,557	396,924	396,367	396,923	0.89
Repairs & Maintenance	347,679	335,823	607,084	617,562	606,282	1.36
Management Fee	81,774	84,725	146,931	154,766	184,065	0.41
Total Operating Expenses	$1,393,304	$1,397,087	$2,110,250	$2,291,856	$2,324,202	$5.21
Net Operating Income	**$3,065,332**	**$3,381,449**	**$6,728,734**	**$6,624,973**	**$6,879,035**	**$15.41**
TI/LC	0	0	0	0	272,872	0.61
Capital Expenditures	0	0	0	0	84,311	0.19
Net Cash Flow	**$3,065,332**	**$3,381,449**	**$6,728,734**	**$6,624,973**	**$6,521,852**	**$14.61**

(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) The borrower sponsor purchased the Main and Redhill property in April 2016 and did not receive any historical statements. The 2014 and 2015 cash flows exclude the Main and Redhill property. The 2016 cash flows include the Main & Redhill's T-9 financials ending December 2016 annualized. The TTM ending July 2017 includes all properties.
(3) Underwritten cash flow based on contractual rents as of August 24, 2017 and contractual rent steps through October 31, 2018.

- **Appraisal.** According to the appraisals, the Spectrum Office Portfolio Properties had an aggregate "as-is" appraised value of $119,000,000 as of September 5, 2017 and an "as-stabilized" value of $119,650,000 as of September 5, 2018.

- **Environmental Matters.** According to Phase I environmental reports, dated September 11, 2017, there are no recognized environmental conditions or recommendations for further action at the Spectrum Office Portfolio Properties.

- **Market Overview and Competition.** The Spectrum Office Portfolio Properties are located in a mix of submarkets around Orange County, California. One Venture and Two Venture are located in the Irvine office submarket, which had a 5.4% total office vacancy as-of second quarter 2017 per a market research report. Main & Redhill is located in the Irvine Industrial Flex submarket, which had a vacancy of 2.6% as-of second quarter 2017 per a market research report. Pacific Park is located in the Laguna Hills / Aliso Viejo Industrial Flex submarket, which had a vacancy of 2.0% as of second quarter 2017 per a market research report. The overall Spectrum Office Portfolio Properties vacancy currently totals 5.3%.

The following table presents certain information relating to the primary competition for the Spectrum Office Portfolio Properties:

Competitive Set – One & Two Venture(1)

Property	Location	Building SF	Year Built	Rent/SF	Occupancy %	Distance (mi)
One Venture	Irvine, California	43,737	1990	$25.80-$30.56	100%	-
Two Venture	Irvine, California	99,034	1990	$21.43-$41.91	93%	-
Competition						
Irvine Spectrum Office	Irvine, California	67,446	1986	$24.00	97%	3.4
Laguna Canyon Plaza	Irvine, California	63,000	1991	$30.00	90%	1.4
Pacifica Court	Irvine, California	107,199	1999	$36.00-$37.20	95%	0.2
111 Pacifica	Irvine, California	67,496	1989	$32.16	83%	0.2
Spectrum Office	Irvine, California	311,879	1989	NAV	91%	1.0

(1) Source: Appraisal.

Competitive Set – Main & Redhill(1)

Property	Location	Building SF	Year Built	Rent/SF	Occupancy %	Distance (mi)
Main & Redhill	Irvine, California	204,083	1982	$11.88-$24.19	97%	-
Competition						
Alton Plaza	Irvine, California	215,212	1989	$12.00-$16.80	95%	8.0
Waterworks Business Park	Irvine, California	18,620	2008	$14.16	100%	6.0
McFadden Centre	Santa Ana, California	184,737	1988	$14.52	100%	5.0
Grand Commerce Center	Santa Ana, California	99,160	1980	$13.20	95%	4.0
Airport Business Center	Irvine, California	1,158,292	1979	$16.20	100%	0.8
15300 Baranca Pkwy	Irvine, California	32,416	1997	$22.20	100%	8.0
Executive Park III	Irvine, California	21,271	1985	$26.40	100%	0.5

(1) Source: Appraisal.

Competitive Set – Pacific Park Business Center(1)

Property	Location	Building SF	Year Built	Rent/SF	Occupancy %	Distance (mi)
Pacific Park Business Center	Aliso Viejo, California	99,459	1988	$10.12-$20.40	90%	-
Competition						
Technology Plaza II	Irvine, California	120,123	1986	$13.80-$16.56	96%	4.0
Irvine Business Park	Irvine, California	170,306	1979	$16.80	100%	3.0
Alicia Business Center	Mission Viejo, California	81,772	1976	$19.20	94%	3.0
Spectrum Centre Business Park	Lake Forest, California	226,636	1998	$13.20-$15.60	90%	5.0
HERE	Laguna Hills, California	223,467	1989	$35.40	86%	2.0

(1) Source: Appraisal.

- **The Borrower.** The borrower is Spectrum OPC, LLC, a Delaware single-purpose entity. Legal counsel to the borrower delivered a non-consolidation opinion in connection with the origination of the Spectrum Office Portfolio Loan. The non-recourse carveout guarantor is Olen Properties Corp., a direct owner of the borrower.

Olen Properties, Corp. is a real estate development, investment, and management company that was founded in 1973 and is headquartered in Newport Beach, California. As of December 31, 2016, Olen Properties Corp. has a portfolio that includes approximately 5.9 million SF of commercial space and approximately 9,270 multifamily units valued at a combined approximately $3.2 billion and located in California and other select markets around the U.S.

- **Escrows.** On the origination date, the borrower funded (i) a tenant improvements and leasing commissions reserve in the amount of $670,000 relating to tenant improvements and leasing commissions for multiple tenants and (ii) a capital expenditure reserve in the amount of $111,000 relating to multiple tenants.

  On each due date, the borrower is required to fund (i) a tax and insurance reserve in an amount equal to one-twelfth of the amount that the lender reasonably estimates will be necessary to pay taxes and insurance premiums over the then succeeding 12-month period, unless in the case of insurance premiums, the borrower is maintaining a blanket policy in accordance with the related loan documents and there is no continuing event of default, and upon request of the lender, the borrower provides evidence of renewals of such policies and payment of related premiums, (ii) a tenant improvement and leasing commissions reserve in an amount equal to $27,895, subject to a cap of $670,000 and (iii) a capital expenditure reserve in an amount equal to $9,289, subject to a cap of $111,000.

  In addition, on each due date during the continuance of a Spectrum Office Portfolio Trigger Period or an event of default under the Spectrum Office Portfolio Loan, the related loan documents require an excess cash flow reserve as discussed under "—*Lockbox and Cash Management*" below.

  A "**Spectrum Office Portfolio Trigger Period**" means any period (i) commencing as of the last day of any 12-month period ending on the last day of a fiscal quarter during which the debt service coverage ratio (as calculated under the related loan documents) is less than 1.15x until the debt service coverage ratio is equal to or greater than 1.20x for two consecutive fiscal quarters, (ii) if monthly, quarterly or annual financial reports required under the related loan documents are not delivered to the lender when required until such reports are delivered and they indicate that no Spectrum Office Portfolio Trigger Period is ongoing and (iii) upon the failure of the guarantor to satisfy certain liquidity or net worth covenants until such covenants are met.

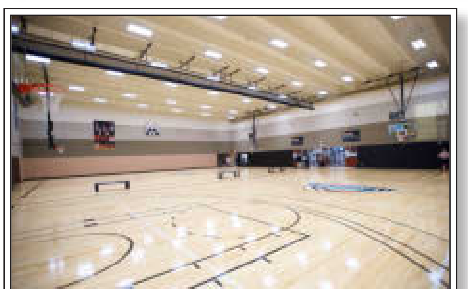
- **Lockbox and Cash Management.** The Spectrum Office Portfolio Loan is structured with a hard lockbox and in-place cash management. The related loan documents require the borrower to direct tenants to pay rent directly to a lender-controlled lockbox account and all cash revenues relating to the Spectrum Office Portfolio Properties and all other money received by the borrower or the property manager with respect to the Spectrum Office Portfolio Properties (other than tenant security deposits) be deposited into such lockbox account or the cash management account by the end of the first business day following receipt. All funds in the lockbox account are required to be swept into the cash management account at the end of each business day. For so long as no Spectrum Office Portfolio Trigger Period or event of default under the Spectrum Office Portfolio Loan is continuing, all funds in the cash management account in excess of those required to pay amounts due to the lender on the next due date (including any applicable reserves) are required to be swept into a borrower-controlled operating account on a daily basis. On each due date during the continuance of a Spectrum Office Portfolio Trigger Period or, at the lender's discretion, during an event of default under the Spectrum Office Portfolio Loan, the related loan documents require that all amounts on deposit in the cash management account be used to pay debt service, required reserves and operating expenses, and that all remaining amounts be reserved in an excess cash flow reserve account.

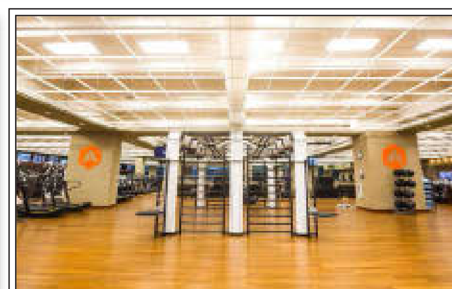
- **Property Management.** The Spectrum Office Portfolio Properties are currently managed by Realty Services Corp., an affiliate of the borrower, pursuant to a management agreement. Under the related loan documents, the Spectrum Office Portfolio Properties are required to remain managed by Realty Services Corp. or any other management company approved by the lender in accordance with the related loan documents and with respect to which a Rating Agency Confirmation has been received. The lender has the right to replace, or require the borrower to replace, the property manager and require the borrower to engage a property manager selected by the borrower and (unless otherwise provided in the related loan documents) reasonably approved by the lender (i) during the continuance of an event of default under the Spectrum Office Portfolio Loan, (ii) following any foreclosure, conveyance in lieu of foreclosure or other similar transaction, (iii) during the continuance of a material default by the property manager under the management agreement (after the expiration of any applicable notice and/or cure periods), (iv) if the property manager files or is the subject of a petition in bankruptcy or (v) if a trustee or receiver is appointed for the property manager's assets or the property manager makes an assignment for the benefit of its creditors or is adjudicated insolvent.

- **Mezzanine or Secured Subordinate Indebtedness.** Not permitted.

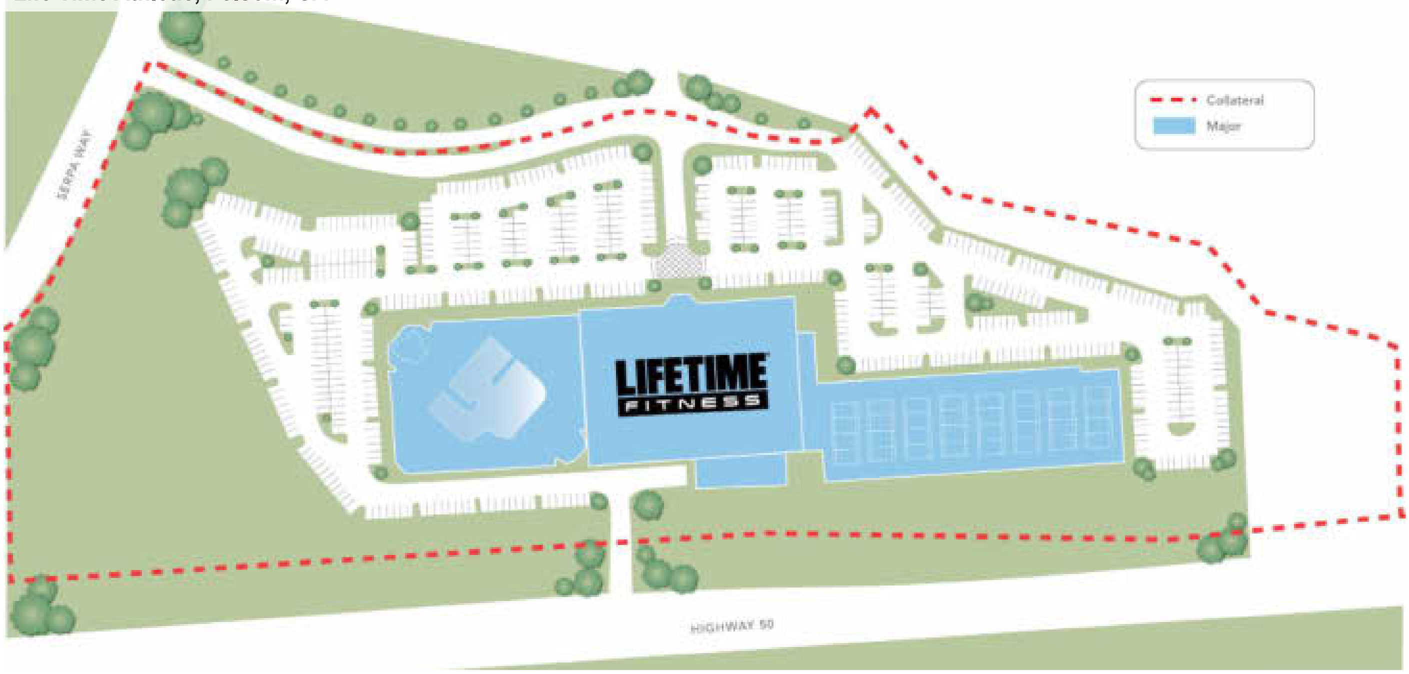
- **Terrorism Insurance.** So long as TRIPRA or a similar or subsequent statute is in effect, the borrower is required to maintain terrorism insurance for foreign and domestic acts (as those terms are defined in TRIPRA or similar or similar subsequent statute) on terms consistent with the other insurance required under the related loan documents, including that such terrorism insurance is in an amount equal to the full replacement cost of the Spectrum Office Portfolio Properties (plus 18 months of rental loss and/or business interruption coverage plus an additional period of indemnity covering the 12 months following restoration). If TRIPRA or a similar or subsequent statute is not in effect, then provided that terrorism insurance is commercially available, the borrower is required to carry terrorism insurance throughout the term of the Spectrum Office Portfolio Loan as described in the preceding sentence, but in that event the borrower is not required to spend more than two times the amount of the insurance premium that is payable at that time in respect of the property and business interruption/rental loss insurance required under the related loan documents (without giving effect to the cost of terrorism, flood and earthquake components of such property and business interruption/rental loss insurance), and if the cost of terrorism insurance exceeds such amount, then the borrower is required to purchase the maximum amount of terrorism insurance available with funds equal to such amount. In either such case, terrorism insurance may not have a deductible in excess of $50,000. The required terrorism insurance may be included in a blanket policy so long as the borrower provides evidence satisfactory to the lender that the insurance premiums for the Spectrum Office Portfolio Properties are separately allocated to the Spectrum Office Portfolio Properties and that the policy will provide the same protection as a separate policy. See "*Risk Factors—Terrorism Insurance May Not Be Available for All Mortgaged Properties*" in the Prospectus.


LIFE TIME
LIFECAFE

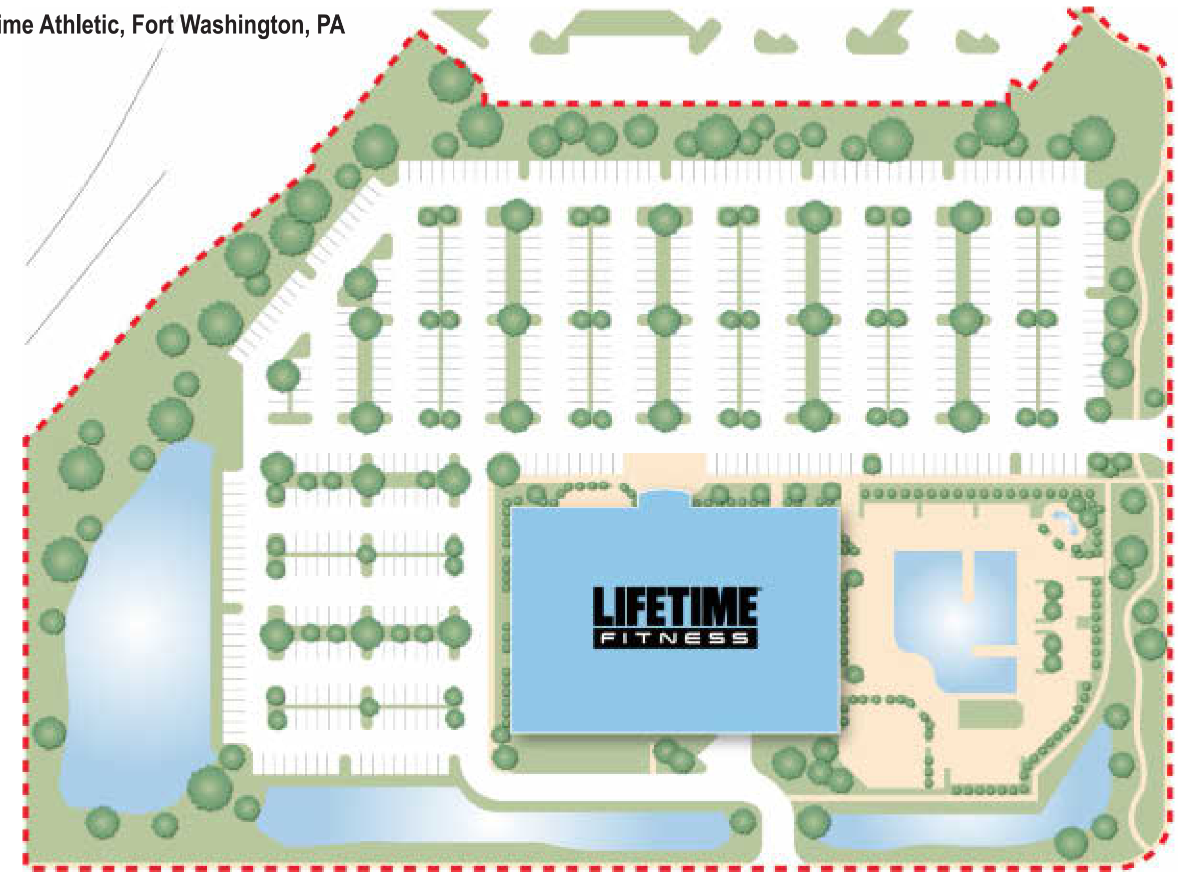


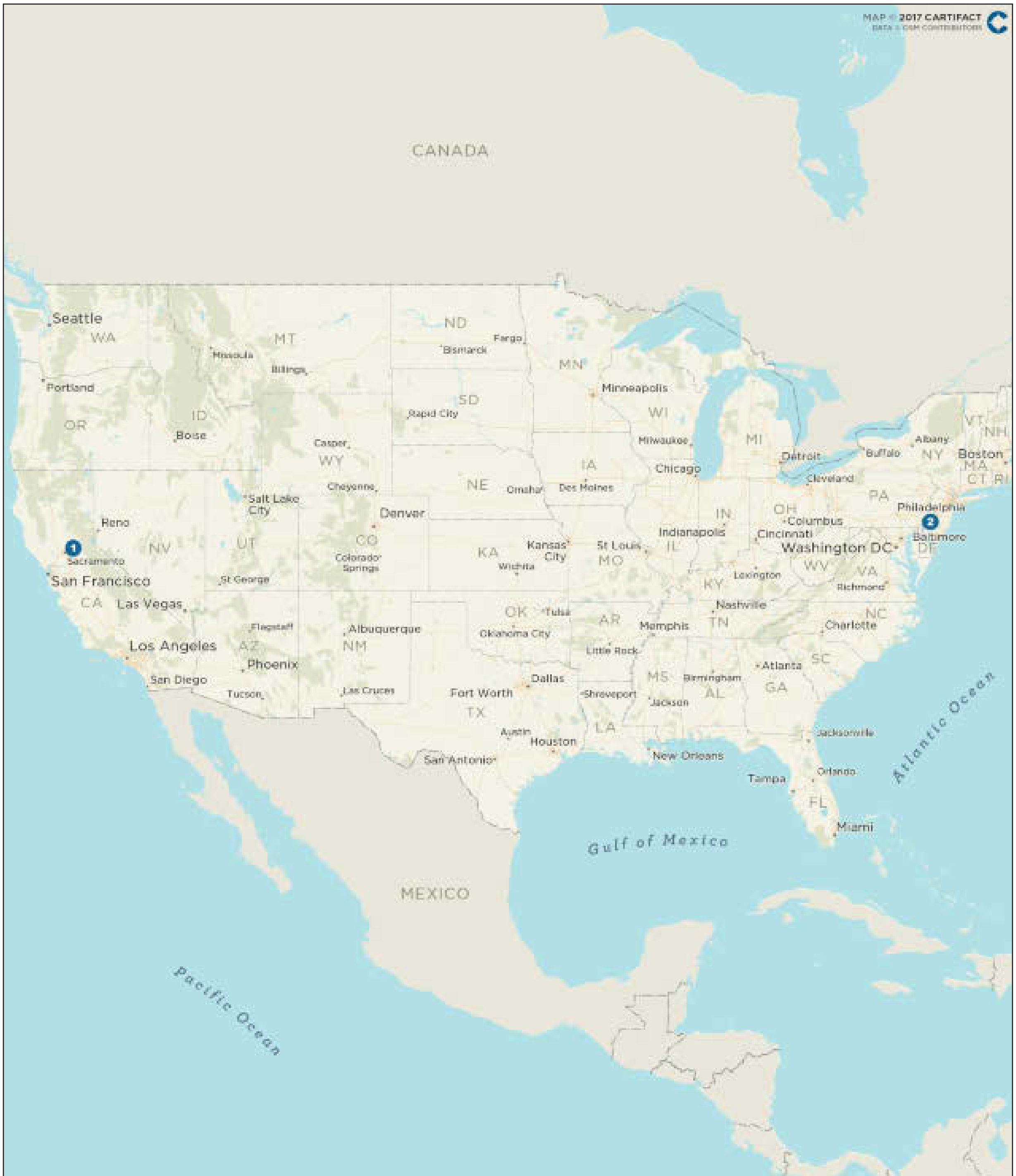


Life Time Athletic, Folsom, CA



Life Time Athletic, Fort Washington, PA





Life Time Fitness Portfolio

#	Property Name	Address	City/State	Zip Code
1	Life Time Fitness Folsom	110 Serpa Way	Folsom, CA	95630
2	Life Time Fitness Fort Washington	375 Commerce Drive	Fort Washington, PA	19034

Mortgaged Property Information	
Number of Mortgaged Properties	2
Location (City/State)	Various
Property Type	Retail
Size (SF)	231,666
Total Occupancy as of 10/31/2017	100.0%
Owned Occupancy as of 10/31/2017	100.0%
Year Built / Latest Renovation	2017 / NAP
Appraised Value	$89,230,000
Underwritten Revenues	$5,732,262
Underwritten Expenses	$0
Underwritten Net Operating Income (NOI)	$5,732,262
Underwritten Net Cash Flow (NCF)	$5,498,279
Cut-off Date LTV Ratio	63.9%
Maturity Date LTV Ratio	58.4%
DSCR Based on Underwritten NOI / NCF	1.67x / 1.60x
Debt Yield Based on Underwritten NOI / NCF	10.1% / 9.6%

Mortgage Loan Information		
Loan Seller		GSMC
Cut-off Date Principal Balance		$57,000,000
Cut-off Date Principal Balance per SF		$246.04
Percentage of Initial Pool Balance		5.6%
Number of Related Mortgage Loans		None
Type of Security		Fee Simple
Mortgage Rate		4.4330%
Original Term to Maturity (Months)		120
Original Amortization Term (Months)		360
Original Interest Only Period (Months)		60
Escrows		
	Upfront	Monthly
Taxes	$0	$0
Insurance	$0	$0
Replacement Reserves	$0	$0
TI/LC	$0	$0
Other(1)	$1,548,033	$0

Sources and Uses

Sources	$	%	Uses	$	%
Loan Amount	$57,000,000	63.2%	Purchase Price	$88,420,333	98.1%
Principal's New Cash Contribution	33,148,234	36.8	Reserves	1,548,033	1.7
			Closing Costs	179,867	0.2
Total Sources	$90,148,234	100.0%	Total Uses	$90,148,234	100.0%

(1) Other upfront reserve represents rent holdback of $1,491,958 and environmental reserve of $56,075. See "—*Escrows*" below.

- **The Mortgage Loan.** The mortgage loan (the "**Life Time Fitness Portfolio Loan**") is evidenced by a note in the original principal amount of $57,000,000 and is secured by a first mortgage encumbering the borrower's fee simple interest in two fitness retail properties located in Folsom, California and Fort Washington, Pennsylvania (the "**Life Time Fitness Portfolio Properties**"). The Life Time Fitness Portfolio Loan was originated by Goldman Sachs Mortgage Company on October 2, 2017 and represents approximately 5.6% of the Initial Pool Balance. The note evidencing the Life Time Fitness Portfolio Loan has an outstanding principal balance as of the Cut-off Date of $57,000,000 and an interest rate of 4.4330% *per annum*. The borrowers utilized the proceeds of the Life Time Fitness Portfolio Loan to acquire the Life Time Fitness Portfolio Properties, fund reserves and pay origination costs.

The Life Time Fitness Portfolio Loan had an initial term of 120 months and has a remaining term of 119 months as of the Cut-off Date. The Life Time Fitness Portfolio Loan requires monthly payments of interest only for the initial 60 months, followed by monthly payments of interest and principal sufficient to amortize the loan over a 30-year amortization schedule. The scheduled maturity date of the Life Time Fitness Portfolio Loan is the due date in October 2027. Voluntary prepayment of the Life Time Fitness Portfolio Loan is prohibited prior to the due date in July 2027. Provided that no event of default under the related loan documents is continuing, defeasance with direct, non-callable obligations of the United States of America is permitted at any time on or after the first due date following the second anniversary of the securitization Closing Date.

- **The Mortgaged Properties.** The Life Time Fitness Portfolio Properties are comprised of a 115,998 SF fitness retail property in Folsom, California (the "**Folsom Property**") and a 115,668 SF fitness retail property located in Fort Washington, Pennsylvania (the "**Fort Washington Property**").

Property Name	City	State	Total GLA	Year Built	Purchase Price	Appraised Value	Allocated Base Rent(1)
Life Time Fitness Folsom	Folsom	California	115,998	2017	$50,112,667	$50,110,000	$3,421,301
Life Time Fitness Fort Washington	Fort Washington	Pennsylvania	115,668	2017	38,307,667	39,120,000	2,612,659
Total / Wtd. Avg.			**231,666**		**$88,420,333**	**$89,230,000**	**$6,033,960**

(1) Allocated Base Rent is based on master lease rents. See "—*Master Lease*" below.

The following table presents certain information relating to the major tenants (of which, certain tenants may have co-tenancy provisions) at the Life Time Fitness Portfolio Properties:

Two Largest Tenants Based on Underwritten Base Rent

Tenant Name	Credit Rating (Fitch/MIS/S&P)(1)	Tenant GLA	% of GLA	UW Base Rent(2)	% of Total UW Base Rent	UW Base Rent $ per SF	Lease Expiration	Renewal / Extension Options
Healthy Way of Life V, LLC 1	NR/NR/NR	115,998	50.1%	$3,421,301	56.7%	$29.49	12/31/2042	6, 5-year options
Healthy Way of Life V, LLC 2	NR/NR/NR	115,668	49.9	2,612,659	43.3	22.59	12/31/2042	6, 5-year options
Totals / Wtd. Avg. Tenants		**231,666**	**100.0%**	**$6,033,960**	**100.0%**	**$26.05**		

(1) Certain ratings are those of the parent company whether or not the parent company guarantees the lease.
(2) UW Base Rent is based on master lease rents. See "—*Master Lease*" below.

The following table presents certain information relating to the lease rollover schedule at the Life Time Fitness Portfolio Properties based on initial lease expiration dates:

Lease Expiration Schedule(1)

Year Ending December 31	Expiring Owned GLA	% of Owned GLA	Cumulative % of Owned GLA	UW Base Rent(2)	% 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
2017	0	0.0	0.0%	0	0.0	0.00	0
2018	0	0.0	0.0%	0	0.0	0.00	0
2019	0	0.0	0.0%	0	0.0	0.00	0
2020	0	0.0	0.0%	0	0.0	0.00	0
2021	0	0.0	0.0%	0	0.0	0.00	0
2022	0	0.0	0.0%	0	0.0	0.00	0
2023	0	0.0	0.0%	0	0.0	0.00	0
2024	0	0.0	0.0%	0	0.0	0.00	0
2025	0	0.0	0.0%	0	0.0	0.00	0
2026	0	0.0	0.0%	0	0.0	0.00	0
2027	0	0.0	0.0%	0	0.0	0.00	0
2028 & Thereafter(3)	231,666	100.0	100.0%	6,033,960	100.0	26.05	1
Vacant	0	0.0	100.0%	0	0.0	0.00	0
Total / Wtd. Avg.	**231,666**	**100.0%**		**$6,033,960**	**100.0%**	**$26.05**	**1**

(1) Calculated based on approximate square footage occupied by each Owned Tenant.
(2) UW Base Rent is based on master lease rents. See "—*Master Lease*" below.
(3) The master lease expires on December 31, 2042. See "—*Master Lease*" below.

- **Underwritten Net Cash Flow.** The following table presents certain information relating to the historical operating performance and the Underwritten Net Cash Flow at the Life Time Fitness Portfolio Properties:

Cash Flow Analysis[(1)]

	Underwritten[(2)]	Underwritten $ per SF
Base Rent[(3)]	$6,033,960	$26.05
Total Rent	$6,033,960	$26.05
Less Vacancy & Credit Loss	(301,698)	(1.30)
Effective Gross Income	$5,732,262	$24.74
Total Operating Expenses	$0	$0.00
Net Operating Income	**$5,732,262**	**$24.74**
TI/LC	220,083	0.95
Replacement Reserves	13,900	0.06
Net Cash Flow	**$5,498,279**	**$23.73**

(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 August 1, 2017 and contractual rent steps through October 31, 2018.
(3) Underwritten Base Rent is based on master lease rents. See "—*Master Lease*" below.

- **Appraisal.** According to an appraisal dated September 26, 2017, the Folsom Property had an "as-is" appraised value of $50,110,000 as of August 14, 2017. According to an appraisal dated September 27, 2017, the Fort Washington Property had an "as-is" appraised value of $39,120,000 as of August 18, 2017.

- **Environmental Matters.** According to a Phase I environmental report dated May 4, 2017, there are no recognized environmental conditions or recommendations for further action at the Folsom Property. According to a Phase I environmental report dated September 14, 2017, there are no recognized environmental conditions or recommendations for further action at the Fort Washington Property other than a recommendation to further investigate and monitor the extent of groundwater contamination at the Fort Washington Property, including (a) the installation of two deep monitoring wells and up to two more offsite monitoring wells for horizontal and vertical delineation and four rounds of groundwater sampling be conducted, (b) modeling and reporting of groundwater data and (c) groundwater monitoring for up to two years after the first four rounds of sampling. The LTF Tenant as the prior owner of the Fort Washington Property is required to complete such testing and monitoring, and the estimated cost of approximately $123,950 was withheld from the purchase price for the Fort Washington Property. In the event that the LTF Tenant does not complete such testing and monitoring, the borrower, upon written notice from the lender, will be required to comply with the outstanding recommendations of the Phase 1 environmental report. See "*Description of the Mortgage Pool—Environmental Considerations*" in the Prospectus.

- **Market Overview and Competition.**

The following table presents certain information relating to the primary competition for the Life Time Fitness Portfolio Properties:

Life Time Fitness Folsom – Competitive Set[(1)]

Tenant	24 Hour Fitness	24 Hour Fitness	In Shape Health Club	Crunch Fitness	Crunch Fitness
Location (City, State)	Walnut Creek, CA	Downey, CA	Napa, CA	Van Nuys, CA	Sunnyvale, CA
Distance from Subject (mi)	71.8	365.9	68.3	341.3	103.7
Property Type	Retail	Retail	Retail	Retail	Retail
Year Built	2012	2015	2016	1950	1985
Total GLA (SF)	43,602	43,903	38,356	20,000	21,378
Total Occupancy	100%	N/A	100%	100%	100%

(1) Source: Appraisal.

Life Time Fitness Fort Washington – Competitive Set(1)

Tenant	LA Fitness	LA Fitness	LA Fitness	Life Time Fitness	LA Fitness
Location (City, State)	Allentown, PA	West Orange, NJ	Sugar Hill, GA	Dublin, OH	Miami, FL
Distance from Subject (mi)	36.9	67.0	641.3	417.0	1,036.0
Property Type	Retail	Retail	Retail	Retail	Retail
Year Built	2004	2015	2016	2006	2014
Total GLA (SF)	41,000	48,200	37,000	100,000	55,000
Total Occupancy	100%	100%	100%	100%	100%

(1) Source: Appraisal.

- **The Borrower.** The borrower is LCN-LNK Folsom (Multi) LLC, a single-purpose, single-asset entity. Legal counsel to the borrower delivered a non-consolidation opinion in connection with the origination of the Life Time Fitness Portfolio Loan. The non-recourse carveout guarantors under the Life Time Fitness Portfolio Loan are LCN North American Fund II REIT and LNK Partners III, L.P, each an indirect owner of the borrower.

  LCN North American Fund II REIT ("**LCN**") is a Maryland real estate investment trust, which is controlled by Edward V. LaPuma and Bryan York Colwell, the founders of LCN Capital Partners. Edward V. LaPuma created and led W.P.Carey's international businesses during his 15-year tenure. Co-founder Bryan York Colwell is a 16-year veteran of Goldman Sachs investment banking/M&A, served as a global group head at ABN Amro Bank. LCN has in excess of $1 billion aggregate assets under management in its LCN North American Fund I and LCN European Fund I. LCN North American Fund II and LCN European Fund II were recently created and have in excess of $1 billion aggregate.

  LNK Partners, LLC ("**LNK**") is a private equity firm focused on building consumer and retail businesses. LNK is currently investing out of its third fund, LNK Partners III, L.P. and its parallel vehicle, LNK Partners III (Parallel), L.P., and over its three funds has raised over $1 billion of committed capital to focus on making minority and majority investments in growth capital, buyouts, recapitalizations, or PIPEs. Select companies that LNK has invested in include Beachbody, Life Time Fitness, Ariat, PVH, Au Bon Pain and Fitness Connection. David Landau, a co-founder of LNK partners, currently serves on the Board of Directors of Life Time, Inc.

- **Master Lease**. The borrower has entered into a master lease (the "**LTF Lease**") with Healthy Way of Life V, LLC, that covers each of the Life Time Fitness Portfolio Properties. The LTF Lease was entered into as of the origination date between the borrower as landlord and Healthy Way of Life V, LLC, as master tenant (the "**Master Tenant**"), for a term of approximately 25 years. The obligations of the Master Tenant under the LTF Lease were guaranteed by Life Time, Inc. (the "**Master Lease Guarantor**"), an affiliate of the Master Tenant and the borrower. The Master Tenant has fully subordinated the LTF Lease to the Life Time Fitness Portfolio Whole Loan pursuant to a subordination, non-disturbance and attornment agreement. The initial aggregate quarterly rent under the LTF Lease is $1,508,490, and will be increased every five years at a fixed rate of 10%. The Master Tenant has a right of first offer related to the sale of the Life Time Fitness Portfolio Properties, provided that such right does not apply in the context of a foreclosure, deed of trust or other exercise of the lender's remedies under the loan documents.

- **Escrows.** On the origination date, the borrower funded a rent holdback reserve in the amount of $1,491,958 and an environmental reserve in the amount of $56,075.

  On each due date, the borrower is required to fund (a) a tax and insurance reserve in an amount equal to one-twelfth of the amount that the lender reasonably estimates will be necessary to pay taxes and insurance premiums over the then succeeding 12-month period (unless solely the obligation of the LTF Tenant or an approved successor or are paid directly to the taxing authority or the applicable insurance company by the LTF Tenant or its successor and (b) during the continuance of a Life Time Fitness Portfolio Trigger Period, (i) a capital expenditure reserve in an amount equal to approximately $4,826 and (ii) an LTF tenant reserve in an amount equal to approximately $48,264. Notwithstanding the foregoing, the borrower will not be required to fund the tax and insurance reserve with respect to taxes and insurance premiums that are solely the obligation of the LTF Tenant its approved successor or are paid directly to the taxing authority or the applicable insurance company by the LTF Tenant or its substitute, so long as no event of default under the Life Time Fitness Portfolio Loan has occurred and is continuing and the borrower provides proof of payment by the borrower, the LTF Tenant or its substitute.

  In addition, on each due date during the continuance of a Life Time Fitness Portfolio Trigger Period, the related loan documents require an excess cash flow sweep as discussed under "*—Lockbox and Cash Management*" below.

  A "**Life Time Fitness Portfolio Trigger Period**" means (i) from the conclusion of any 12-month period (tested quarterly) during which the net operating income is less than $5,128,866 until net operating income is equal to or greater than $5,128,866 for the trailing 12 month period (tested quarterly), (ii) upon the borrower's failure to deliver required monthly, quarterly or annual financial reports and ending when such reports are delivered and indicate that no other Life Time Fitness Portfolio Trigger Period is ongoing, (iii) from the occurrence of an LTF Tenant Trigger Event until an LTF Tenant Trigger Cure and (iv) upon the failure of the borrower sponsors to satisfy certain net worth and liquidity covenants until such covenants are met.

  An "**LTF Tenant Trigger Event**" means the occurrence of any of the following events (a) the date that Healthy Way of Life V, LLC or its successor (the "**LTF Tenant**") gives notice of its intent not to extend or renew until an LTF Re-Tenanting Event has occurred, (b) the LTF Tenant fails to give notice to extend or renew until an LTF Re-Tenanting Event has occurred, (c) the occurrence of an event of default by the borrower under the LTF Lease until cured or an LTF Re-Tenanting Event has occurred, (d) the LTF Tenant becoming a debtor in any state or federal bankruptcy, insolvency or similar proceeding and ending when the LTF Tenant has affirmed its lease or an LTF Re-Tenanting Event has occurred or (e) the LTF Tenant does, or notifies the borrower that it intends to (A) "go dark", vacate or surrenders its space, discontinues its operations or business at the space, in each case, for more than 18 consecutive months, or (B) abandons the entirety of the portion of the its space for at least 150 days in any 12-month period or until the LTF Tenant recommences operations at the LTF Tenant space or an LTF Re-Tenanting Event.

  An "**LTF Re-Tenanting Event**" means either (i) the entirety of the leased space to the LTF Tenant pursuant to the LTF Lease has been leased to a third party tenant or tenants reasonably acceptable to the lender pursuant to one or more approved substitute leases or (ii) the LTF Tenant's space is subject to a market level of occupancy pursuant to one or more approved substitute leases with a tenant(s) reasonably acceptable to the lender, provided that (y) the expiration date of each such lease is no earlier than October 2037 and (z) the leases, evaluated as a whole, are on equal or better economic terms than the original LTF Lease.

- **Lockbox and Cash Management.** The Life Time Fitness Portfolio Loan is structured with a hard lockbox and in-place cash management. The related loan documents require the borrower to direct the tenant to deposit payments directly to a lender-controlled lockbox account, and require that all cash revenues relating to the Life Time Fitness Portfolio Properties and all other money received by the borrower or the property manager with respect to the Life Time Fitness Portfolio Properties be deposited into such lockbox account or a lender-controlled cash management account within two business days following receipt. All funds in the lockbox account are required to be swept into the cash management account at the end of each business day. On each due date, amounts in the cash management account will be applied to pay monthly debt service payments and any applicable reserves and, if no Life Time Fitness Portfolio Trigger Period or event of default are continuing, to be remitted into a borrower-controlled operating account. On each due date during the continuance of a Life Time Fitness Portfolio Trigger Period or event of default, the related loan documents require that all amounts on deposit in the cash management account in excess of the monthly debt service payment, required reserves and operating expenses be reserved in an excess cash flow reserve account.

- **Property Management.** The Life Time Fitness Portfolio Properties are self-managed. Under the related loan documents, the Life Time Fitness Portfolio Properties are required to remain self-managed, or managed by any other management company approved by the lender and with respect to which a Rating Agency Confirmation has been received. The lender has the right to replace, or require the borrower to replace, the property manager with a property manager selected by the lender (i) during the continuance of an event of default under the Life Time Fitness Portfolio Loan, (ii) following any foreclosure, conveyance in lieu of foreclosure or other similar transaction, (iii) during the continuance of a material default by the property manager under the management agreement (after the expiration of any applicable notice and/or cure periods), (iv) if the property manager files for or is the subject of a petition in bankruptcy or (v) if a trustee or receiver is appointed for the property manager's assets or the property manager makes an assignment for the benefit of its creditors or is adjudicated insolvent.
- **Mezzanine or Secured Subordinate Indebtedness.** Not permitted.
- **Terrorism Insurance.** So long as TRIPRA or a similar or subsequent statute is in effect, the borrower is required to maintain terrorism insurance for foreign and domestic acts (as those terms are defined in TRIPRA or similar or subsequent statute) in an amount equal to the full replacement cost of the Life Time Fitness Portfolio Properties (plus 18 months of rental loss and/or business interruption coverage plus an additional period of indemnity covering the 180 days following restoration). If TRIPRA or a similar or subsequent statute is not in effect, then provided that terrorism insurance is commercially available, the borrower is required to carry terrorism insurance throughout the term of the Life Time Fitness Portfolio Loan as described in the preceding sentence, but in that event the borrower is not required to spend more than two times the amount of the insurance premium that is payable at that time in respect of the property and business interruption/rental loss insurance required under the related loan documents on a standalone basis (without giving effect to the cost of terrorism and earthquake components of such casualty and business interruption/rental loss insurance), and if the cost of terrorism insurance exceeds such amount, then the borrower is required to purchase the maximum amount of terrorism insurance available with funds equal to such amount. In either such case, terrorism insurance may not have a deductible in excess of $150,000. The required terrorism insurance may be included in a blanket policy so long as the borrower provides evidence satisfactory to the lender that the insurance premiums for the Life Time Fitness Portfolio Properties are separately allocated to the Life Time Fitness Portfolio Properties and that the policy will provide the same protection as a separate policy. See "*Risk Factors—Terrorism Insurance May Not Be Available for All Mortgaged Properties*" in the Prospectus.

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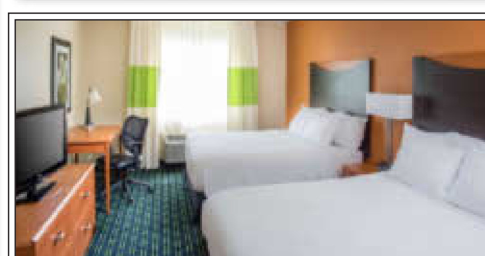
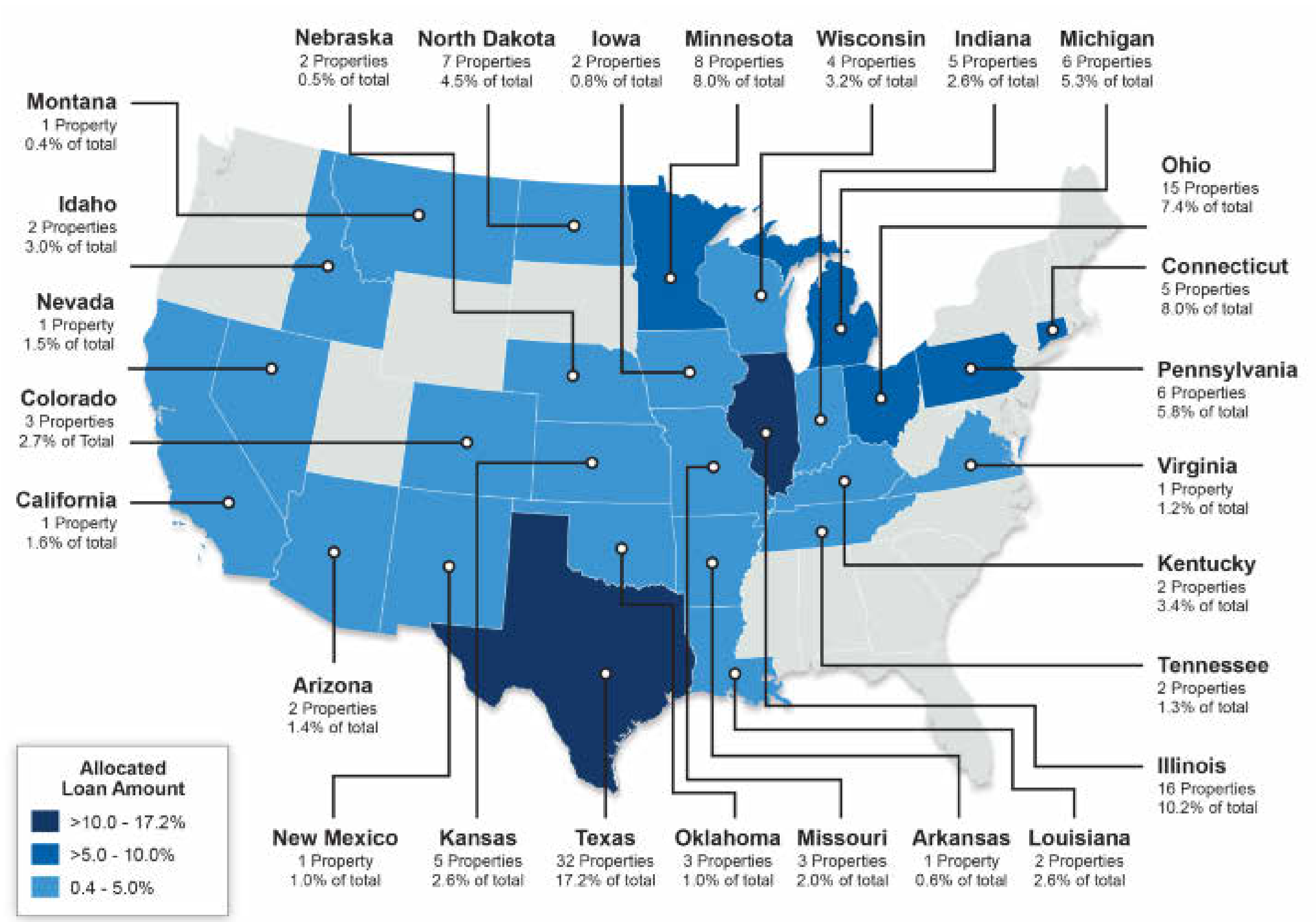
Sheraton


FAIRFIELD
INN & SUITES
Marriott


Residence
Inn
Marriott




Nebraska
2 Properties
0.5% of total
North Dakota
7 Properties
4.5% of total
Iowa
2 Properties
0.8% of total
Minnesota
8 Properties
8.0% of total
Wisconsin
4 Properties
3.2% of total
Indiana
5 Properties
2.6% of total
Michigan
6 Properties
5.3% of total
Montana
1 Property
0.4% of total
Idaho
2 Properties
3.0% of total
Nevada
1 Property
1.5% of total
Colorado
3 Properties
2.7% of Total
California
1 Property
1.6% of total
Ohio
15 Properties
7.4% of total
Connecticut
5 Properties
8.0% of total
Pennsylvania
6 Properties
5.8% of total
Virginia
1 Property
1.2% of total
Kentucky
2 Properties
3.4% of total
Tennessee
2 Properties
1.3% of total
Illinois
16 Properties
10.2% of total
Arizona
2 Properties
1.4% of total
Allocated
Loan Amount
>10.0 - 17.2%
>5.0 - 10.0%
0.4 - 5.0%
New Mexico
1 Property
1.0% of total
Kansas
5 Properties
2.6% of total
Texas
32 Properties
17.2% of total
Oklahoma
3 Properties
1.0% of total
Missouri
3 Properties
2.0% of total
Arkansas
1 Property
0.6% of total
Louisiana
2 Properties
2.6% of total

Mortgaged Property Information	
Number of Mortgaged Properties	138
Location (City/State)	Various
Property Type	Hospitality
Size (Rooms)	10,576
Total TTM Occupancy as of 6/30/2017	72.7%
Owned TTM Occupancy as of 6/30/2017	72.7%
Year Built / Latest Renovation	1987-2013 / 2009-2017
Appraised Value(1)	$1,165,000,000
Underwritten Revenues	$319,793,026
Underwritten Expenses	$219,737,995
Underwritten Net Operating Income (NOI)	$100,055,030
Underwritten Net Cash Flow (NCF)	$87,263,309
Cut-off Date LTV Ratio(2)(3)	28.6%
Maturity Date LTV Ratio(2)(4)	27.3%
DSCR Based on Underwritten NOI / NCF(2)	6.45x / 5.63x
Debt Yield Based on Underwritten NOI / NCF(2)	30.1% / 26.2%

Mortgage Loan Information		
Loan Seller		GSMC
Cut-off Date Principal Balance(5)		$50,000,000
Cut-off Date Principal Balance per Room(2)		$31,456.62
Percentage of Initial Pool Balance		4.9%
Number of Related Mortgage Loans		None
Type of Security		Fee Simple and Leasehold
Mortgage Rate		4.59850%
Original Term to Maturity (Months)		60
Original Amortization Term (Months)		NAP
Original Interest Only Period (Months)		60
Escrows		
	Upfront	Monthly
Taxes	$0	$0
Insurance	$0	$0
Replacement Reserves	$0	$0
TI/LC	$0	$0
Other(6)	$34,240,000	$492,981

Sources and Uses

Sources	$	%	Uses	$	%
Whole Loan Amount	$800,000,000	100.0%	Loan Payoff	$753,109,751	94.1%
			Reserves	34,240,000	4.3
			Closing Costs	9,615,664	1.2
			Principal Equity Distribution	1,603,940	0.2
			Stub Interest	1,430,644	0.2
Total Sources	$800,000,000	100.0%	Total Uses	$800,000,000	100.0%

(1) The Appraised Value represents the aggregate "as-is" appraised value of the Starwood Lodging Hotel Portfolio of $1,089,600,000 plus an approximately 6.9% portfolio premium.
(2) Calculated based on the aggregate outstanding balance of the SLP Senior Loans and excludes the SLP Subordinate Loan unless otherwise specified. See "*—The Mortgage Loan*" below.
(3) The Cut-off Date LTV Ratio is calculated on the basis of the aggregate "as-is" appraised value including an approximately 6.9% portfolio premium. Excluding the portfolio premium, the Cut-off Date LTV Ratio is 30.5%. See "*--Starwood Lodging Hotel Portfolio Total Debt Capital Structure*" below
(4) The Maturity Date LTV Ratio is calculated using the "as-stabilized" appraised value of $1,218,500,000. The Maturity Date LTV Ratio calculated based on the "as-is" appraised value inclusive of the approximately 6.9% portfolio premium is 28.6% and the Maturity Date LTV Ratio calculated based on the "as-is" appraised value excluding the portfolio premium of approximately 6.9% is 30.5%. See "*--Starwood Lodging Hotel Portfolio Total Debt Capital Structure*" below
(5) The Cut-off Date Principal Balance of $50,000,000 represents the non-controlling note A-2 of the $800,000,000 Starwood Lodging Hotel Portfolio Whole Loan. See "*—The Mortgage Loan*" below.
(6) Upfront other reserve represents reserve for a property improvement plan ("**PIP**"). See "*—Escrows*" below.

- **The Mortgage Loan.** The mortgage loan (the "**Starwood Lodging Hotel Portfolio Loan**") is part of a whole loan (the "**Starwood Lodging Hotel Portfolio Whole Loan**") consisting of three senior *pari passu* notes with an outstanding aggregate principal balance as of the Cut-off Date of $332,685,263 (the "**SLP Senior Loans**") and one subordinate note with an outstanding aggregate principal balance as of the Cut-off Date of $467,314,737 (the "**SLP Subordinate Loan**"). The Starwood Lodging Hotel Portfolio Whole Loan has an aggregate outstanding principal balance as of the Cut-off Date of $800,000,000 and is secured by a first mortgage encumbering the borrowers' fee simple and leasehold interests in a portfolio of hospitality properties located in 27 states (the "**Starwood Lodging Hotel Portfolio Properties**"). The Starwood Lodging Hotel Portfolio Loan (evidenced by note A-2) has an outstanding principal balance as of the Cut-off Date of $50,000,000 and represents approximately 4.9% of the Initial Pool Balance.

  The Starwood Lodging Hotel Portfolio Whole Loan was originated by Goldman Sachs Mortgage Company on September 22, 2017. The Starwood Lodging Hotel Portfolio Whole Loan has an outstanding principal balance as of the Cut-off Date of $800,000,000 and each note has an interest rate of 4.5985% *per annum*. The borrowers utilized the proceeds of the Starwood Lodging Hotel Portfolio Whole Loan to refinance existing debt on the Starwood Lodging Hotel Portfolio Properties, fund reserves, pay origination costs and return equity to the borrower sponsor.

The Starwood Lodging Hotel Portfolio Whole Loan had an initial term of 60 months and has a remaining term of 59 months as of the Cut-off Date. The Starwood Lodging Hotel Portfolio Whole Loan requires interest only payments during its term. The scheduled maturity date of the Starwood Lodging Hotel Portfolio Whole Loan is October 5, 2022. At any time following the loan payment date in October 2018, the borrowers will have the right to prepay the Starwood Lodging Hotel Portfolio Whole Loan in whole or in part. Any voluntary prepayments prior to the due date in June 2022 require prepayment consideration equal to the greater of 1% of the amount prepaid or a yield maintenance premium. Provided no event of default under the related loan documents has occurred and is continuing, at any time after the second anniversary of the securitization closing date, the Starwood Lodging Hotel Portfolio Whole Loan may be defeased in whole or in part as described below under "—*Release of Collateral*" with certain direct, non-callable obligations of the United States of America or other obligations which are "government securities" permitted under the related loan documents.

The following table outlines the three senior *pari passu* notes and one subordinate note of the Starwood Lodging Hotel Portfolio Whole Loan:

Note	Original Balance	Cut-off Date Balance	Note Holder	Controlling Piece
A-1	$257,685,263	$257,685,263	GSMS 2017-SLP	No
A-2	50,000,000	50,000,000	GSMS 2017-GS8	No
A-3	25,000,000	25,000,000	GSMC(1)	No
B	467,314,737	467,314,737	GSMS 2017-SLP	Yes
Total	**$800,000,000**	**$800,000,000**		

(1) Note A-3 is currently held by GSMC and is expected to be contributed to one or more future securitization transactions.

See the Starwood Lodging Hotel Portfolio total debt capital structure table below. The relationship among the holders of the Starwood Lodging Hotel Portfolio Loan and the related companion loans is governed by a co-lender agreement as described under *"Description of the Mortgage Pool–The Whole Loans–Starwood Lodging Hotel Portfolio Whole Loan"* in the Prospectus.

Starwood Lodging Hotel Portfolio Total Debt Capital Structure

			Interest Rate	Cumulative Cut-off Date Balance	Cumulative Cut-off Date Balance Per Room	Cumulative Cut-off Date LTV Ratio[1]	Cumulative UW NCF Debt Yield[2]	Cumulative UW NCF DSCR[2]
Whole Loan	Senior Loans	**Senior Trust Note $50,000,000 Note A-2** **Senior Companion Loans $257,685,263 *Note A-1 GSMS 2017-SLP*** **_$25,000,000 Note A-3 GSMC[3]_**	**4.5985%**	**$332,685,263**	**$31,457**	**28.6%**	**26.2%**	**5.63x**
Whole Loan	Junior Loan	**SLP Subordinate Note $467,314,737 *Note B GSMS 2017-SLP***	**4.5985%**	**$800,000,000**	**$75,643**	**68.7%**	**10.9%**	**2.34x**
		Implied Borrower Sponsor Equity[4] $365,000,000		**$1,165,000,000**	**$110,155**			

(1) Based on the portfolio appraised value. The Cut-off Date LTV of the SLP Senior Loans is 30.5% and the Cut-off Date LTV Ratio of the Starwood Lodging Hotel Portfolio Whole Loan is 73.4% based on the aggregate "as-is" appraised value for each individual property, excluding the portfolio premium of approximately 6.9%.
(2) Based on the aggregate portfolio UW NCF of $87,263,309.
(3) Note A-3 is currently held by GSMC and is expected to be contributed to one or more future securitization transactions.
(4) Based on the portfolio appraised value. Excluding the portfolio premium, the Implied Borrower Sponsor Equity is $289,600,000.

- **The Mortgaged Properties.** The Starwood Lodging Hotel Portfolio Properties consists of 10,576 guestrooms in 138 hotels across 27 states. The Starwood Lodging Hotel Portfolio Properties include 100 Marriott-branded hotels (7,627 rooms), 25 Hilton-branded hotels (1,990 rooms), five Choice-branded hotels (322 rooms), four IHG-branded hotels (404 rooms), three Carlson-branded hotel (172 rooms) and one Best Western-branded hotel (61 rooms). The Starwood Lodging Hotel Portfolio Properties were constructed between 1987 and 2013 and have an average age of 19 years, with recent renovations taking place between 2009 and 2017 for 135 properties. Renovations occurring between 2014 and 2016 totaled approximately $98.3 million ($9,298 per room). As of TTM June 2017, the portfolio was 72.7% occupied and reported an average ADR and RevPAR of $110.86 and $80.64, respectively.

The largest Starwood Lodging Hotel Portfolio Property by TTM June 2017 NCF, Hilton Garden Inn Glastonbury, represents approximately 2.8% of the aggregate portfolio TTM June 2017 NCF, while the top 10 Starwood Lodging Hotel Portfolio Properties account for approximately 18.5% of the TTM June 2017 NCF. The Starwood Lodging Hotel Portfolio Properties average 77 rooms per hotel in size, with the properties ranging in size from the 48-room Owatonna Country Inn & Suites to the 168-room DoubleTree Holland. The Starwood Lodging Hotel Portfolio Properties operate under franchise agreements with Marriott, Hilton, IHG, Choice, Carlson and Best Western that have expirations ranging from November 2017 to July 2040. Over approximately 90.9% of the rooms (9,617 rooms) are under a Marriott or Hilton flag.

Since 2012, through the first half of 2017, over $185.2 million ($17,514 per room) has been invested for property improvement plans, renovations and capital expenditures across the portfolio, approximately $88.3 million ($8,349 per room) of which was by the previous owner. The borrower sponsor has invested approximately $34.2 million in 2015 and approximately $34.6 million in 2016 in order to complete PIP work and elective capex across the portfolio.

The following table presents certain information relating to the top 10 properties by allocated loan amount in the Starwood Lodging Hotel Portfolio:

				TTM Metrics[(1)]				Net Cash Flow	
Top 10 Assets	# Rooms	TTM NCF %[(1)]	ALA %	Occupancy	ADR	RevPAR	RevPAR Penetration Index[(2)]	2016	TTM[(1)]
Hilton Garden Inn Glastonbury	150	2.8%	2.5%	80.0%	$141.70	$113.42	142.68%	$2,360,808	$2,445,231
Sheraton Hotel Woodbury	150	2.3	2.0	80.1%	$133.99	$107.28	152.90%	2,031,003	1,979,319
DoubleTree Holland	168	1.7	1.8	67.6%	$115.16	$77.86	89.89%	1,505,612	1,457,257
Lexington Residence Inn	104	1.7	1.7	85.3%	$121.06	$103.25	128.52%	1,430,697	1,487,929
Residence Inn Mystic Groton	133	1.9	1.7	78.7%	$132.65	$104.42	119.44%	1,597,511	1,699,388
Lexington Courtyard	103	1.6	1.7	76.5%	$128.36	$98.17	117.90%	1,391,895	1,432,305
Residence Inn Baton Rouge	93	2.0	1.6	88.0%	$131.33	$115.57	125.65%	1,612,929	1,710,025
TownePlace Suites Boise Downtown	121	1.8	1.6	72.9%	$114.41	$83.39	85.68%	1,491,483	1,529,124
San Bernardino Hampton Inn & Suites	114	1.2	1.6	79.7%	$122.36	$97.58	112.21%	1,150,367	1,026,697
Fairfield Inn and Suites Reno Sparks	88	1.6	1.5	82.2%	$121.42	$99.81	148.06%	1,166,302	1,414,227
Other	9,352	81.5	82.2	72.0%	$108.58	$78.18	120.73%	72,300,699	71,144,428
Total	**10,576**	**100.0%**	**100.0%**	**72.7%**	**$110.86**	**$80.64**	**120.57%**	**$88,039,307**	**$87,325,931**

(1) TTM as of June 30, 2017.
(2) Index based on the competitive set as defined by Smith Travel Research and based on upon information provided by Smith Travel Research.

The following table presents certain information relating to historical occupancy, ADR and RevPAR at the Starwood Lodging Hotel Portfolio Properties:

Starwood Lodging Hotel Portfolio[(1)]

	2014	2015	2016	TTM 6/30/2017
Occupancy	72.9%	73.2%	72.8%	72.7%
ADR	$105.86	$109.10	$110.33	$110.86
RevPAR	$77.15	$79.89	$80.33	$80.64

(1) As provided by the borrowers and represents averages for the indicated periods.

- **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, on an aggregate basis and per room, at the Starwood Lodging Hotel Portfolio Properties:

Cash Flow Analysis[1]

	2014	2015	2016	TTM 6/30/2017	Underwritten	Underwritten $ per Room
Rooms Revenue	$298,333,403	$308,706,144	$310,337,358	$310,657,032	$310,657,032	$29,374
Food & Beverage Revenue	6,422,813	6,960,287	7,052,140	7,133,329	7,133,329	674
Other Revenue[2]	2,366,028	2,200,365	2,152,206	2,002,664	2,002,664	189
Total Revenue	$307,122,244	$317,866,796	$319,541,704	$319,793,026	$319,793,026	$30,238
Room Expense	$70,962,432	$76,155,691	$77,082,988	$77,543,009	$77,543,009	$7,332
Food & Beverage Expense	5,367,718	5,739,500	5,454,463	5,411,129	5,411,129	512
Other Expense	829,479	1,085,287	937,464	903,364	903,364	85
Total Departmental Expense	$77,159,628	$82,980,478	$83,474,915	$83,857,502	$83,857,502	$7,929
Total Undistributed Expense	112,528,752	113,740,379	116,777,586	117,428,255	117,428,255	11,103
Total Fixed Expense	17,774,539	17,497,351	18,468,228	18,389,618	18,452,239	1,745
Total Operating Expenses	$207,462,919	$214,218,209	$218,720,729	$219,675,374	$219,737,995	$20,777
Net Operating Income	**$99,659,326**	**$103,648,588**	**$100,820,975**	**$100,117,652**	**$100,055,030**	**$9,461**
FF&E	$12,284,890	$12,714,672	$12,781,668	$12,791,721	$12,791,721	$1,210
Net Cash Flow	**$87,374,436**	**$90,933,916**	**$88,039,307**	**$87,325,931**	**$87,263,309**	**$8,251**

(1) Certain items such as straight line rent, interest expense, interest 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) Other revenue includes valet and daily parking, movie rentals, cancellation/attrition and other miscellaneous revenue.

- **Appraisal.** According to the appraisal, the Starwood Lodging Hotel Portfolio Properties had a portfolio appraised value of $1,165,000,000 dated August 7, 2017 and August 8, 2017, which includes a $75,400,000 portfolio premium and an aggregate "as-is" appraised value of $1,089,600,000 without the portfolio premium.

- **Environmental Matters.** According to Phase I environmental reports conducted for the Starwood Lodging Portfolio Properties, there are no recognized environmental conditions.

- **The Borrowers.** The borrowers are 136 single-purpose entities which have pledged the fee simple and leasehold interests in the 138 properties. Legal counsel to the borrowers delivered a non-consolidation opinion in connection with the origination of the Starwood Lodging Hotel Portfolio Loan. The non-recourse carveout guarantor under the Starwood Lodging Hotel Portfolio Loan is SCG Hotel Investors Holdings, L.P., an indirect owner of the borrowers. Recourse to the guarantor for bankruptcy-related matters is capped at $160,000,000.

  Starwood Capital ("**Starwood**") formed the guarantor in 2016 to acquire a number of select-service hotels that were previously acquired by various Starwood affiliates between 2007 and 2015 at a total enterprise value of over $3 billion as of September 2017. As a result of these acquisitions, SCG Hotel Investors Holdings, L.P. indirectly owns 276 hotels totaling more than 24,000 rooms across 40 states. SCG Hotel Investors Holdings, L.P's cost basis as of August 2017 for the Starwood Lodging Hotel Portfolio is $1.29 billion. Since 2012, $185.2 million has been invested across the portfolio, approximately $88.3 million of which was from the previous owner. The guarantor expects to invest approximately $40.2 million through 2022, of which approximately $32.2 million was reserved in the property improvement plan reserve at origination.

- **Escrows.** On the origination date, the borrowers funded a PIP reserve in the amount of approximately $34.2 million. The borrowers are required to fund the following reserves monthly:

  a. during an SLP Trigger Period or event of default under the Starwood Lodging Hotel Portfolio Whole Loan, the basic carrying costs escrow account in amounts sufficient to accumulate payments for property taxes, ground rents and insurance premiums (unless, with respect to insurance premiums, no loan event of default is continuing and insurance is maintained under blanket policies);
  b. the FF&E reserve account in a monthly amount equal to the greater of the amount mandated by any franchise agreement and an amount equal to the product of 1/12 of 4% of borrowers' operating income over the trailing twelve month period unless with respect to the amount required for any particular property, no event of default is continuing and reserves in the amount required above are maintained by a property manager or franchisor unaffiliated with the borrowers and such account is pledged to the lender;
  c. a PIP reserve account, until and including the due date in September 2018, in an amount equal to $492,981; and
  d. during an SLP Trigger Period or event of default, an account with respect to excess cash flow (after payment of all required debt service, reserves and operating expenses).

  In addition, on each due date during the continuance of an SLP Trigger Period, the related loan documents require an excess cash flow reserve as discussed under "—*Lockbox and Cash Management*" below.

  An "**SLP Trigger Period**" will be continuing during (i) any time the debt yield as of the conclusion of any fiscal quarter falls below 8.25% until (a) the debt yield as of the conclusion of two consecutive fiscal quarters is equal to or greater than 8.25% or (b) the debt yield as of the conclusion of a single fiscal quarter is equal to or greater than 8.50% or (ii) upon any termination, expiration or cancellation of a franchise agreement in violation of the loan documents until a replacement franchise agreement meeting certain requirements under the loan agreement is entered into or such property is released from the lien in accordance with the loan documents. The borrowers are permitted to cure or prevent any SLP Trigger Period by posting cash collateral or prepaying the Starwood Lodging Hotel Portfolio Whole Loan.

- **Lockbox and Cash Management.** The Starwood Lodging Hotel Portfolio Loan is structured with one or more borrower-controlled property accounts, a soft springing hard lockbox and springing cash management. The related loan documents require all revenues, including credit card receivables, from the Starwood Lodging Hotel Portfolio Properties to be deposited into one or more property accounts within two business days following receipt. Funds in the property accounts will be remitted to the applicable lender-controlled lockbox account no less than once a month, or, with respect to any Starwood Lodging Hotel Portfolio Properties managed by an affiliate of any borrower or guarantor, by the end of the second business day after receipt. During an SLP Trigger Period or an event of default under the Starwood Lodging Hotel Portfolio Whole Loan, all credit card receivables are to be remitted directly into the applicable lockbox account and all cash revenues relating to the Properties are to be deposited in the applicable lockbox account or a lender-controlled cash management account by the end of the second business day following receipt. For so long as no SLP Portfolio Trigger Period or event of default under the Starwood Lodging Hotel Portfolio Whole Loan is continuing, all funds in the lockbox account are required to be swept into a borrower-controlled operating account on a daily basis. During the continuance of an SLP Trigger Period or event of default under the Starwood Lodging Hotel Portfolio Whole Loan, all funds in the lockbox account are required to be swept into a lender-controlled cash management account on a daily basis and all amounts on deposit in the cash management account after payment of debt service, required reserves and operating expenses, are required to be reserved in an excess cash flow reserve account as additional collateral.

- **Property Management.** The Starwood Lodging Hotel Portfolio Properties are managed by, as applicable, TMI Property Management, L.L.C., a Delaware limited liability company, Pillar Hotels and Resorts, LLC, a Delaware limited liability company, Schulte Hospitality Group, Inc., an Illinois corporation or Hersha Hospitality Management L.P., a Pennsylvania limited partnership. The lender has the right to replace, or require the borrowers to replace, the property manager with a property manager selected by the lender (i) if the property manager becomes insolvent or a debtor in any bankruptcy or insolvency proceeding and which proceeding would reasonably be expected to have a material adverse effect, (ii) if the lender accelerates the Starwood Lodging Hotel Portfolio Loan as a result of an event of default or (iii) during the continuance of a material default by the property manager under the management agreement, which after the expiration of any applicable notice and/or cure periods, results in a material adverse effect.

- **Release of Collateral**. Following the due date in October 2018 for prepayments and the second anniversary of the securitization closing date for defeasance, as applicable, the borrower, upon satisfaction of certain conditions, may obtain the release of one or more Starwood Lodging Hotel Portfolio Properties in connection with a sale of such Starwood Lodging Hotel Portfolio Properties by prepaying or defeasing, as applicable, a portion of the Starwood Lodging Hotel Portfolio Whole Loan equal to the applicable release price. The release price for any Starwood Lodging Hotel Portfolio Property in connection with a sale to a third party will be the related allocated loan amount plus a premium that increases as additional amounts are prepaid or defeased in connection with sales to third parties, expressed as a percentage of the related allocated loan amount as set forth in the chart below. The release price for any Starwood Lodging Hotel Portfolio Property transferred to an affiliate of the borrowers or borrower sponsor is 120% of the related allocated loan amount.

Principal Balance Previously Defeased or Prepaid	Release Price (Inclusive of Premium) as a Percentage of Allocated Loan Amount
$0 – $80,000,000	105%
Greater than $80,000,000 – $120,000,000	110%
Greater than $120,000,000 – $160,000,000	115%
Greater than $160,000,000	120%

- **Mezzanine or Secured Subordinate Indebtedness.** Not permitted.
- **Terrorism Insurance.** So long as TRIPRA or a similar or subsequent statute is in effect, the borrowers are required to maintain terrorism insurance for foreign and domestic acts (as those terms are defined in TRIPRA or similar or subsequent statute) in an amount equal to the full replacement cost of the Starwood Lodging Hotel Portfolio Properties (plus 18 months of rental loss and/or business interruption coverage plus an additional period of indemnity covering the 12 months following restoration). If TRIPRA or a similar or subsequent statute is not in effect, then provided that terrorism insurance is commercially available, the borrowers are required to carry terrorism insurance throughout the term of the Starwood Lodging Hotel Portfolio Loan as described in the preceding sentence, but in that event the borrowers are not required to spend more than two times the amount of the insurance premium that is payable at that time in respect of the property and business interruption/rental loss insurance required under the related loan documents on a standalone basis (without giving effect to the cost of terrorism and earthquake components of such casualty and business interruption/rental loss insurance), and if the cost of terrorism insurance exceeds such amount, then the borrowers are required to purchase the maximum amount of terrorism insurance available with funds equal to such amount. In either such case, terrorism insurance may not have a deductible in excess of $50,000. The required terrorism insurance may be included in a blanket policy so long as the borrowers provide evidence satisfactory to the lender that the insurance premiums for the Starwood Lodging Hotel Portfolio Properties are separately allocated to the Starwood Lodging Hotel Portfolio Properties and that the policy will provide the same protection as a separate policy. See “*Risk Factors—Terrorism Insurance May Not Be Available for All Mortgaged Properties*” in the Prospectus.

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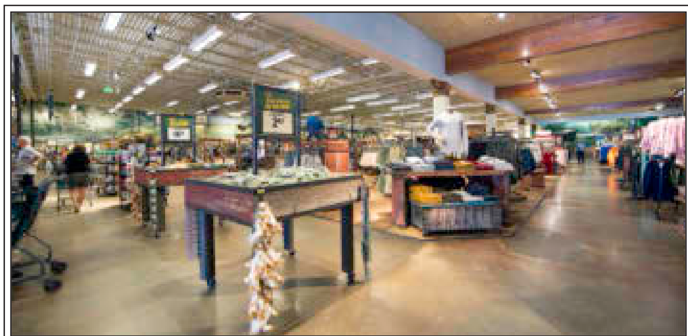
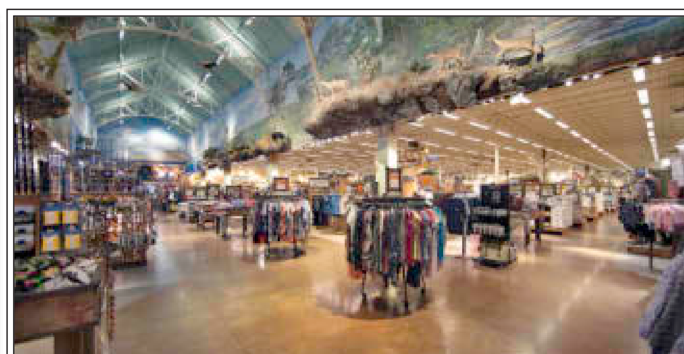
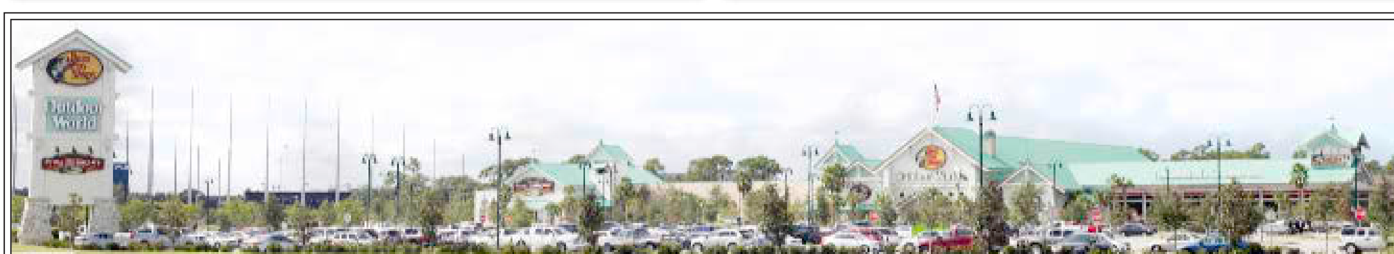
Bass Pro Shops
Outdoor World
REDHEAD

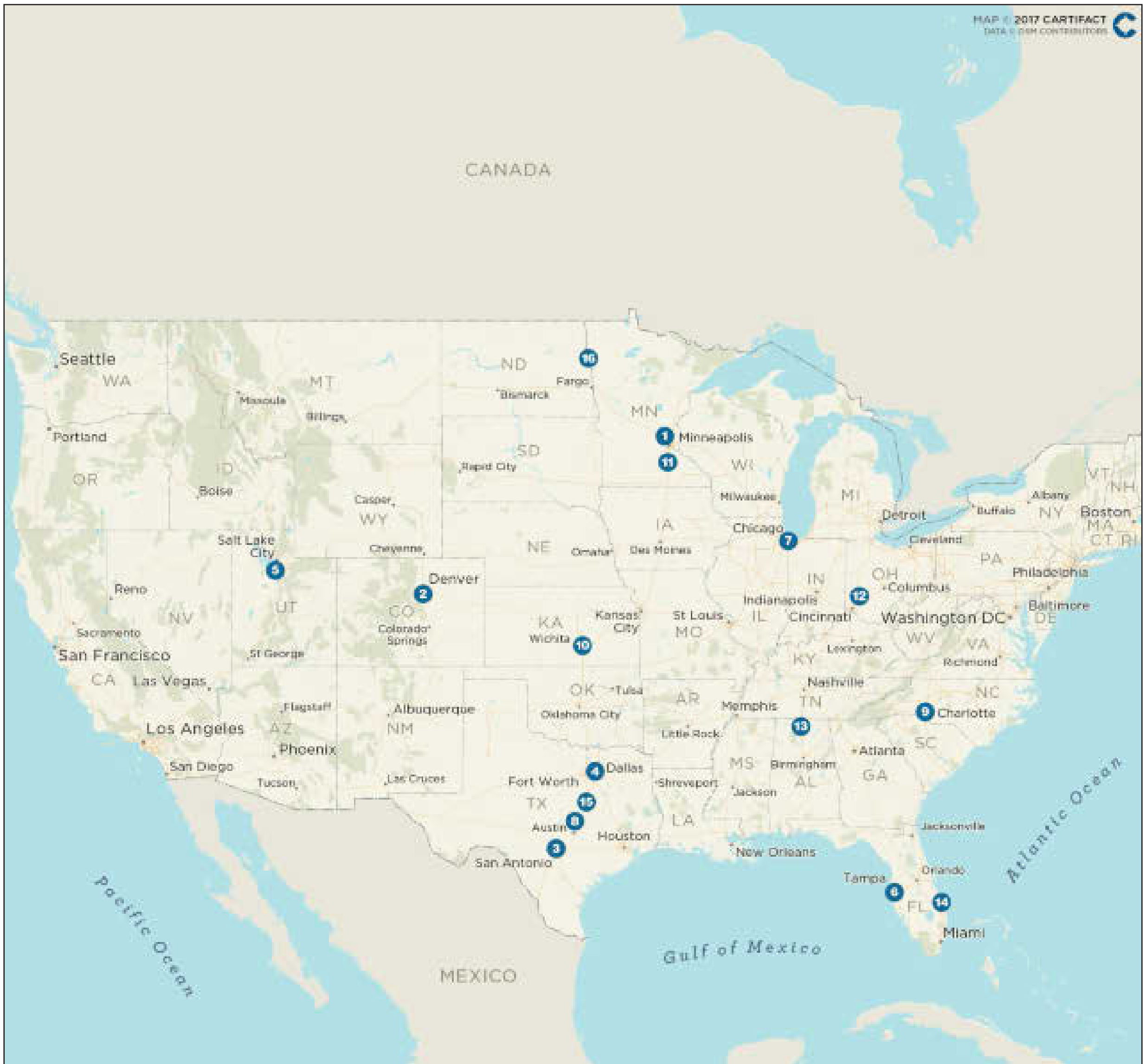



Sportsman's Center
White River


Bass Pro Shops
Sportsman's Center
STOP




Outdoor World



Bass Pro & Cabela’s Portfolio

#	Property Name	Address	City/State	Zip Code
1	Cabela's Rogers	20200 Rogers Drive	Rogers, MN	55374
2	Cabela's Lone Tree	10670 Cabela Drive	Lone Tree, CO	80124
3	Bass Pro San Antonio	17907 IH-10 West	San Antonio, TX	78257
4	Cabela's Allen	1 Cabela Drive	Allen, TX	75002
5	Cabela's Lehi	2502 West Cabelas Boulevard	Lehi, UT	84043
6	Bass Pro Tampa	10501 Palm River Road	Tampa, FL	33619
7	Cabela's Hammond	7700 Cabela Drive	Hammond, IN	46324
8	Bass Pro Round Rock	200 Bass Pro Drive	Round Rock, TX	78665
9	Cabela's Fort Mill	1000 Cabelas Drive	Fort Mill, SC	29708
10	Cabela's Wichita	2427 North Greenwich Road	Wichita, KS	67226
11	Cabela's Owatonna	3900 Cabelas Drive	Owatonna, MN	55060
12	Cabela's Centerville	5500 Cornerstone North Boulevard	Centerville, OH	45440
13	Cabela's Huntsville	7090 Cabela Drive Northwest	Huntsville, AL	35806
14	Bass Pro Port St. Lucie	2250 Southwest Gatlin Boulevard	Port St. Lucie, FL	34953
15	Cabela's Waco	2700 Market Place Drive	Waco, TX	76711
16	Cabela's East Grand Forks	210 Demers Avenue	East Grand Forks, MN	56721

Mortgaged Property Information	
Number of Mortgaged Properties	16
Location (City/State)	Various
Property Type	Retail
Size (SF)	1,896,527
Total Occupancy as of 10/31/2017	100.0%
Owned Occupancy as of 10/31/2017	100.0%
Year Built / Latest Renovation	Various / NAP
Appraised Value	$386,700,000
Underwritten Revenues	$32,578,204
Underwritten Expenses	$7,640,446
Underwritten Net Operating Income (NOI)	$24,937,758
Underwritten Net Cash Flow (NCF)	$23,515,362
Cut-off Date LTV Ratio(1)	50.4%
Maturity Date LTV Ratio(1)	50.4%
DSCR Based on Underwritten NOI / NCF(1)	2.88x / 2.72x
Debt Yield Based on Underwritten NOI / NCF(1)	12.8% / 12.1%

Mortgage Loan Information	
Loan Seller	GSMC
Cut-off Date Principal Balance(2)	$47,500,000
Cut-off Date Principal Balance per SF(1)	$102.77
Percentage of Initial Pool Balance	4.7%
Number of Related Mortgage Loans(3)	2
Type of Security	Fee Simple
Mortgage Rate	4.3790%
Original Term to Maturity (Months)	120
Original Amortization Term (Months)	NAP
Original Interest Only Period (Months)	120

Escrows	Upfront	Monthly
Taxes	$0	$0
Insurance	$0	$0
Replacement Reserves	$0	$0
TI/LC	$0	$0
Other	$0	$0

Sources and Uses

Sources	$	%	Uses	$	%
Whole Loan Amount	$194,900,000	56.8%	Purchase Price	$341,609,572	99.5%
Principal's New Cash Contribution	148,423,879	43.2	Closing Costs	1,714,307	0.5
Total Sources	$343,323,879	100.0%	Total Uses	$343,323,879	100.0%

(1) Calculated based on the aggregate outstanding principal balance of the Bass Pro & Cabela's Portfolio Whole Loan. See "— *The Mortgage Loan*" below.
(2) The Cut-off Date Principal Balance represents the controlling note A-1-1 of the $194,900,000 Bass Pro & Cabela's Portfolio Whole Loan. See "— *The Mortgage Loan*" below.
(3) The borrower sponsor for the Bass Pro & Cabela's Portfolio Whole Loan is also the borrower sponsor for the Cabela's Industrial Portfolio Whole Loan.

- **The Mortgage Loan.** The mortgage loan (the "**Bass Pro & Cabela's Portfolio Loan**") is part of a whole loan (the "**Bass Pro & Cabela's Portfolio Whole Loan**") comprised of 10 *pari passu* notes with an aggregate principal balance of $194,900,000 that are secured by a first mortgage encumbering the borrowers' fee simple interest in a portfolio of retail properties located in 10 states (the "**Bass Pro & Cabela's Portfolio Properties**"). The Bass Pro & Cabela's Portfolio Loan (evidenced by note A-1(A-CP) and note A-1(A-NCP)) has an outstanding principal balance as of the Cut-off Date of $47,500,000 and represents approximately 4.7% of the Initial Pool Balance.

The Bass Pro & Cabela's Portfolio Whole Loan was co-originated by Goldman Sachs Mortgage Company, Wells Fargo Bank, National Association and UBS AG, by and through its branch office at 1285 Avenue of the Americas, New York, New York on September 25, 2017. The Bass Pro & Cabela's Portfolio Whole Loan has an outstanding principal balance as of the Cut-off Date of $194,900,000 and each note has an interest rate of 4.3790% *per annum*. The borrowers utilized the proceeds of the Bass Pro & Cabela's Portfolio Loan to acquire the Bass Pro & Cabela's Portfolio Properties and pay origination costs.

The Bass Pro & Cabela's Portfolio Whole Loan had an initial term of 120 months and has a remaining term of 119 months as of the Cut-off Date. The Bass Pro & Cabela's Portfolio Whole Loan requires interest only payments during its term. The scheduled maturity date of the Bass Pro & Cabela's Portfolio Whole Loan is the due date in October 2027. At any time following the due date in October 2019 (the "**Bass Pro & Cabela's Portfolio Yield Maintenance Lockout Period**"), the borrowers will have the right to prepay the Bass Pro & Cabela's Portfolio Whole Loan, in whole or in part, subject, prior to the due date in April 2027, to payment of a prepayment fee equal to the greater of (i) a yield maintenance premium and (ii) 1% of the amount being prepaid, provided that no such yield maintenance premium will be payable with respect to the first $25,000,000 ($10,000,000 of which is represented by note A-1(A-NCP) and in included in the trust) of principal voluntarily repaid, which can be prepaid at any time. The Bass Pro & Cabela's Portfolio Whole Loan is prepayable without penalty on or after the due date in April 2027.

Provided no event of default under the related loan documents has occurred and is continuing, at any time after the earlier to occur of (i) the second anniversary of the closing date of the securitization into which the last piece of the Bass Pro & Cabela's Portfolio Whole Loan is deposited and (ii) the third anniversary of the origination of the Bass Pro & Cabela's Portfolio Whole Loan (the "**Bass Pro & Cabela's Portfolio Defeasance Lockout Period**"), the Bass Pro & Cabela's Portfolio Whole Loan may be defeased with certain direct, non-callable obligations of the United States of America or other obligations which are "government securities" permitted under the related loan documents.

The following table outlines the 10 *pari passu* senior notes of the Bass Pro & Cabela's Portfolio Whole Loan:

Note	Original Balance	Cut-off Date Balance	Note Holder	Controlling Piece
Note A-1(A-CP)	$37,500,000	$37,500,000	GSMS 2017-GS8	Yes
Note A-1(A-NCP)	10,000,000	10,000,000	GSMS 2017-GS8	Yes
Note A-1-2	30,460,000	30,460,000	GSMC	No
Note A-2	58,470,000	58,470,000	WFB	No
Note A-3(A-CP)	20,000,000	20,000,000	UBS 2017-C5	No
Note A-3(B-CP)	20,000,000	20,000,000	UBS AG	No
Note A-3(C-CP)	10,970,000	10,970,000	UBS AG	No
Note A-3(D-NCP)	2,500,000	2,500,000	UBS AG	No
Note A-3(E-NCP)	2,500,000	2,500,000	UBS AG	No
Note A-3(F-NCP)	2,500,000	2,500,000	UBS AG	No
Total	**$194,900,000**	**$194,900,000**		

The relationship among the holders of the Bass Pro & Cabela's Portfolio Loan and the related companion loans is governed by a co-lender agreement as described under "*Description of the Mortgage Pool–The Whole Loans–Bass Pro & Cabela's Portfolio Whole Loan*" in the Prospectus.

- **The Mortgaged Properties.** The Bass Pro & Cabela's Portfolio Whole Loan is comprised of the fee simple interest in a cross-collateralized, portfolio of 16 single tenant retail properties leased to Cabela's (12 properties) and Bass Pro Shops (four properties) totaling 1,896,527 SF of space across 10 states. The Bass Pro & Cabela's Portfolio Properties were constructed between 1997 and 2016 and range in size from 43,263 SF to 188,745 SF, with an average size of 118,533 SF. The Bass Pro & Cabela's Portfolio Properties are subject to the triple net Master Lease as described below that has six five-year extension options and no termination options. No Bass Pro & Cabela's Portfolio Property accounts for more than 10.8% of the total rental income and no single state comprises more than 25.2% of the total rental income.

Bass Pro Shops recently acquired Cabela's for a purchase price of approximately $5.0 billion. The merger received regulatory approval on July 5, 2017 and closed on September 25, 2017. Following the merger, the combined company is known as the Bass Pro Group, LLC (Moody's/S&P: Ba3/B+). Bass Pro Shops was founded in 1972 in Springfield, Missouri. Bass Pro Shops is a privately held national retailer of hunting, fishing, camping and related outdoor gear and apparel. Bass Pro Shops operates 95 Bass Pro stores across 32 U.S. states and four Canadian provinces. Cabela's (NYSE: CAB) was founded in 1961 and went public in 2004. Cabela's is a direct marketer and specialty retailer of hunting, fishing, boating, camping, shooting, and related outdoor recreation merchandise. As of year-end 2016, the company operated 85 retail stores, including 74 stores in the U.S. and 11 stores in Canada. Cabela's stores ranged in size from 40,000 SF to 246,000 SF.

The following table presents certain information relating to the Bass Pro & Cabela's Portfolio Master Lease at the Bass Pro & Cabela's Portfolio Properties:

Tenant Name	Credit Rating (Fitch/Moody's/S&P)(1)	Tenant GLA	% of GLA	Annual UW Rent	% of Total Annual UW Rent	Annual UW Rent PSF	Lease Expiration	Renewal / Extension
Cabela's Wholesale, Inc.	NR / Ba3 / B+	1,896,527	100.0%	$26,652,400	100.0%	$14.05	4/30/2042(2)	6, 5-year options
Total / Wtd. Avg.		**1,896,527**	**100.0%**	**$26,652,400**	**100.0%**	**$14.05**		

(1) Certain ratings are those of the parent company whether or not the parent guarantees the lease.
(2) The Bass Pro & Cabela's Portfolio Properties are leased to the Master Tenant under a 25-year NNN master lease and operated under the Cabela's and Bass Pro Shop brands.

The following tables present certain information relating to the Bass Pro & Cabela's Portfolio Properties:

Property Name	City	State	Total SF	Year Built	Appraised Value	Allocated Base Rent[(1)]	Occupancy Cost[(2)]	Allocated Cut-off Date LTV Ratio[(3)]
Cabela's Hammond	Hammond	Indiana	188,745	2007	$25,700,000	$1,800,000	4.6%	50.6%
Cabela's Rogers	Rogers	Minnesota	186,379	2005	41,100,000	2,878,000	4.5%	50.4
Bass Pro San Antonio	San Antonio	Texas	184,656	2006	34,200,000	2,308,100	5.5%	50.3
Cabela's Lehi	Lehi	Utah	169,713	2006	30,600,000	1,990,000	4.7%	50.3
Cabela's Owatonna	Owatonna	Minnesota	161,987	1997	19,000,000	1,520,000	4.6%	50.5
Bass Pro Tampa	Tampa	Florida	132,734	2015	28,800,000	2,302,850	4.9%	50.3
Bass Pro Round Rock	Round Rock	Texas	120,763	2014	25,000,000	1,500,000	5.0%	50.4
Cabela's Lone Tree	Lone Tree	Colorado	108,077	2013	34,950,000	2,445,000	4.7%	50.4
Cabela's Allen	Allen	Texas	107,329	2010	33,600,000	2,100,000	4.0%	50.3
Cabela's Fort Mill	Fort Mill	South Carolina	104,476	2014	23,250,000	1,627,100	6.1%	50.3
Bass Pro Port St. Lucie	Port St. Lucie	Florida	86,637	2013	15,350,000	1,150,000	5.0%	50.2
Cabela's Huntsville	Huntsville	Alabama	82,443	2016	16,400,000	1,025,000	4.7%	50.6
Cabela's Wichita	Wichita	Kansas	80,699	2011	20,800,000	1,404,550	5.2%	50.5
Cabela's Centerville	Centerville	Ohio	71,872	2016	17,600,000	1,143,600	7.6%	50.6
Cabela's East Grand Forks	East Grand Forks	Minnesota	66,754	1999	8,500,000	660,000	4.5%	50.6
Cabela's Waco	Waco	Texas	43,263	2013	11,850,000	798,200	4.8%	50.6
Total / Wtd. Avg.			**1,896,527**		**$386,700,000**	**$26,652,400**	**4.9%**	**50.4%**

(1) Allocated base rent is based on rents as set forth in the Bass Pro & Cabela's Portfolio Master Lease as of September 25, 2017. See "—*Master Lease*" below.
(2) Occupancy cost is based on TTM June 30, 2017 sales.
(3) Based on the Bass Pro & Cabela's Portfolio Allocated Whole Loan amount.

Historical Sales Performance

Property Name	Tenant GLA[(1)]	Sales ($) 2014	Sales ($) 2015	Sales ($) 2016	Sales ($) TTM[(2)]	Sales ($) per SF 2014	Sales ($) per SF 2015	Sales ($) per SF 2016	Sales ($) per SF TTM[(2)]
Cabela's Rogers	186,379	$66,143,890	$66,114,325	$65,612,864	$64,397,009	$355	$355	$352	$346
Cabela's Lone Tree	108,077	50,540,139	53,173,638	53,507,506	52,580,155	468	492	495	487
Bass Pro San Antonio	184,656	46,850,725	45,147,437	42,252,151	41,944,692	254	244	229	227
Cabela's Allen	107,329	51,003,648	54,760,193	55,165,344	53,101,409	475	510	514	495
Cabela's Lehi	169,713	49,050,049	53,127,414	45,616,127	42,784,972	289	313	269	252
Bass Pro Tampa	132,734	NAV	NAV	49,556,186	47,290,425	NAV	NAV	373	356
Cabela's Hammond	188,745	40,171,544	41,750,631	40,674,889	38,911,591	213	221	216	206
Bass Pro Round Rock	120,763	NAV	NAV	29,280,166	30,223,077	NAV	NAV	242	250
Cabela's Fort Mill	104,476	NAV	26,514,959	28,348,550	26,548,534	NAV	254	271	254
Cabela's Wichita	80,699	32,134,636	31,487,608	28,598,702	27,079,480	398	390	354	336
Cabela's Owatonna	161,987	36,740,413	36,280,363	35,215,690	33,160,088	227	224	217	205
Cabela's Centerville	71,872	NAV	NAV	13,038,242	15,092,953	NAV	NAV	181	210
Cabela's Huntsville	82,443	NAV	NAV	22,460,788	22,016,732	NAV	NAV	272	267
Bass Pro Port St. Lucie	86,637	24,021,522	23,758,647	23,690,873	22,866,252	277	274	273	264
Cabela's Waco	43,263	14,778,172	17,044,063	17,119,752	16,532,260	342	394	396	382
Cabela's East Grand Forks	66,754	16,543,482	16,342,556	15,356,164	14,618,059	248	245	230	219
Total/Wtd. Avg.	**1,896,527**	**$427,978,220**	**$465,501,833**	**$565,493,993**	**$549,147,687**	**$309**	**$313**	**$298**	**$290**

(1) Information is based on the underwritten rent roll.
(2) TTM Sales ($) and TTM Sales PSF are for the 12-month period ending June 30, 2017.

The following table presents certain information relating to the lease rollover schedule at the Bass Pro & Cabela's Portfolio Properties based on initial lease expiration dates:

Lease Expiration Schedule[(1)]

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
2017	0	0.0	0.0%	0	0.0	0.00	0
2018	0	0.0	0.0%	0	0.0	0.00	0
2019	0	0.0	0.0%	0	0.0	0.00	0
2020	0	0.0	0.0%	0	0.0	0.00	0
2021	0	0.0	0.0%	0	0.0	0.00	0
2022	0	0.0	0.0%	0	0.0	0.00	0
2023	0	0.0	0.0%	0	0.0	0.00	0
2024	0	0.0	0.0%	0	0.0	0.00	0
2025	0	0.0	0.0%	0	0.0	0.00	0
2026	0	0.0	0.0%	0	0.0	0.00	0
2027	0	0.0	0.0%	0	0.0	0.00	0
2028 & Thereafter[(2)]	1,896,527	100.0	100.0%	26,652,400	100.0	14.05	1
Vacant	0	0.0	100.0%	0	0.0	0.00	0
Total / Wtd. Avg.	**1,896,527**	**100.0%**		**$26,652,400**	**100.0%**	**14.05**	**1**

(1) Calculated based on approximate square footage occupied by each Owned Tenant.
(2) The Bass Pro & Cabela's Portfolio Master Lease expires on April 30, 2042.

The following table presents certain information relating to historical occupancy at the Bass Pro & Cabela's Portfolio Properties:

Historical Leased %[(1)]

As of 10/31/2017
100.0%

(1) There are no historical occupancy figures as the Bass Pro & Cabela's Portfolio Properties were owner occupied prior to executing the Bass Pro & Cabela's Portfolio Master Lease on September 25, 2017.

- **Underwritten Net Cash Flow.** The following table presents certain information relating to the Underwritten Net Cash Flow at the Bass Pro & Cabela's Portfolio Properties:

Cash Flow Analysis[(1)(2)]

	Underwritten[(3)]	Underwritten $ per SF
Base Rental Revenue	$26,652,400	$14.05
Total Reimbursement Revenue	7,640,446	4.03
Gross Revenue	$34,292,846	$18.08
Vacancy Loss	(1,714,642)	(0.90)
Effective Gross Revenue	$32,578,204	$17.18
Assumed Expenses	6,663,100	3.51
Management Fee	977,346	0.52
Total Operating Expenses	$7,640,446	$4.03
Net Operating Income	**$24,937,758**	**$13.15**
TI/LC	948,264	0.50
Replacement Reserves	474,132	0.25
Net Cash Flow	**$23,515,362**	**$12.40**

(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) There are no historical cash flow figures as the Bass Pro & Cabela's Portfolio Properties were owner occupied prior to executing the Bass Pro & Cabela's Portfolio Master Lease on September 25, 2017.
(3) Underwritten Base Rental Revenue is based on the minimum rent set forth in the Bass Pro & Cabela's Portfolio Master Lease. See "—*Master Lease*" below.

- **Appraisals.** According to the appraisals, the Bass Pro & Cabela's Portfolio Properties had an "as-is" combined appraised value of $386,700,000 and a combined "dark value" of $203,500,000 as of July 1, 2017.

- **Environmental Matters.** According to the Phase I environmental site assessments for the Bass Pro & Cabela's Portfolio Properties dated between November 28, 2016 and April 14, 2017, there are no recognized environmental conditions or recommendations for further action at the Bass Pro & Cabela's Portfolio Properties.

- **Market Overview and Competition.** The Bass Pro & Cabela's Portfolio Properties are located across 15 markets in 10 states, with the top three markets, Twin Cities (18.4% of SF), Chicago (10.0% of SF), and San Antonio (9.7% of SF) representing 38.1% of SF with no other market representing more than 8.9% of SF. The Bass Pro & Cabela's Portfolio Properties are freestanding sporting goods stores.

  The following table presents certain market information relating to the Bass Pro & Cabela's Portfolio Properties:

Market Information(1)

Property Name	Location	Market(2)	Estimated 2017 Population(3)	Estimated 2017 Average Household Income(3)	Rental Rate PSF Actual(4)	Rental Rate PSF Market(2)
Cabela's Rogers	Rogers, MN	Twin Cities	32,950	$121,804	$15.44	$14.25
Cabela's Lone Tree	Lone Tree, CO	Denver	156,660	$141,711	$22.62	$21.00
Bass Pro San Antonio	San Antonio, TX	San Antonio	135,780	$109,077	$12.50	$12.00
Cabela's Allen	Allen, TX	Dallas	239,733	$132,938	$19.57	$20.00
Cabela's Lehi	Lehi, UT	Salt Lake City	113,925	$107,930	$11.73	$11.75
Bass Pro Tampa	Tampa, FL	Tampa-St. Petersburg/Clearwater	199,723	$65,282	$17.35	$17.00
Cabela's Hammond	Hammond, IN	Chicago	228,213	$65,540	$9.54	$9.70
Bass Pro Round Rock	Round Rock, TX	Austin	132,637	$97,299	$12.42	$12.50
Cabela's Fort Mill	Fort Mill, SC	Charlotte	148,219	$80,904	$15.57	$15.00
Cabela's Wichita	Wichita, KS	Wichita	115,269	$88,536	$17.40	$13.00
Cabela's Owatonna	Owatonna, MN	Twin Cities	26,126	$72,739	$9.38	$8.50
Cabela's Centerville	Centerville, OH	Dayton	128,676	$85,520	$15.91	$12.00
Cabela's Huntsville	Huntsville, AL	Huntsville	102,803	$69,794	$12.43	$14.00
Bass Pro Port St. Lucie	Port St. Lucie, FL	Port St. Lucie/Fort Pierce	109,748	$70,134	$13.27	$12.50
Cabela's Waco	Waco, TX	Waco	129,894	$58,388	$18.45	$17.00
Cabela's East Grand Forks	East Grand Forks, MN	Grand Forks	67,005	$67,934	$9.89	$10.00
Wtd. Avg.					**$14.05**	**$13.38**

(1) Information is based on third party market research reports.
(2) Information is based on the appraisals.
(3) Information is based on a five-mile radius.
(4) Information is based on the Bass Pro & Cabela's Portfolio Master Lease. See "—*Master Lease*" below.

- **The Borrowers.** The borrowers are 16 single-purpose, single-asset entity. Legal counsel to the borrowers delivered a non-consolidation opinion in connection with the origination of the Bass Pro & Cabela's Portfolio Loan. The non-recourse carveout guarantor under the Bass Pro & Cabela's Portfolio Loan is Starwood Property Trust, Inc., an indirect owner of the borrowers. The guarantor is only liable for 20% of the guaranty obligations arising from a bankruptcy or similar event of the borrowers.

  Starwood Property Trust, Inc. is an affiliate of global private investment firm Starwood Capital Group. The firm is one the largest commercial mortgage real estate investment trust in the United States. As of second quarter 2017, the company reported an equity market capitalization of approximately $5.8 billion and an enterprise value of $12.4 billion. Since inception, Starwood Property Trust, Inc. has deployed over $29.0 billion in capital across various commercial real estate debt investments, commercial and residential mortgage - backed securities, and other commercial and residential real estate - related debt investments. The company currently owns a diversified portfolio of retail, residential, office and medical office properties across the U.S. and Europe.

- **Master Lease.** The borrowers have entered into a master lease (the "**Bass Pro & Cabela's Portfolio Master Lease**") with Cabela's Wholesale, Inc., that covers each of the Bass Pro & Cabela's Portfolio Properties. The Bass Pro & Cabela's Portfolio Master Lease was entered into as of September 25, 2017 between the borrowers as landlord and Cabela's Wholesale, Inc., an affiliate of the borrowers, as master tenant (the "**Master Tenant**"), for a term of approximately 25 years. The obligations of the Master Tenant under the Bass Pro & Cabela's Portfolio Master Lease were guaranteed by Bass Pro Group, LLC (the "**Master Lease Guarantor**"), an affiliate of the Master Tenant and the borrowers. The Master Tenant has fully subordinated the Bass Pro & Cabela's Portfolio Master Lease to the Bass Pro & Cabela's Portfolio Whole Loan pursuant to a subordination, non-disturbance and attornment agreement. The initial aggregate annual rent under the Bass Pro & Cabela's Portfolio Master Lease is $26,652,400, and will be increased every five years based on the lesser of (i) 12.5% and (ii) the consumer price index. Upon expiration of the Bass Pro & Cabela's Portfolio Master Lease, the master tenant will not have a purchase option.

- **Escrows.** On each due date during the continuance of a Bass Pro & Cabela's Portfolio Trigger Period, the borrowers are required to fund (i) a tax and insurance reserve in an amount equal to one-twelfth of the amount that the lender reasonably estimates will be necessary to pay taxes and insurance premiums over the then succeeding 12-month period, unless in the case of insurance premiums, the borrowers are maintaining a blanket policy in accordance with the related loan documents and there is no continuing event of default, and upon request of the lender, the borrowers provide evidence of renewals of such policies and payment of related premiums, (ii) a tenant improvement and leasing commissions reserve in an amount equal to one-twelfth of the product of (a) $1.00 and (b) the aggregate amount of rentable square feet of all Bass Pro & Cabela's Portfolio Properties subject to the lien of the mortgage as of such due date (which, as of the origination date was $158,044) and (iii) a capital expenditure reserve in an amount equal to one-twelfth of the product of and (a) $0.25 and (b) the aggregate amount of rentable square feet of all Bass Pro & Cabela's Portfolio Properties subject to the lien of the mortgage as of such due date (which, as of the origination date was $39,511).

  In addition, on each due date during the continuance of a Bass Pro & Cabela's Portfolio Trigger Period, the related loan documents require an excess cash flow reserve as discussed under "*—Lockbox and Cash Management*" below.

  A "**Bass Pro & Cabela's Portfolio Trigger Period**" means (i) upon the debt yield, determined as of the last day of any fiscal quarter being less than 10.5%, until the debt yield is at least 10.5% for two consecutive fiscal quarters, (ii) any period during the continuance of a Bass Pro Event or (iii) if annual or quarterly financial reports are not delivered to the lender when required until such reports are delivered and indicate that no Bass Pro & Cabela's Portfolio Trigger Period is ongoing. The borrowers may prepay or post cash to prevent or cure the debt yield trigger.

  A "**Bass Pro Event**" means the occurrence of any of the following: (i) the Master Tenant ceases operations or vacating, as determined in accordance with the Bass Pro & Cabela's Portfolio Master Lease, with respect to more than 15% of the Bass Pro & Cabela's Portfolio Properties (by number of locations), (ii) the Master Lease Guarantor or the Master Tenant files for bankruptcy, (iii) the Master Tenant defaults under the Bass Pro & Cabela's Portfolio Master Lease beyond any notice and cure period set forth in the Bass Pro & Cabela's Portfolio Master Lease, or (iv) the total net leverage ratio for the tenant exceeds 5.75x.

- **Lockbox and Cash Management.** The Bass Pro & Cabela's Portfolio Whole Loan is structured with a hard lockbox and springing cash management. The related loan documents require the borrowers to direct tenants to pay rent directly to a lender-controlled lockbox account and all cash revenues relating to the Bass Pro & Cabela's Portfolio Properties and all other money received by the borrowers or the property manager with respect to the Bass Pro & Cabela's Portfolio Properties be deposited into such lockbox account within two business days of receipt. For so long as no Bass Pro & Cabela's Portfolio Trigger Period or event of default is continuing, all funds in the lockbox account are required to be swept into a borrower-controlled operating account on a daily basis. During the continuance of a Bass Pro & Cabela's Portfolio Trigger Period and at the lender's election during an event of default, all funds in the lockbox account are required to be swept into a lender-controlled cash management account on a daily basis and all amounts on deposit in the cash management account after payment of debt service, required reserves and operating expenses, are required to be reserved in an excess cash flow reserve account as additional collateral.

- **Property Management.** The Bass Pro & Cabela’s Portfolio Properties are self-managed by the borrowers. At any time the Bass Pro & Cabela’s Portfolio Master Lease (or a replacement master lease which has been approved by the lender) is not in effect, the borrowers are required, within 60 days following the termination of the Bass Pro & Cabela’s Portfolio Master Lease, to engage a property manager to manage the applicable Bass Pro & Cabela’s Portfolio Property(ies) pursuant to a management agreement. Under the related loan documents, the Bass Pro & Cabela’s Portfolio Properties are required to remain managed by either (i) by Cushman & Wakefield, CBRE, Simon Property Group, Macerich, Taubman Centers, CBL & Associates, Pennsylvania REIT, Washington Prime, General Growth Properties, Urban Retail, Madison Marquette, Jones Lang LaSalle and Colliers, (ii) any of (a) Starwood Capital Group Global, L.P., (b) Starwood Capital Group Global II, L.P. or (c) Starwood Capital Group Global I, L.L.C. (a “**SCGG Party**”) or any affiliate of any SCGG Party controlled by or under common control with any SCGG Party, or (iii) a reputable and experienced manager which, in the reasonable judgment of the lender, possesses experience in managing properties similar in location, size, class, use and operation as the Bass Pro & Cabela’s Portfolio Properties.

  The borrowers, upon the request of the lender, are required to replace a property manager if (a) such property manager becomes a debtor in any bankruptcy or insolvency proceeding and which proceeding would reasonably be expected to have a material adverse effect, (b) the lender has accelerated the Bass Pro & Cabela’s Portfolio Whole Loan as a result of an event of default, or (c) there exists a material default by such property manager under the management agreement, which, if not remedied with any applicable notice, grace and cure period, would reasonably be expected to have a material adverse effect.

- **Release of Collateral**. Provided no event of default under the Bass Pro & Cabela’s Portfolio Whole Loan has occurred and is continuing, the borrowers have the right, at any time after the Bass Pro & Cabela’s Portfolio Yield Maintenance Lockout Period or the Bass Pro & Cabela’s Portfolio Defeasance Lockout Period, as applicable, to obtain the release of one or more of the Bass Pro & Cabela’s Portfolio Properties from the liens of the related mortgages in connection with the sale of such property or properties to a unaffiliated purchaser in an arm’s length transaction, subject to certain conditions, including, among others (i) defeasance or prepayment, as applicable, the applicable Bass Pro & Cabela’s Release Price, (ii) after giving effect to the release, the debt yield (as calculated under the loan documents) for the remaining Bass Pro & Cabela’s Portfolio Properties for the 12-month period preceding the end of the most recent fiscal quarter is no less than the greater of (a) 13.67% and (b) the debt yield immediately prior to the release, (iii) delivery of a REMIC opinion, (iv) the release of the applicable Bass Pro & Cabela’s Portfolio from the Bass Pro & Cabela’s Portfolio Master Lease.

- “**Bass Pro & Cabela’s Portfolio Release Price**” means, with respect to any Bass Pro & Cabela’s Portfolio Property, the greater of (a) 80% of the proceeds of the sale of such Bass Pro & Cabela’s Portfolio Property, net of reasonable and customary sales costs, and (b) (i) with respect to any release of a Bass Pro & Cabela’s Portfolio Property that, when aggregated with all prior releases of properties, would not result in the aggregate allocated whole loan amount of all Bass Pro & Cabela’s Portfolio Properties theretofore released exceeding 10% of the whole loan amount, 110% of the allocated whole loan amount of such Bass Pro & Cabela’s Portfolio Property; (ii) with respect to any release of a Bass Pro & Cabela’s Portfolio Property that, when aggregated with all prior releases of properties, would result in the aggregate allocated whole loan amount of all properties theretofore released exceeding 10% of the whole loan amount but not exceeding 15% of the whole loan amount, 115% of the allocated whole loan amount of such Bass Pro & Cabela’s Portfolio Property; (iii) with respect to any release of a Bass Pro & Cabela’s Portfolio Property that, when aggregated with all prior releases of properties, would result in the aggregate allocated whole loan amount of all properties theretofore released exceeding 15% of the whole loan amount but not exceeding 20% of the whole loan amount, 120% of the allocated whole loan amount of such Bass Pro & Cabela’s Portfolio Property; or (iv) with respect to any release of a Bass Pro & Cabela’s Portfolio Property that, when aggregated with all prior releases of properties, would result in the aggregate allocated whole loan amount of all properties theretofore released exceeding 20% of the whole loan amount, 125% of the allocated whole loan amount of such Bass Pro & Cabela’s Portfolio Property.

Property	Allocated Loan Amount
Cabela's Rogers	$20,700,000
Cabela's Lone Tree	$17,600,000
Bass Pro San Antonio	$17,200,000
Cabela's Allen	$16,900,000
Cabela's Lehi	$15,400,000
Bass Pro Tampa	$14,500,000
Cabela's Hammond	$13,000,000
Bass Pro Round Rock	$12,600,000
Cabela's Fort Mill	$11,700,000
Cabela's Wichita	$10,500,000
Cabela's Owatonna	$9,600,000
Cabela's Centerville	$8,900,000
Cabela's Huntsville	$8,300,000
Bass Pro Port St. Lucie	$7,700,000
Cabela's Waco	$6,000,000
Cabela's East Grand Forks	$4,300,000

- **Substitution of Collateral.** Provided no event of default under the Bass Pro & Cabela’s Portfolio Loan has occurred and is continuing, at any time from and after the six-month anniversary of the closing date of the securitization into which the last piece of the Bass Pro & Cabela’s Portfolio Whole Loan is deposited (but prior to the due date in April 2027), the borrowers may substitute one or more of the Bass Pro & Cabela’s Portfolio Properties with a qualified substitute property, subject to the satisfaction of certain conditions, including, among others: (i) the lender has received an appraisal for the qualified substitute property indicating the as-is market value that is equal to or greater than the as-is market value indicated in the appraisal acceptable to the lender obtained for the replaced Bass Pro & Cabela’s Portfolio Property at that time, (ii) the aggregate allocated loan amounts of all replaced Bass Pro & Cabela’s Portfolio Properties during the term of the Bass Pro & Cabela’s Portfolio Whole Loan do not exceed 10% of the Bass Pro & Cabela’s Portfolio Whole Loan Amount in the aggregate or such greater percentage as the lender determines in its good faith commercially reasonable discretion if the master tenant requests additional substitutions of in excess of 10% of the Bass Pro & Cabela’s Portfolio Whole Loan Amount, (iii) after giving effect to the substitution, the debt yield (as calculated under the loan documents) for the remaining Bass Pro & Cabela’s Portfolio Properties for the 12-month period preceding the end of the most recent fiscal quarter is no less than the greater of (a) 13.67% and (b) the debt yield immediately prior to the substitution, (iv) receipt of a Rating Agency Confirmation, and (v) delivery of a REMIC opinion.

- **Mezzanine or Secured Subordinate Indebtedness.** At any time after the March 25, 2018, the direct or indirect equity owner of the borrowers are permitted to obtain a mezzanine loan in maximum principal amount of $24,362,500 from a qualified institutional lender, which is secured by a pledge of direct or indirect equity interests in the borrowers, subject to the satisfaction of certain requirements, including but not limited to (i) immediately after giving effect to such permitted mezzanine loan, (1) the loan to value ratio does not exceed 50.4%, (2) the debt service coverage ratio is at least 3.08x and (3) the debt yield is at least 13.67%; (ii) the lender and the lender have entered into an intercreditor agreement reasonably acceptable to the lender; (iii) such permitted mezzanine loan is coterminous with the Bass Pro & Cabela's Portfolio Whole Loan or freely prepayable without any premium or penalty from and after the Bass Pro & Cabela's Portfolio Whole Loan maturity date; (iv) if the permitted mezzanine loan bears a floating rate of interest, the mezzanine borrower will be required to acquire and maintain an interest rate cap agreement from a counterparty acceptable to the lender in its reasonable discretion in a notional amount that is not less than the outstanding principal balance of the permitted mezzanine loan and with a strike price that would result in a debt service coverage ratio of at least 3.08x; and (v) receipt of a Rating Agency Confirmation.
- **Terrorism Insurance.** So long as TRIPRA or a similar or subsequent statute is in effect, the borrowers are required to maintain terrorism insurance for certified and non-certified acts (as those terms are defined in TRIPRA or similar or similar subsequent statute) in an amount equal to the full 100% replacement value of the Bass Pro & Cabela's Portfolio Properties, as well as the improvements and betterments permanently attached to the Bass Pro & Cabela's Portfolio Properties, plus the business interruption required under the Bass Pro & Cabela's Portfolio Master Lease, in each case, on terms consistent with those required pursuant to the Bass Pro & Cabela's Portfolio Master Lease. If TRIPRA or a similar or subsequent statute is not in effect, then provided that terrorism insurance is commercially available, the Master Tenant will be required to carry terrorism insurance throughout the term of the Bass Pro & Cabela's Portfolio Master Lease as required by the preceding sentence, but the Master Tenant will not be required to spend on terrorism insurance coverage more than two times the amount of the insurance premium that is payable at such time in respect of the casualty and business income insurance or rental interruption insurance required under the Bass Pro & Cabela's Portfolio Master Lease (without giving effect to the cost of terrorism and seismic components of such casualty and business income insurance or rental interruption insurance), and if the cost of terrorism insurance exceeds such amount, the Master Tenant will be required to purchase the maximum amount of terrorism insurance available with funds equal to such amount. See "*Risk Factors—Terrorism Insurance May Not Be Available for All Mortgaged Properties*" in the Prospectus.

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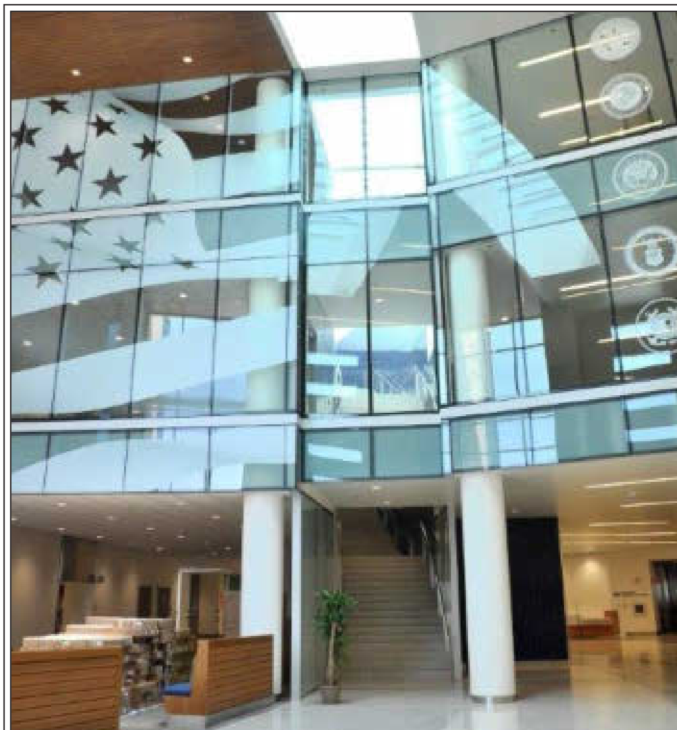
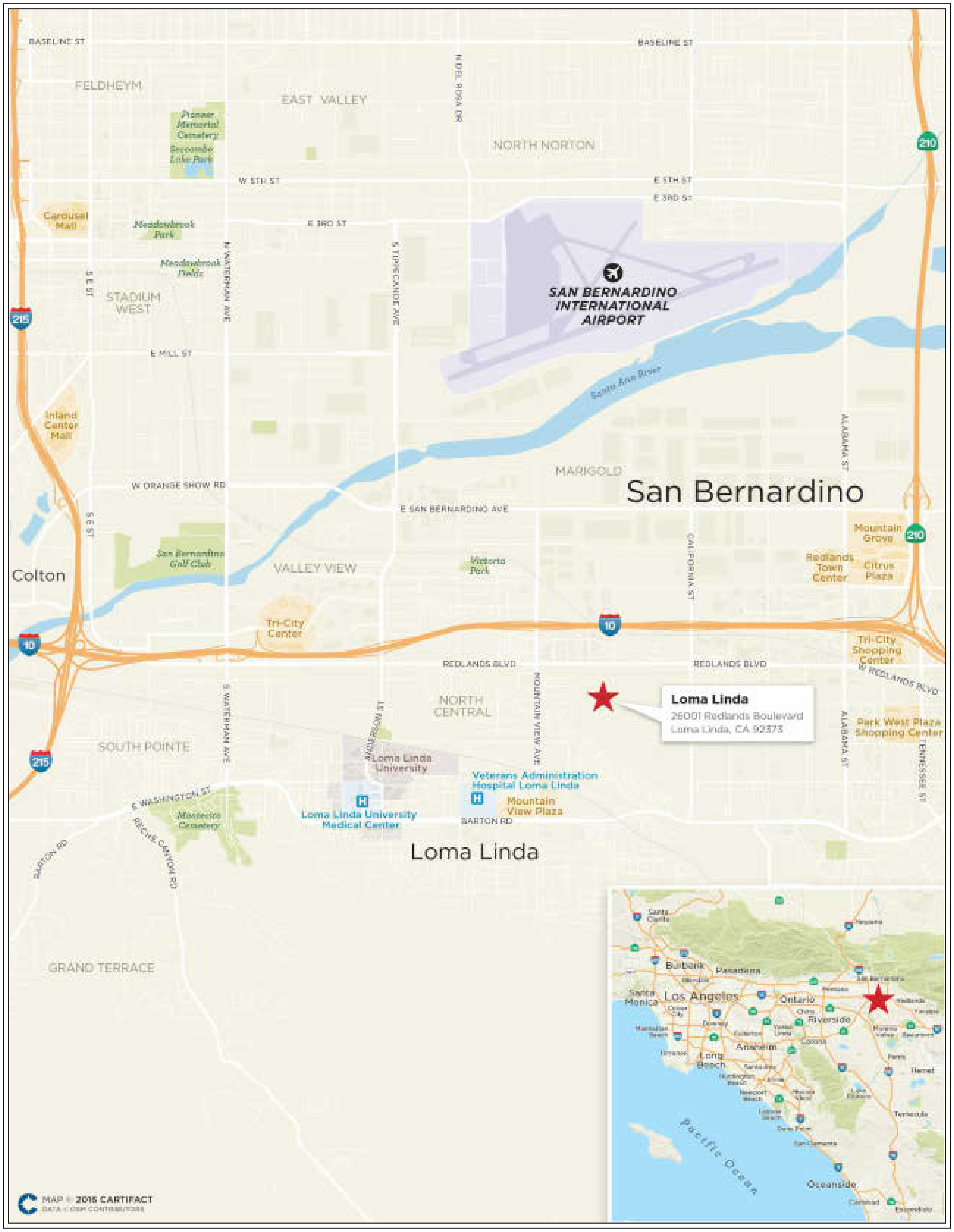
NO PARKING




REDLANDS BOULEVARD
Collateral
Loma Linda



San Bernardino
Loma Linda
Colton
SAN BERNARDINO INTERNATIONAL AIRPORT
Loma Linda
26001 Redlands Boulevard
Loma Linda, CA 92373
FELDHEYM
EAST VALLEY
NORTH NORTON
STADIUM WEST
MARIGOLD
VALLEY VIEW
NORTH CENTRAL
SOUTH POINTE
GRAND TERRACE
BASELINE ST
W 5TH ST
E 5TH ST
E 3RD ST
E MILL ST
W ORANGE SHOW RD
E SAN BERNARDINO AVE
REDLANDS BLVD
W REDLANDS BLVD
BARTON RD
E WASHINGTON ST
Carousel Mall
Inland Center Mall
Tri-City Center
Tri-City Shopping Center
Park West Plaza Shopping Center
Mountain Grove
Redlands Town Center
Citrus Plaza
Loma Linda University
Loma Linda University Medical Center
Veterans Administration Hospital Loma Linda
Mountain View Plaza
Santa Ana River
Los Angeles
Pacific Ocean
MAP © 2016 CARTIFACT

Mortgaged Property Information	
Number of Mortgaged Properties	1
Location (City/State)	Loma Linda, California
Property Type	Office
Size (SF)	327,614
Total Occupancy as of 10/31/2017	100.0%
Owned Occupancy as of 10/31/2017	100.0%
Year Built / Latest Renovation	2016 / NAP
Appraised Value	$215,000,000
Underwritten Revenues	$16,100,842
Underwritten Expenses	$4,038,819
Underwritten Net Operating Income (NOI)	$12,062,023
Underwritten Net Cash Flow (NCF)	$11,860,043
Cut-off Date LTV Ratio(1)	59.3%
Maturity Date LTV Ratio(1)	59.3%
DSCR Based on Underwritten NOI / NCF(1)	2.60x / 2.56x
Debt Yield Based on Underwritten NOI / NCF(1)	9.5% / 9.3%

Mortgage Loan Information	
Loan Seller	GSMC
Cut-off Date Principal Balance(2)	$47,500,000
Cut-off Date Principal Balance per SF(1)	$389.18
Percentage of Initial Pool Balance	4.7%
Number of Related Mortgage Loans	None
Type of Security	Fee Simple
Mortgage Rate	3.5900%
Original Term to Maturity (Months)	120
Original Amortization Term (Months)	NAP
Original Interest Only Period (Months)	120

Escrows		
	Upfront	Monthly
Taxes	$0	$0
Insurance	$0	$0
Replacement Reserves	$0	$0
TI/LC	$0	$0
Other	$0	$0

Sources and Uses

Sources	$	%	Uses	$	%
Whole Loan Amount	$127,500,000	59.7%	Purchase Price(3)	$212,500,000	99.5%
Principal's New Cash Contribution	85,973,286	40.3	Closing Costs(4)	973,286	0.5
Total Sources	$213,473,286	100.0%	Total Uses	$213,473,286	100.0%

(1) Calculated based on the aggregate outstanding balance of the Loma Linda Whole Loan. See "*—The Mortgage Loan*" below.
(2) The Cut-off Date Principal Balance of $47,500,000 represents the non-controlling note A-2 of the $127,500,000 Loma Linda Whole Loan. See "*—The Mortgage Loan*" below.
(3) The proceeds from the Loma Linda Whole Loan were used to purchase the Loma Linda Property. The borrower sponsor purchased the entity that owned the Loma Linda Property in June 2017 for $212,500,000.
(4) Financing costs paid outside of the origination of the Loma Linda Whole Loan, including legal fees and expenses related to the acquisition, are not included in Closing Costs.

- **The Mortgage Loan.** The mortgage loan (the "**Loma Linda Loan**") is part of a whole loan (the "**Loma Linda Whole Loan**") comprised of two *pari passu* notes that are secured by a first mortgage encumbering the borrower's fee simple interest in a medical office property located in Loma Linda, California (the "**Loma Linda Property**"). The Loma Linda Loan (evidenced by note A-2), which represents a non-controlling interest in the Loma Linda Whole Loan, has an outstanding principal balance as of the Cut-off Date of $47,500,000 and represents approximately 4.7% of the Initial Pool Balance. The Loma Linda Whole Loan was originated by Goldman Sachs Mortgage Company on June 28, 2017. The related companion loan (the "**Loma Linda Companion Loan**"), evidenced by controlling note A-1, has an outstanding principal balance as of the Cut-off Date of $80,000,000 and was contributed to the GSMS 2017-GS7 securitization transaction. The Loma Linda Whole Loan has an original principal balance of $127,500,000 and each note has an interest rate of 3.5900% *per annum*. The borrower utilized the proceeds of the Loma Linda Whole Loan in connection with the acquisition of the entity that owned the Loma Linda Property and to pay origination costs.

  The Loma Linda Whole Loan had an initial term of 120 months and has a remaining term of 116 months as of the Cut-off Date. The Loma Linda Whole Loan requires interest only payments on each due date through the scheduled maturity date in July 2027. Voluntary prepayment of the Loma Linda Whole Loan is prohibited prior to the due date in March 2027. At any time after second anniversary of the securitization Closing Date, the Loma Linda Whole Loan may be defeased in full (or partially defeased to cause the debt yield to exceed 6.55% to avoid or end a Loma Linda Trigger Period as described below under "*—Escrows*") with direct, non-callable obligations of the United States of America.

- **The Mortgaged Property.** The Loma Linda Property is a 327,614 SF medical office property located in Loma Linda, California. Constructed in 2016, the Loma Linda Property was a build-to-suit for the US Dept. of Veterans Affairs, a governmental agency focused on providing medical services to America's military veterans. The Loma Linda Property was constructed to have a central core with four distinct, rectangular wings that project from this central core. Each of the wings share a central lobby, with wide corridors running along the edge of each wing, providing waiting areas and access to the various clinic spaces. Additionally, the Loma Linda Property features 2,041 parking spaces.

The Loma Linda Property is located at 26001 Redlands Boulevard in Loma Linda, California, at the intersection of Redlands Boulevard and Bryn Mawr Avenue. The Loma Linda Property is 0.25 miles south of Interstate 10 and approximately 60 miles east of downtown Los Angeles. The Loma Linda Property features ample ingress and egress points with five driveways providing access to the property. Approximately 2.4 miles away is the Veterans Administration Hospital Loma Linda.

The following table presents certain information relating to the sole tenant at the Loma Linda Property:

Largest Tenant Based on Underwritten Base Rent

Tenant Name	Credit Rating (Fitch/MIS/S&P)(1)	Tenant GLA	% of GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent $ per SF	Lease Expiration	Renewal / Extension Options
US Dept. of Veterans Affairs	AAA / Aaa / AA+	327,614	100.0%	$11,939,198	100.0%	$36.44	5/26/2036	NA
Total / Wtd. Avg. Tenant		**327,614**	**100.0%**	**$11,939,198**	**100.0%**	**$36.44**		

(1) Certain ratings are those of the parent company whether or not the parent guarantees the lease.

The following table presents certain information relating to the lease rollover schedule at the Loma Linda Property based on the initial lease expiration date:

Lease Expiration Schedule(1)

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
2017	0	0.0	0.0%	0	0.0	0.00	0
2018	0	0.0	0.0%	0	0.0	0.00	0
2019	0	0.0	0.0%	0	0.0	0.00	0
2020	0	0.0	0.0%	0	0.0	0.00	0
2021	0	0.0	0.0%	0	0.0	0.00	0
2022	0	0.0	0.0%	0	0.0	0.00	0
2023	0	0.0	0.0%	0	0.0	0.00	0
2024	0	0.0	0.0%	0	0.0	0.00	0
2025	0	0.0	0.0%	0	0.0	0.00	0
2026	0	0.0	0.0%	0	0.0	0.00	0
2027	0	0.0	0.0%	0	0.0	0.00	0
2028 & Thereafter	327,614	100.0	100.0%	11,939,198	100.0	36.44	1
Vacant	0	0.0	100.0%	0	0.0	0.00	0
Total / Wtd. Avg.	**327,614**	**100.0%**		**$11,939,198**	**100.0%**	**$36.44**	**1**

(1) Calculated based on approximate square footage occupied by the sole tenant.

The following table presents certain information relating to historical occupancy at the Loma Linda Property:

Historical Leased %(1)

As of 10/31/2017
100.0%

(1) As provided by the borrower. The Loma Linda Property was constructed in 2016 and has been fully leased since the current lease commenced in May 2016.

- **Operating History and Underwritten Net Cash Flow.** The following table presents certain information relating to the Underwritten Net Cash Flow at the Loma Linda Property:

Cash Flow Analysis[(1)]

	In-Place	Underwritten[(2)]	Underwritten $ per SF
Base Rental Revenue	$11,939,198	$11,939,198	$36.44
Contractual Rent Steps	0	2,990,091	9.13
Total Reimbursement Revenue	1,396,026	1,396,026	4.26
Gross Revenue	$13,335,224	$16,325,315	$49.83
Vacancy Loss	0	(224,473)	(0.69)
Effective Gross Revenue	$13,335,224	$16,100,842	$49.15
Real Estate Taxes	2,736,619	2,736,619	8.35
Insurance	353,729	353,729	1.08
Utilities	29,968	29,968	0.09
Repairs & Maintenance	388,772	388,772	1.19
Janitorial	60,510	60,510	0.18
Management Fee	443,216	443,216	1.35
General and Administrative – Direct	1,005	1,005	0.00
Other Expenses	25,000	25,000	0.08
Total Operating Expenses	$4,038,819	$4,038,819	$12.33
Net Operating Income	**$9,296,405**	**$12,062,023**	**$36.82**
Replacement Reserves	201,980	201,980	0.62
Net Cash Flow	**$9,094,425**	**$11,860,043**	**$36.20**

(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 are not considered for the underwritten cash flow.
(2) Underwritten cash flow based on contractual rents as of June 30, 2017 and contractual rent steps through August 2018.

- **Appraisal.** According to the appraisal dated June 15, 2017, the Loma Linda Property had an “as-is” appraised value of $215,000,000.

- **Environmental Matters.** According to a Phase I environmental report dated March 22, 2017, there are no recognized environmental conditions or recommendations for further action at the Loma Linda Property.

- **Market Overview and Competition.** The Loma Linda Property is located on Redlands Boulevard in Loma Linda, California, in the East San Bernardino medical office submarket. As of the fourth quarter of 2016, the East San Bernardino medical office submarket reported a total supply of approximately 2.51 million SF, with a 13.4% vacancy rate. As of 2016, the estimated population within a one-, three- and five-mile radius of the Loma Linda Property was 12,795, 54,341 and 215,583, respectively. The 2016 estimated average household income within the same radii was $73,209, $76,898 and $65,859, respectively.

  The following table presents certain information relating to the primary competition for the Loma Linda Property:

Comparable Office Sales[(1)]

Property Name	Location (City, State)	Transaction Date	Year Built	SF	Actual Sale Price	Price per SF	Overall Capitalization Rate	Occupancy
Loma Linda	**Loma Linda, California**	**March 2017**	**2016**	**327,614**	**$212,500,000**	**$649**	**5.50%**	**100.0%**
Army Corp Engineer Building	Vicksburg, Mississippi	November 2016	1996	170,693	$37,000,000	$217	6.92%	100.0%
Austin VA Outpatient Clinic	Austin, Texas	November 2016	2013	275,000	$160,000,000	$582	5.31%	100.0%
NIAID Building	Rockville, Maryland	August 2016	2014	490,998	$177,846,000	$362	6.25%	100.0%
Office Building	El Segundo, California	July 2016	2009	32,980	$31,340,000	$950	6.74%	100.0%
Baltimore FBI	Baltimore, Maryland	December 2015	2004	155,755	$59,900,000	$385	5.90%	100.0%

(1) Source: Appraisal.

- **The Borrower.** The borrower is WI Loma Linda, LLC, a Delaware single-purpose entity. Legal counsel to the borrower delivered a non-consolidation opinion in connection with the origination of the Loma Linda Whole Loan. The non-recourse carveout guarantor is Easterly Government Properties LP, an indirect owner of the borrower.

- **Escrows.** On each due date, during the continuance of a Loma Linda Trigger Period, the borrower is required to fund certain reserve accounts including but not limited to (i) a tax and insurance reserve in an amount equal to one-twelfth of the amount that the lender reasonably estimates will be necessary to pay taxes and insurance premiums over the then succeeding 12-month period, unless in the case of insurance premiums, the borrower is maintaining a blanket policy in accordance with the related loan documents and there is no continuing event of default, and upon request of the lender, the borrower provides evidence of renewals of such policies and payment of related premiums, (ii) a capital expenditure reserve in an amount equal to the excess, if any, of (A) the greater of (x) the amount required to be reserved by the borrower for capital repairs and replacements in the funded maintenance account pursuant to the US Dept. of Veterans Affairs lease divided by twelve and (y) an amount equal to $0.25 per gross SF of the Loma Linda Property (i.e., 345,600 SF plus any additional square footage subsequently added to the Loma Linda Property hereafter) divided by twelve over (B) the amount required to be reserved by the borrower for capital repairs and replacements in the funded maintenance account pursuant to such lease and (iii) a tenant improvements and leasing commissions reserve in an amount equal to $1.50 per gross SF of the Loma Linda Property (i.e., 345,600 SF plus any additional square footage subsequently added to the Loma Linda Property) divided by twelve.

  Furthermore, to avoid or end a Loma Linda Trigger Period, the borrower is permitted to partially defease the Loma Linda Whole Loan as described above under "*—The Mortgage Loan*" or deposit into a net operating income reserve account, cash or a letter of credit in an amount that would cause the debt yield to exceed 6.55%.

  In addition, on each due date during the continuance of a Loma Linda Trigger Period or an event of default under the Loma Linda Whole Loan, the related loan documents require an excess cash flow reserve as discussed under *"—Lockbox and Cash Management"* below.

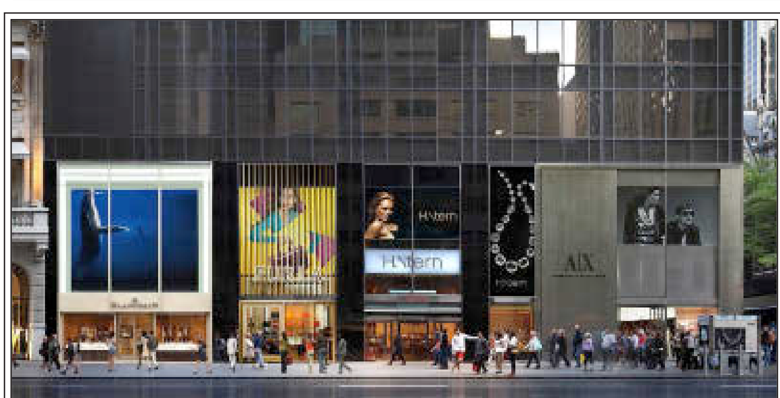
  A "**Loma Linda Trigger Period**" means any period commencing (i) as of the last day of any fiscal quarter during which the debt yield (as calculated under the related loan documents) is less than 6.55%, and ending at the conclusion of the second consecutive fiscal quarter for which the debt yield for each such fiscal quarter is equal to or greater than 6.55% or (ii) after borrower fails to deliver any required monthly, quarterly or annual financial report and such failure remains uncured for 10 business days after the borrower receives written notice of such failure and ending when such reports are delivered and such reports indicate that no other Loma Linda Trigger Period is ongoing.

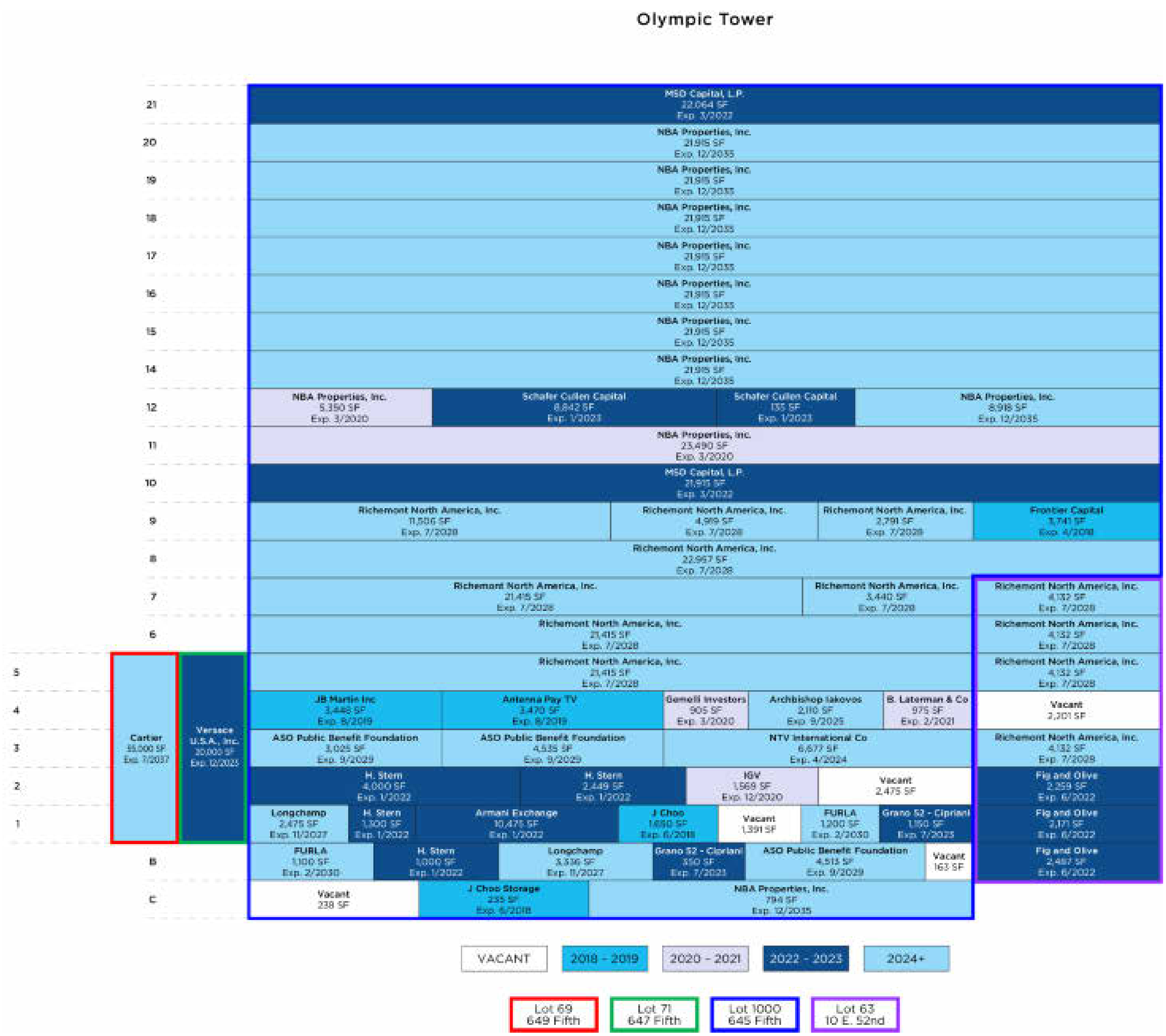
- **Lockbox and Cash Management.** The Loma Linda Whole Loan is structured with a hard lockbox and springing cash management. The related loan documents require the borrower to direct tenants to pay rent directly to a lender-controlled lockbox account and all cash revenues relating to the Loma Linda Property and all other money received by the borrower or the property manager with respect to the Loma Linda Property (other than tenant security deposits) be deposited into such lockbox account by the end of the first business day following receipt. For so long as no Loma Linda Trigger Period or event of default under the Loma Linda Whole Loan is continuing, all funds in the lockbox account are required to be swept into a borrower-controlled operating account on a daily basis. During the continuance of a Loma Linda Trigger Period or an event of default under the Loma Linda Whole Loan, all funds in the lockbox account are required to be swept into a lender-controlled cash management account on a daily basis. On each due date during the continuance of a Loma Linda Trigger Period or, at the lender's discretion, during an event of default under the Loma Linda Whole Loan, the related loan documents require that all amounts on deposit in the cash management account be used to pay debt service, required reserves and operating expenses, and that all remaining amounts be reserved, if any, in an excess cash flow reserve account.

- **Property Management.** The Loma Linda Property is currently managed by Colliers International Real Estate Management Services (CA), Inc. pursuant to a management agreement. Under the related loan documents, the Loma Linda Property is required to remain managed by Colliers International Real Estate Management Services (CA), Inc. or any other management company approved by the lender in accordance with the related loan documents and with respect to which a Rating Agency Confirmation has been received. The lender has the right to replace, or require the borrower to replace, the property manager and require the borrower to engage a property manager selected by the borrower and (unless otherwise provided in the related loan documents) reasonably approved by the lender (i) during the continuance of an event of default under the Loma Linda Whole Loan, (ii) following any foreclosure, conveyance in lieu of foreclosure or other similar transaction, (iii) during the continuance of a material default by the property manager under the management agreement (after the expiration of any applicable notice and/or cure periods), (iv) if the property manager files or is the subject of a petition in bankruptcy or (v) if a trustee or receiver is appointed for the property manager's assets or the property manager makes an assignment for the benefit of its creditors or is adjudicated insolvent.

- **Mezzanine or Secured Subordinate Indebtedness.** Not permitted.

- **Terrorism Insurance.** So long as TRIPRA or a similar or subsequent statute is in effect, the borrower is required to maintain terrorism insurance for foreign and domestic acts (as those terms are defined in TRIPRA or similar or similar subsequent statute) in an amount equal to the full replacement cost of the Loma Linda Property (plus 18 months of rental loss and/or business interruption coverage plus an additional period of indemnity covering the 12 months following restoration). If TRIPRA or a similar or subsequent statute is not in effect, then provided that terrorism insurance is commercially available, the borrower is required to carry terrorism insurance throughout the term of the Loma Linda Whole Loan as described in the preceding sentence, but in that event the borrower is not required to spend more than two times the amount of the insurance premium that is payable at that time in respect of the property and business interruption/rental loss insurance required under the related loan documents (without giving effect to the cost of terrorism, flood and earthquake components of such property and business interruption/rental loss insurance), and if the cost of terrorism insurance exceeds such amount, then the borrower is required to purchase the maximum amount of terrorism insurance available with funds equal to such amount. In either such case, terrorism insurance may not have a deductible in excess of $50,000. The required terrorism insurance may be included in a blanket policy so long as the borrower provides evidence satisfactory to the lender that the insurance premiums for the Loma Linda Property are separately allocated to the Loma Linda Property and that the policy will provide the same protection as a separate policy. See *"Risk Factors—Terrorism Insurance May Not Be Available for All Mortgaged Properties"* in the Prospectus.




Olympic Tower
21
MSD Capital, L.P. 22,064 SF Exp. 3/2022
20
NBA Properties, Inc. 21,915 SF Exp. 12/2035
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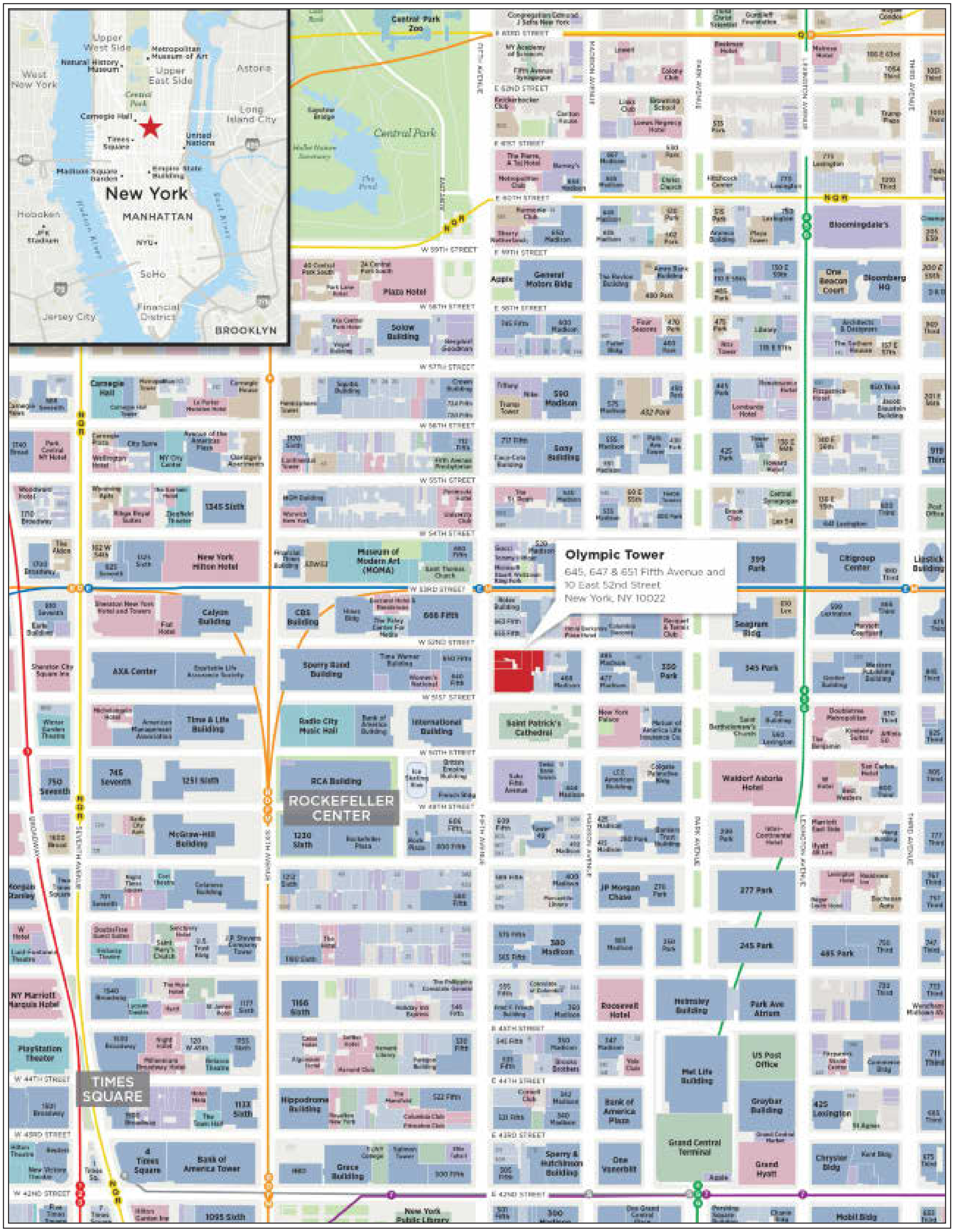
12
NBA Properties, Inc. 5,350 SF Exp. 3/2020
Schafer Cullen Capital 8,842 SF Exp. 1/2023
Schafer Cullen Capital 135 SF Exp. 1/2023
NBA Properties, Inc. 8,918 SF Exp. 12/2035
11
NBA Properties, Inc. 23,490 SF Exp. 3/2020
10
MSD Capital, L.P. 21,915 SF Exp. 3/2022
9
Richemont North America, Inc. 11,506 SF Exp. 7/2028
Richemont North America, Inc. 4,919 SF Exp. 7/2028
Richemont North America, Inc. 2,791 SF Exp. 7/2028
Frontier Capital 3,741 SF Exp. 4/2018
8
Richemont North America, Inc. 22,957 SF Exp. 7/2028
7
Richemont North America, Inc. 21,415 SF Exp. 7/2028
Richemont North America, Inc. 3,440 SF Exp. 7/2028
Richemont North America, Inc. 4,132 SF Exp. 7/2028
6
Richemont North America, Inc. 21,415 SF Exp. 7/2028
Richemont North America, Inc. 4,132 SF Exp. 7/2028
5
Richemont North America, Inc. 21,415 SF Exp. 7/2028
Richemont North America, Inc. 4,132 SF Exp. 7/2028
4
JB Martin Inc 3,448 SF Exp. 8/2019
Antenna Pay TV 3,470 SF Exp. 8/2019
Gemelli Investors 905 SF Exp. 3/2020
Archbishop Iakovos 2,110 SF Exp. 9/2025
B. Laterman & Co 975 SF Exp. 2/2021
Vacant 2,201 SF
3
Cartier 55,000 SF Exp. 7/2037
Versace U.S.A., Inc. 20,000 SF Exp. 12/2023
ASO Public Benefit Foundation 3,025 SF Exp. 9/2029
ASO Public Benefit Foundation 4,535 SF Exp. 9/2029
NTV International Co 6,677 SF Exp. 4/2024
Richemont North America, Inc. 4,132 SF Exp. 7/2028
2
H. Stern 4,000 SF Exp. 1/2022
H. Stern 2,449 SF Exp. 1/2022
IGV 1,569 SF Exp. 12/2020
Vacant 2,475 SF
Fig and Olive 2,259 SF Exp. 6/2022
1
Longchamp 2,475 SF Exp. 11/2027
H. Stern 1,300 SF Exp. 1/2022
Armani Exchange 10,475 SF Exp. 1/2022
J Choo 1,650 SF Exp. 6/2018
Vacant 1,391 SF
FURLA 1,200 SF Exp. 2/2030
Grano 52 - Cipriani 1,150 SF Exp. 7/2023
Fig and Olive 2,171 SF Exp. 6/2022
B
FURLA 1,100 SF Exp. 2/2030
H. Stern 1,000 SF Exp. 1/2022
Longchamp 3,336 SF Exp. 11/2027
Grano 52 - Cipriani 350 SF Exp. 7/2023
ASO Public Benefit Foundation 4,513 SF Exp. 9/2029
Vacant 163 SF
Fig and Olive 2,487 SF Exp. 6/2022
C
Vacant 238 SF
J Choo Storage 235 SF Exp. 6/2018
NBA Properties, Inc. 794 SF Exp. 12/2035
VACANT
2018 - 2019
2020 - 2021
2022 - 2023
2024+
Lot 69 649 Fifth
Lot 71 647 Fifth
Lot 1000 645 Fifth
Lot 63 10 E. 52nd


Olympic Tower
645, 647 & 651 Fifth Avenue and
10 East 52nd Street
New York, NY 10022
ROCKEFELLER CENTER
TIMES SQUARE
Central Park
New York
MANHATTAN
BROOKLYN

Mortgaged Property Information	
Number of Mortgaged Properties	1
Location (City/State)	New York, New York
Property Type	Mixed Use
Size (SF)	525,372
Total Occupancy as of 4/27/2017	98.8%
Owned Occupancy as of 4/27/2017	98.8%
Year Built / Latest Renovation	1905, 1930, 1973 / NAP
Appraised Value	$1,900,000,000
Underwritten Revenues	$94,904,955
Underwritten Expenses	$26,624,023
Underwritten Net Operating Income (NOI)	$68,280,932
Underwritten Net Cash Flow (NCF)	$66,136,694
Cut-off Date LTV Ratio(1)	32.2%
Maturity Date LTV Ratio(1)	32.2%
DSCR Based on Underwritten NOI / NCF(1)	2.79x / 2.70x
Debt Yield Based on Underwritten NOI / NCF(1)	11.2% / 10.8%

Mortgage Loan Information		
Loan Seller		GSMC
Cut-off Date Principal Balance(2)		$44,000,000
Cut-off Date Principal Balance per SF(1)		$1,162.99
Percentage of Initial Pool Balance		4.3%
Number of Related Mortgage Loans		None
Type of Security		Leasehold
Mortgage Rate		3.95394737%
Original Term to Maturity (Months)		120
Original Amortization Term (Months)		NAP
Original Interest Only Period (Months)		120
Escrows		
	Upfront	Monthly
Taxes	$0	$0
Insurance	$298,431	$0
Replacement Reserves	$25,989,597	$0
TI/LC	$21,357,936	$0
Other(3)	$13,997,581	$153,680

Sources and Uses

Sources	$	%	Uses	$	%
Senior Loan Amount	$611,000,000	61.1%	Principal Equity Distribution	$665,800,015	66.6%
Subordinate Debt	389,000,000	38.9	Loan Payoff	249,903,892	25.0
			Reserves	61,643,545	6.2
			Closing Costs	22,652,548	2.3
Total Sources	$1,000,000,000	100.0%	Total Uses	$1,000,000,000	100.0%

(1) Calculated based on the aggregate outstanding principal balance of the Olympic Tower Senior Loans.
(2) The Cut-off Date Principal Balance of $44,000,000 represents a non-controlling note A-2-C2 of a $760,000,000 whole loan evidenced by 11 senior *pari passu* notes and three subordinate *pari passu* notes. See "*—The Mortgage Loan*" below.
(3) Upfront other reserve represents $11,843,236 for a free rent reserve and $2,154,345 for ground rent reserves. See "*—Escrows*" below.

- **The Mortgage Loan.** The mortgage loan (the "**Olympic Tower Loan**") is part of a whole loan (the "**Olympic Tower Whole Loan**") comprised of eleven senior *pari passu* notes with an outstanding aggregate principal balance of $611,000,000 (the "**Olympic Tower Senior Loans**") and three subordinate *pari passu* notes with an outstanding aggregate principal balance of $149,000,000 (collectively, the "**Olympic Tower Subordinate Loan**"). The Olympic Tower Whole Loan has an aggregate outstanding principal balance of $760,000,000 and is secured by a first mortgage encumbering the borrower's leasehold interest in an office/retail mixed use property located in New York, New York (the "**Olympic Tower Property**"). The Olympic Tower Loan (evidenced by note A-2-C2) has an outstanding principal balance as of the Cut-off Date of $44,000,000 and represents approximately 4.3% of the Initial Pool Balance.

The Olympic Tower Whole Loan was co-originated by Goldman Sachs Mortgage Company, Deutsche Bank AG, New York Branch and Morgan Stanley Bank, N.A. on May 1, 2017. The Olympic Tower Loan has an interest rate of 3.95394737% *per annum* and the Olympic Tower Whole Loan has an initial weighted average interest rate of 3.95394737% *per annum*. The borrower utilized the proceeds of the Olympic Tower Whole Loan to refinance existing debt, fund reserves and pay origination costs.

All calculations relating to the Olympic Tower Loan are calculated based on the aggregate outstanding principal balance as of the Cut-off Date of the Olympic Tower Senior Loans unless otherwise specified.

The Olympic Tower Whole Loan had an initial term of 120 months and has a remaining term of 114 months as of the Cut-off Date. The Olympic Tower Whole Loan requires interest only payments during its term. The scheduled maturity date of the Olympic Tower Whole Loan is the due date in May 2027. Voluntary prepayment of the Olympic Tower Whole Loan is prohibited prior to the due date in November 2026. Provided no event of default under the related loan documents has occurred and is continuing, at any time prior to the maturity date and after the earlier to occur of (i) the second anniversary of the closing date of the securitization into which the last piece of the Olympic Tower Whole Loan is deposited and (ii) the third anniversary of the origination of the Olympic Tower Whole Loan, the Olympic Tower Whole Loan may be defeased with certain direct, non-callable obligations of the United States of America or other obligations which are "government securities" permitted under the related loan documents.

The following table outlines the 11 *pari passu* senior notes and three *pari passu* subordinate notes of the Olympic Tower Whole Loan:

Note	Original Balance	Cut-off Date Balance	Note Holder	Controlling Piece
A-1-S, A-2-S, A-3-S	$331,000,000	$331,000,000	Olympic Tower 2017-OT	No
A-1-C1, A-1-C4, A-1-C5	$80,000,000	$80,000,000	DBJPM 2017-C6	No
A-2-C1	$40,000,000	$40,000,000	GSMS 2017-GS7	No
A-1-C2, A-1-C3	$60,000,000	$60,000,000	CD 2017-CD5	No
A-2-C2	$44,000,000	$44,000,000	GSMS 2017-GS8	No
A-3-C	$56,000,000	$56,000,000	BANK 2017-BNK5	No
B-1, B-2, B-3	$149,000,000	$149,000,000	Olympic Tower 2017-OT	Yes
Total	**$760,000,000**	**$760,000,000**		

See the Olympic Tower total debt capital structure table below. The relationship among the holders of the Olympic Tower Loan and the related companion loans is governed by a co-lender agreement as described under *"Description of the Mortgage Pool–The Whole Loans–Olympic Tower Whole Loan"* in the Prospectus:

Olympic Tower Total Debt Capital Structure

			Interest Rate	Cumulative Cut-off Date Balance	Cumulative Amount Per SF	Cumulative Cut-off Date LTV Ratio(1)	Underwritten In-Place NOI / NCF Debt Yield	Underwritten In-Place NOI / NCF DSCR
Olympic Tower Whole Loan	Senior Loans	**Olympic Tower Loan** **$44,000,000** **GSMS 2017-GS8** ***Note A-2-C2*** **Olympic Tower Pari Passu Companion Loans** **$567,000,000** **Olympic Tower 2017-OT: $331,000,000** ***Notes A-1-S, A-2-S and A-3-S*** **DBJPM 2017-C6: $80,000,000** ***Notes A-1-C1, A-1-C4 and A-1-C5*** **CD 2017-C5: $60,000,000** ***Notes A-1-C2, A-1-C3,*** **BANK 2017-BNK5: $56,000,000** ***Note A-3-C*** **GSMS 2017-GS7: $40,000,000** ***Note A-2-C1***	**3.95394737%**	**$611,000,000**	**$1,162.99**	**32.2%**	**11.2% / 10.8%**	**2.79x / 2.70x**
Olympic Tower Whole Loan		**Olympic Tower Subordinate Companion Loans** **$149,000,000** **Olympic Tower 2017-OT** ***Notes B-1, B-2 and B-3***	**3.95394737%**	**$760,000,000**	**$1,446.59**	**40.0%**	**9.0% / 8.7%**	**2.24x / 2.17x**
		Olympic Tower Mezzanine Loan **$240,000,000**	**5.0000%**	**$1,000,000,000**	**$1,903.41**	**52.6%**	**6.8% / 6.6%**	**1.60x / 1.55x**

(1) Cumulative Cut-off Date LTV Ratio is calculated by dividing the respective Cumulative Cut-off Date Balance by the aggregate "as-is" appraised value of the Olympic Tower Whole Loan of $1,900,000,000.

- **The Mortgaged Property.** The Olympic Tower Property is a 525,372 SF office/retail mixed use property located in New York, New York. The Olympic Tower Property, built in separate phases in 1905, 1930 and 1973, is comprised of the borrower's (A) leasehold interest in four buildings, including (i) a commercial condominium unit consisting of approximately 388,170 SF of office space across floors 3-21 and 36,556 SF of retail space across two sublevel floors and floors 1-2, which is part of a 52-story Class A mixed-use building located at 645 Fifth Avenue, New York, New York, (ii) an adjacent five-story building totaling 55,000 SF of ground and upper floor luxury retail space occupied by Cartier, located at 651 Fifth Avenue, New York, New York (the "**Cartier Building**"), (iii) an adjacent five-story building totaling 20,000 SF of ground and upper level luxury retail space occupied by Versace U.S.A., Inc., located at 647 Fifth Avenue, New York, New York (the "**Versace Building**") and (iv) a 25,646 SF seven-story Class A office and retail building, located at 10 East 52nd Street, New York, New York, and (B) sub-leasehold interest in an approximately 2,211 SF parcel of land underlying a portion of the Olympic Tower Property. Above the Olympic Tower condominium portion of the Olympic Tower Property is a 230-unit residential condominium (and, together with the Olympic Tower condominium, the "**645 Fifth Avenue Condominium**"). The residential condominium is not collateral for the Olympic Tower Whole Loan. The 645 Fifth Avenue Condominium board consists of nine managers, four of which are appointed by the commercial unit owner (which right was assigned to the borrower pursuant to the ground lease). The 645 Fifth Avenue Condominium board is not controlled by the borrower. However, all decisions that affect only the commercial unit or the common areas enjoyed exclusively by the commercial unit and that do not affect the residential condominium unit require a majority vote of the managers elected by the commercial unit owner. The 645 Fifth Avenue Condominium building was developed by Aristotle Onassis and designed by Skidmore, Owings & Merrill. The borrower sponsors plan to complete an approximately $26.0 million lobby renovation in Olympic Tower, which commenced in August 2017.

  As of April 27, 2017, the Olympic Tower Property had an eight year average historical occupancy of 97.2%, excluding the underwritten occupancy. The five largest tenants at the Olympic Tower Property comprise 437,322 SF, representing 83.2% of the SF and 70.6% of underwritten base rent. The Olympic Tower Property is a flagship location for Cartier, the New York headquarters for the NBA Properties, Inc., the North American headquarters for Richemont North America, Inc. and the corporate headquarters for MSD Capital, L.P.

  The Olympic Tower Property is situated on Fifth Avenue in Manhattan. The retail space located on Fifth Avenue is proximate to the Waldorf-Astoria Hotel and numerous flagship stores, including MoMA Architecture & Design, Lord & Taylor and Saks Fifth Avenue, along with Central Park and the Empire State Building. The Olympic Tower Property's retail includes the boutiques of Versace, FURLA, H. Stern, J. Choo, Armani Exchange and a flagship location of Cartier.

  As of April 27, 2017, the Olympic Tower Property was 98.8% leased based on SF to a tenant roster of office and retail tenants. The five largest tenants by SF are NBA Properties, Inc. (36.5% of SF, 16.2% of underwritten base rent), Richemont North America, Inc. (24.1% of SF, 10.0% of underwritten base rent), Cartier (10.5% of SF, 25.3% of underwritten base rent), MSD Capital, L.P. (8.4% of SF, 4.0% of underwritten base rent) and Versace U.S.A., Inc. (3.8% of SF, 15.1% of underwritten base rent). The top five tenants at the Olympic Tower Property occupy 83.2% of the SF, comprise 70.6% of the underwritten base rent and as of April 27, 2017 had a weighted average remaining lease term of 13.5 years.

The following table presents certain information relating to the major tenants (of which, certain tenants may have co-tenancy provisions) at the Olympic Tower Property:

Five Largest Tenants Based on Underwritten Base Rent

Tenant Name	Credit Rating (Fitch/MIS/S&P)[1]	Tenant GLA	% of GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent $ per SF	Lease Expiration	Renewal / Extension Options
Cartier[2]	NR / NR / NR	55,000	10.5%	$21,659,000	25.3%	$393.80	7/31/2037	NA
NBA Properties, Inc.[3][4]	NR / NR / NR	191,957	36.5	13,874,608	16.2	72.28	Various	2, 5-year options
Versace U.S.A., Inc.[2]	NR / NR / NR	20,000	3.8	12,894,200	15.1	644.71	12/31/2023	1, 5-year option
Richemont North America, Inc.	NR / NR / NR	126,386	24.1	8,567,036	10.0	67.78	7/31/2028	NA
MSD Capital, L.P.	NR / NR / NR	43,979	8.4	3,388,171	4.0	77.04	3/31/2022	1, 5-year option
Five Largest Tenants		**437,322**	**83.2%**	**$60,383,015**	**70.6%**	**$138.07**		
Remaining Tenants[5]		81,582	15.5	25,095,942	29.4	307.62		
Vacant Spaces		6,468	1.2	0	0.0	0.00		
Total / Wtd. Avg. Tenants		**525,372**	**100.0%**	**$85,478,957**	**100.0%**	**$162.70**		

(1) Certain ratings are those of the parent company whether or not the parent guarantees the lease.
(2) The Net Rentable Area (SF) listed for Cartier and Versace U.S.A., Inc. is an approximation based on the total building SF of the Cartier Building and Versace Building, respectively.
(3) NBA Properties, Inc. leases 163,117 SF of space, including 794 SF of storage space, with an expiration date of December 31, 2035. Unless NBA Properties, Inc. exercises its option to extend the term of the Swing Space for the full term of the other leased premises, the 28,840 SF of space known as the **"Swing Space"** will expire on April 6, 2020.
(4) NBA Properties, Inc. has the one-time right, before July 1, 2018, to reduce (a) a portion of its space on the 12th floor or (b) the entire 20th floor of the Olympic Tower Property upon written notice. NBA Properties, Inc. also has the one-time right to terminate either (i) its uppermost floor of office space or (ii) the entire space leased to the tenant on the lowermost floor of office space after January 1, 2026 by providing at least 18 months prior notice and to payment of a termination fee. NBA Properties, Inc. also has the one-time right to vacate or surrender all or a portion of the Swing Space upon 180 days' prior written notice (and certain additional requirements). Moreover, the tenant may extend the term of the Swing Space for the full term of the other leased premises upon 180 days' written notice. The Swing Space is comprised of the entire 11th floor of the Olympic Tower Property and 5,350 SF on the 12th floor of the Olympic Tower Property.
(5) Longchamp (1.1% of SF, 6.8% of UW Base Rent) is not yet in occupancy and has not yet begun paying rent. Longchamp recently executed a lease, expected to commence on December 1, 2017, to backfill the space to be vacated by Swatch. Swatch exercised an early termination option and has vacated its space. The borrower reserved $1,041,666 in gap rent at loan origination for the transition of the space. We cannot assure you that Longchamp will take occupancy and commence paying rent as expected or at all.

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

Lease Expiration Schedule[1]

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
2017	0	0.0	0.0%	0	0.0	0.00	0
2018	5,626	1.1	1.1%	596,252	0.7	105.98	2
2019	6,918	1.3	2.4%	612,653	0.7	88.56	2
2020	31,314	6.0	8.4%	1,682,791	2.0	53.74	3
2021	975	0.2	8.6%	88,228	0.1	90.49	1
2022	70,120	13.3	21.9%	15,366,476	18.0	219.15	4
2023	30,477	5.8	27.7%	13,561,659	15.9	444.98	3
2024	6,677	1.3	29.0%	467,390	0.5	70.00	1
2025	2,110	0.4	29.4%	161,415	0.2	76.50	1
2026	0	0.0	29.4%	0	0.0	0.00	0
2027	5,811	1.1	30.5%	6,250,000	7.3	1,075.55	1
2028 & Thereafter	358,876	68.3	98.8%	46,692,094	54.6	130.11	5
Vacant	6,468	1.2	100.0%	0	0.0	0.00	0
Total / Wtd. Avg.	**525,372**	**100.0%**		**$85,478,957**	**100.0%**	**$162.70**	**23**

(1) Calculated based on approximate square footage occupied under each lease.

The following table presents certain information relating to historical occupancy at the Olympic Tower Property:

Historical Leased %(1)

Building	2008	2009	2010	2011	2012	2013	2014	2015	2016
645 Fifth Avenue	94.3%	99.1%	95.8%	94.8%	97.4%	98.7%	100.0%	94.4%	94.4%
647 Fifth Avenue	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
651 Fifth Avenue	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
10 East 52nd	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Wtd. Avg.	**95.4%**	**99.3%**	**96.6%**	**95.8%**	**97.9%**	**98.9%**	**100.0%**	**95.5%**	**95.5%**

(1) Per a market research report.

- **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 Olympic Tower Property:

Cash Flow Analysis

	2014	2015	2016	Sponsor Year 1(1)	Underwritten	Underwritten $ per SF
Base Rent	$67,699,023	$76,002,330	$79,607,342	$84,491,650	$85,478,957	$162.70
Credit Step Rents(2)	0	0	0	0	2,682,845	5.11
Straight Line Rent Credit(3)	0	0	0	0	1,807,706	3.44
Value of Vacant Space(4)	0	0	0	0	290,095	0.55
Gross Potential Rent	$67,699,023	$76,002,330	$79,607,342	$84,491,650	$90,259,603	$171.80
CAM / Other	1,928,140	3,510,841	5,419,802	8,372,411	8,176,679	15.56
Total Recoveries	$1,928,140	$3,510,841	$5,419,802	$8,372,411	$8,176,679	$15.56
Miscellaneous Revenue	1,478,130	1,620,636	401,486	114,528	114,528	0.22
Total Other Income	$1,478,130	$1,620,636	$401,486	$114,528	$114,528	$0.22
Total Gross Income	$71,105,293	$81,133,807	$85,428,630	$92,978,589	$98,550,810	$187.58
Less: Vacancy(5)	0	0	0	(350,241)	(3,645,856)	(6.94)
Effective Gross Income	$71,105,293	$81,133,807	$85,428,630	$92,628,348	$94,904,955	$180.64
Total Expenses	21,121,302	23,050,850	24,792,052	27,463,894	26,624,023	50.68
Net Operating Income	**$49,983,991**	**$58,082,957**	**$60,636,578**	**$65,164,454**	**$68,280,932**	**$129.97**
Reserves for Replacements	0	0	0	0	131,343	0.25
Leasing Commissions	0	0	0	0	1,440,628	2.74
Tenant Improvements	0	0	0	0	572,266	1.09
Net Cash Flow	**$49,983,991**	**$58,082,957**	**$60,636,578**	**$65,164,454**	**$66,136,694**	**$125.89**

(1) Sponsor Year 1 cash flows represents the pro forma cash flows for the calendar year 2017.
(2) Net present value step rent credit for NBA Properties, Inc., Richemont North America, Inc. and Cartier through the earlier of the lease expiration or loan maturity using a 7.0% discount rate.
(3) Credit given to contractual rent steps through April 1, 2018 for all tenants.
(4) Based on the weighted average of $85.00 per SF for vacant office space, $40.00 per SF for vacant second floor retail space and $10.00 per SF for vacant basement space.
(5) Blend of 5.0% of the Gross Potential Rent and Total Recoveries for office and 3.0% of the Gross Potential Rent and Total Recoveries for retail.

- **Appraisal.** According to the appraisal, the Olympic Tower Property had an "as-is" appraised value of $1,900,000,000 as of April 1, 2017.

- **Environmental Matters.** According to a Phase I environmental report, dated March 21, 2017, there are no recognized environmental conditions or recommendations for further action at the Olympic Tower Property other than (i) the implementation of an operations and maintenance plan for asbestos containing materials, (ii) cleaning the stain noted on the top of the aboveground storage tank located in the basement of Versace Building and inspecting and repairing the pipe fitting therein to prevent additional leaking and (iii) cleaning the stain noted in the elevator machine room of the Cartier Building and inspecting and repairing the hydraulic equipment therein to prevent additional leaking.

- **Market Overview and Competition.** The Olympic Tower Property is located on Fifth Avenue between East 51st Street and East 52nd Street. This area of Midtown Manhattan is known as the Madison/Fifth Avenue subdistrict within the Plaza Office District and is considered one of Manhattan's premier office locations according to the appraisal. The Olympic Tower Property is surrounded by many of New York's most well-known landmarks, restaurants, hotels, retail shops and tourist attractions, made accessible by the presence of several transportation hubs.

The three office statistical areas that comprise the Plaza District contain 81.8 million SF of Class A office space, 4.9 million SF of Class B office space and 368,885 SF of Class C office space. Historically, the Plaza District has evidenced the highest rents in Midtown due to the demand generated by its location and quality space according to the appraisal. As of the fourth quarter of 2016, the Class A office space in the Plaza Office District had a direct vacancy rate of 8.9% and average asking rents of $98.53 per SF, above the direct primary Midtown Class A average of $87.14 per SF. As of the fourth quarter of 2016, the Madison/Fifth Avenue subdistrict consisted of approximately 21.1 million SF of Class A office space and had a direct vacancy rate of 10.2% and overall direct weighted average asking rents of $107.68 per SF. Class A overall vacancy in the Madison/Fifth Avenue subdistrict dropped 1.5% during the quarter to 11.5%, its lowest level in almost eight years.

Below is a detailed chart, as of the fourth quarter of 2016, of the Plaza Office District Class A space:

Plaza District Office Class A Market Summary(1)

	Inventory (SF)	Overall Vacancy	Direct Vacancy	Direct Wtd. Avg. Class A Rent per SF	YTD Leasing Activity (SF)
Park Avenue	21,842,808	10.5%	7.8%	$102.15	1,229,021
Madison / Fifth	21,140,425	11.5%	10.6%	$107.68	1,315,131
Sixth / Rockefeller Center	38,838,121	10.2%	8.5%	$90.40	2,728,707
Total / Wtd. Avg.	**81,821,354**	**10.6%**	**8.9%**	**$98.00**	**5,272,859**

(1) Source: Appraisal.

The appraiser identified 35 comparable office properties totaling approximately 14.8 million SF that exhibited a rental range of $66.00 per SF to $200.00 per SF and a weighted average occupancy rate of approximately 83.7% for direct space.

Of the 35 buildings, six are considered directly competitive with the Olympic Tower Property in terms of the building classification, asking rents, rentable office SF and current occupancy. The directly competitive properties exhibited a gross rental range of $75.00 per SF to $140.00 per SF and a weighted average occupancy of approximately 92.1%. The higher end of the rental range reflects asking rents on the higher floors of the comparables, which are physically located above the Olympic Tower Property's highest floor (25th floor). The average direct occupancy rates for these buildings is approximately 93.1%, compared to approximately 83.7% for all the competitive buildings compared with the Olympic Tower Property and approximately 91.7% for Class A space within Midtown Manhattan as a whole.

The appraiser concluded that the Olympic Tower Property should command office rental rates averaging in the mid $80's per SF and maintain a stabilized occupancy of over 90%, as outlined in the table below:

Competitive Set(1)

						Direct Asking Rent per SF	
Property	Office Area (GLA)	Direct Available SF	Sublease Available SF	% Occupied (Direct)	% Occupied (Total)	Low	High
650 Fifth Avenue	327,570	48,525	0	85.2%	85.2%	$75.00	$90.00
712 Fifth Avenue	457,281	31,408	9,813	93.1%	91.0%	$85.00	$140.00
717 Fifth Avenue	405,192	13,718	0	96.6%	96.6%	$110.00	$110.00
725 Fifth Avenue	190,000	14,900	0	92.2%	92.2%	$100.00	$100.00
535 Madison Avenue	415,000	14,765	0	96.4%	96.4%	$105.00	$105.00
540 Madison Avenue	258,511	19,112	10,900	92.6%	88.4%	$85.00	$107.00
Olympic Tower Property(2)	406,899	2,201	0	99.5%	99.5%		
Total / Wtd. Avg.(3)	**2,053,554**	**142,428**	**20,713**	**93.1%**	**92.1%**		

(1) Source: Appraisal.
(2) Based on the underwritten rent roll dated April 27, 2017.
(3) Total / Wtd. Avg. does not include the Olympic Tower Property.

The Olympic Tower Property is located in Upper Fifth Avenue Retail submarket, which is defined as Fifth Avenue between the north side of 49th Street to the south side of 60th Street. The Upper Fifth Avenue Retail submarket is the strongest retail submarket in Manhattan, and the second most expensive retail corridor in the world according to the appraisal. As of the fourth quarter of 2016, direct asking rents in the submarket were $2,924 per SF. The availability, the number of available retail spaces available divided by the total number of retail spaces in a given market, was 15.9% as of the fourth quarter of 2016 with 11 units available for lease in the submarket.

The appraisal concluded to the following market rents per space type at the Olympic Tower Property, using 10 retail rent comparables:

Retail Lease Market Rent Conclusions(1)

645 Fifth Avenue Corner	**Floor**	**Market Rent per SF**
Armani Exchange	Basement	$200.00
Armani Exchange	Grade	$3,500.00
Armani Exchange	Second Floor	$200.00
645 Fifth Avenue Midblock	**Floor**	**Market Rent per SF**
H. Stern	Basement	$50.00
H. Stern	Grade	$3,500.00
H. Stern	Second Floor	$200.00
Longchamp USA, Inc.	Basement	$50.00
Longchamp USA, Inc.	Grade	$3,500.00
FURLA	Basement	$50.00
FURLA	Grade	$3,500.00
645 Fifth Avenue Side Street	**Floor**	**Market Rent per SF**
J. Choo	Basement	$50.00
J. Choo	Grade	$450.00
J. Choo	Mezz	$250.00
645 Fifth Avenue Atrium	**Floor**	**Market Rent per SF**
Grano 52 - Cipriani	Grade	$45.00
ASO Public Benefit Foundation	Basement	$30.00
To-Be-Leased	Basement	$50.00
645 Fifth Avenue 2nd Floor	**Floor**	**Market Rent per SF**
IGV	Second Floor	$100.00
To-Be-Leased	Second Floor	$100.00

647 5th Avenue	**Floor**	**Market Rent per SF**
Versace U.S.A., Inc.	Basement	$50.00
Versace U.S.A., Inc.	Grade	$3,500.00
Versace U.S.A., Inc.	Second	$350.00
Versace U.S.A., Inc.	Third	$200.00
Versace U.S.A., Inc.	Fourth	$100.00
Versace U.S.A., Inc.	Fifth	$100.00
651 5th Avenue	**Floor**	**Market Rent per SF**
Cartier	Basement	$50.00
Cartier	Grade	$3,250.00
Cartier	Second	$200.00
Cartier	Third	$100.00
Cartier	Fourth	$70.00
Cartier	Fifth	$70.00
10 East 52nd Street	**Floor**	**Market Rent per SF**
Fig and Olive	Basement	$50.00
Fig and Olive	Grade	$200.00
Fig and Olive	Second	$75.00
Storage Space		$30.00

(1) Source: Appraisal.

- **The Borrower.** The borrower, OT Real Estate Owner LLC, is a single purpose entity and Delaware limited liability company structured to be bankruptcy-remote with two independent directors in its organizational structure. The sponsors of the borrower are OMERS Administration Corporation ("**OMERS**") and Crown Olympic Partners LLC. Oxford Properties Group ("**Oxford**") is the real estate investment arm of and a subsidiary of OMERS. Crown Olympic Partners LLC is an affiliate of Crown Acquisitions ("**Crown**"). The nonrecourse carve-out guarantors are OPG Investment Holdings (US), LLC, Crown Retail Services LLC, Centurian Management Corporation and Crown 600 Broadway LLC, on a joint and several basis. The Olympic Tower Whole Loan recourse does not cover the typical nonrecourse carve-outs; but does cover certain acts of the related borrower and/or its principals specified in the related loan documents, including bankruptcy-related events, provided, however, that any recourse with respect to bankruptcy-related events is capped at an amount equal to 10% of the original principal balance of the Olympic Tower Whole Loan, plus reasonable out-of-pocket costs and expenses (including court costs and reasonable, out-of-pocket attorneys' fees) incurred by the lender in the enforcement of the guaranty or the preservation of the lender's rights under the guaranty. Notwithstanding the foregoing, there is no limitation on guarantor recourse liability if any bankruptcy-related event in any way results in a termination, surrender or rejection of the Olympicgold Ground Lease (see "*—Ground Lease*" below) or an amendment or modification of the Olympicgold Ground Lease in a manner adverse to the lender without the lender's prior written consent. The nonrecourse carve-out guarantors are required to maintain a minimum aggregate net worth and liquidity of $250,000,000 and $20,000,000, respectively, for the term of the Olympic Tower Whole Loan.

OMERS is one of Canada's largest pension funds with over $85.2 billion of net assets as of year-end 2016. Oxford is the global real estate investment arm of OMERS. Established in 1960, Oxford manages real estate for itself and on behalf of its co-owners and investment partners with offices across Canada and in New York, Washington, Boston, London and Luxembourg. Oxford's approximately $41.0 billion real estate portfolio consists of approximately 60 million SF and over 150 properties that total approximately 3,600 hotel rooms and over 9,500 residential units located across Canada, Western Europe and US markets. Recently completed development projects include 600 Massachusetts Avenue and MNP Tower totaling 670,000 SF in Washington, DC and Vancouver, Canada as well as the Leadenhall Building, a 600,000 SF office development located in London, UK. Other Oxford investments include 900 New York Avenue in Washington, DC, One Memorial Drive in Cambridge, Massachusetts, retail units on New Bond Street in London, UK and the Hudson Yards development in New York, New York. Crown's portfolio of ownership interests includes over 50 assets in markets such as New York, Chicago, San Francisco, Las Vegas and Miami.

- **Escrows.** On the origination date, the borrower funded (i) a capital expenditure account in the amount of $25,989,597 for lobby renovations, (ii) a rollover account in the amount of $21,357,936 for outstanding tenant allowances, (iii) a free rent account in the amount of $11,843,236, $7,030,771 of which relates to the largest tenant, NBA Properties, Inc., and $113,966 of which relates to the second largest tenant, Richemont North America, Inc., and the remaining portion of the reserve relates to two smaller tenants, Grano 52 and Longchamp, with free rent periods through July 2017 and June 2018 respectively, (iv) a ground rent account in the amount of $2,154,345 (including $307,360, which is equal to the ground rent that was paid on May 1, 2017 and June 1, 2017) and (v) an insurance account in the amount of $298,431.

On each due date, the borrower is required to fund an amount equal to the aggregate ground rent that will be payable under the ground leases for the month immediately following the month in which such monthly payment occurs into a ground rent reserve account.

In addition, on each due date, during the continuance of an Olympic Tower Trigger Period, the borrower is required to fund (i) a tax account and an insurance account each in an amount equal to one-twelfth of the amount that the lender reasonably estimates will be necessary to pay taxes and insurance premiums over the then succeeding 12-month period, unless in the case of insurance premiums, the borrower is maintaining a blanket policy in accordance with the related loan documents and there is no continuing event of default, and upon request of the lender, the borrower provides evidence of renewals of such policies and payment of related premiums, (ii) a capital expenditure account in the amount of $8,700, (iii) a rollover account in the amount of $65,253 and (iv) a condominium reserve account in an amount equal to one-twelfth of estimated common charges for the commercial condominium unit.

Moreover, provided that no event of default under the Olympic Tower Whole Loan has occurred and is continuing, the borrower may, without the lender's consent, terminate Armani Exchange's lease by delivering to the tenant a termination notice on or before November 30, 2017, provided that the borrower satisfies certain conditions, among others including, the borrower is required to fund an Armani Exchange rent account in an amount equal to (i) the termination fee amount that the borrower would be required to be paid to Armani Exchange tenant pursuant to its lease and (ii) the base rent and recoveries that would have been payable to the borrower by Armani Exchange under its lease for the period commencing on the date on which the borrower delivered the termination notice and expiring on the earlier to occur of the expiration date of the initial term of Armani Exchange's lease or the stated maturity date.

An "**Olympic Tower Trigger Period**" means (i) each period after an event of default under the Olympic Tower Whole Loan or the mezzanine loan documents until cured or (ii) each period that commences when the debt yield or the aggregate debt yield, determined as of the last day of the calendar quarter, is less than 6.842% or 5.200%, respectively, and concludes when the debt yield or the aggregate debt yield, determined as of the last day of the calendar quarter, is equal to or greater than 6.842% or 5.200%, respectively.

- **Lockbox / Cash Management.** The Olympic Tower Whole Loan is structured with a hard lockbox and in place cash management. The borrower was required to send tenant direction letters to all tenants instructing them to deposit all rents and other payments into the clearing account controlled by the lender. All funds in the clearing account will be transferred on a daily basis into a deposit account controlled by the lender, and applied to all required payments and reserves as set forth in the related loan documents. Provided no Olympic Tower Trigger Period is continuing, excess cash in the deposit account will be disbursed to the borrower in accordance with the related loan documents. During the continuance of an Olympic Tower Trigger Period, all excess cash will be retained in a lender account.

- **Property Management.** The Olympic Tower Property is managed by Oxford I Asset Management USA Inc., an affiliate of the borrower, pursuant to a management agreement. Under the related loan documents, the Olympic Tower Property is required to remain managed by Oxford I Asset Management USA Inc. or any other management company approved by the lender and with respect to which a Rating Agency Confirmation has been received. The lender has the right to replace, or require the borrower to replace, the property manager (i) during the continuance of an event of default under the Olympic Tower Whole Loan, (ii) during the continuance of a material default by the property manager under the management agreement (after the expiration of any applicable notice and/or cure periods), (iii) if the property manager files for or is the subject of a petition in bankruptcy or (iv) if at any time the property manager engages in gross negligence, fraud, willful misconduct or misappropriation of funds (other than a misappropriation that was committed by an unauthorized employee or agent of such property manager (which shall not include any president, chief executive officer, chief operating officer, chief financial officer or treasurer of such property manager) and that is promptly remedied by such property manager (including reimbursement of all misappropriated funds) after discovery by the borrower or such property manager).

- **Release, Substitution and Addition of Collateral.** Not permitted.

- **Ground Lease.** The Olympic Tower Property is subject to a ground lease with Olympicgold, L.L.C. that commenced on September 30, 1975 and that expires on September 30, 2074 (the "**Olympicgold Ground Lease**"). Olympicgold, L.L.C., as the successor-in-interest under the Olympicgold Ground Lease to The Equitable Life Assurance Society of the United States, is the fee owner of substantially all of the land underlying the Olympic Tower Property. In addition, the Charles Pochari estate, Ellen Gradt, Thomas R. Pochari, Sr. and Violet A. Curley (the "**Pochari Family**") is the fee owner of a 2,211 SF parcel of land underlying a portion of the Olympic Tower Property (the "**Pochari Parcel**"). Olympicgold L.L.C. leases the Pochari Parcel from the Pochari Family pursuant to a ground lease (the "**Pochari Ground Lease**"), that commenced in January 1968 and expires on January 22, 2067. In connection with the origination of the Olympic Tower Whole Loan, the Pochari Family delivered an estoppel certificate to the lender pursuant to which the Pochari Family agreed that (i) the lender will have all rights, remedies, powers and privileges of a leasehold mortgagee under the Pochari Ground Lease and (ii) it will recognize the lender as a leasehold mortgagee with respect to all such rights, remedies, powers and privileges notwithstanding that the leasehold interest under the Pochari Ground Lease is not directly encumbered by the lender's mortgage. Olympicgold, L.L.C. is not required to enter into a new lease with a leasehold mortgagee in the event that the Olympicgold Ground Lease is terminated (whether in connection with the borrower's bankruptcy, the borrower's default thereunder, or otherwise).

- **Mezzanine or Subordinate Indebtedness.** The Olympic Tower Whole Loan includes the Subordinate Notes with an original principal balance of $149,000,000, which notes were contributed to the Olympic Tower 2017-OT mortgage trust. In addition, a $240,000,000 mezzanine loan was funded concurrently with the origination of the Olympic Tower Whole Loan to OT Real Estate Mezz A LLC, which mezzanine loan was subsequently sold to Teachers Insurance and Annuity Association of America (51.0% interest) and Mirae Asset Maps US Professional Investment Private Real Estate Investment Trust 10 (49.0% interest). The mezzanine loan is coterminous with the Olympic Tower Whole Loan and accrues interest at a fixed *per annum* rate equal to 5.0000%. The lenders of the Olympic Tower Whole Loan and the mezzanine loan entered into an intercreditor agreement that provides for customary consent rights, cure rights and the right to purchase defaulted loans. See "*Description of the Mortgage Pool—Additional Indebtedness—Mezzanine Indebtedness*" in the Prospectus.

- **Terrorism Insurance.** So long as TRIPRA or a similar or subsequent statute is in effect, the borrower is required to maintain terrorism insurance for foreign and domestic acts (as those terms are defined in TRIPRA or similar or subsequent statute) in an amount equal to the full replacement cost of the Olympic Tower Property (plus rental loss and/or business interruption coverage from the date of the casualty until the completion of the restoration plus an additional period of indemnity covering (i) the period until the income either returns to the same level it was at prior to the loss or (ii) the 12 months following restoration, whichever is earlier). If TRIPRA or a similar or subsequent statute is not in effect, then provided that terrorism insurance is commercially available, the borrower is required to carry terrorism insurance throughout the term of the Olympic Tower Whole Loan as described in the preceding sentence, but in that event the borrower is not required to spend more than two times the amount of the insurance premium that is payable at that time in respect of the property and business interruption/rental loss insurance required under the related loan documents on a standalone basis (without giving effect to the cost of terrorism and earthquake components of such casualty and business interruption/rental loss insurance), and if the cost of terrorism insurance exceeds such amount, then the borrower is required to purchase the maximum amount of terrorism insurance available with funds equal to such amount. The required terrorism insurance may be included in a blanket policy so long as the borrower provides evidence satisfactory to the lender that the insurance premiums for the Olympic Tower Property are separately allocated to the Olympic Tower Property and that the policy will provide the same protection as a separate policy. See "*Risk Factors—Terrorism Insurance May Not Be Available for All Mortgaged Properties*" in the Prospectus.

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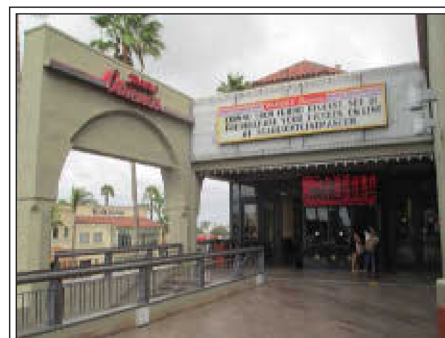
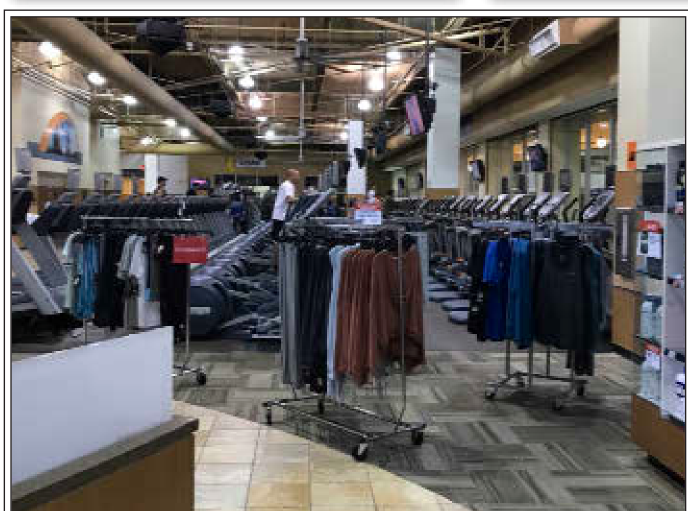
VERN + BOWL

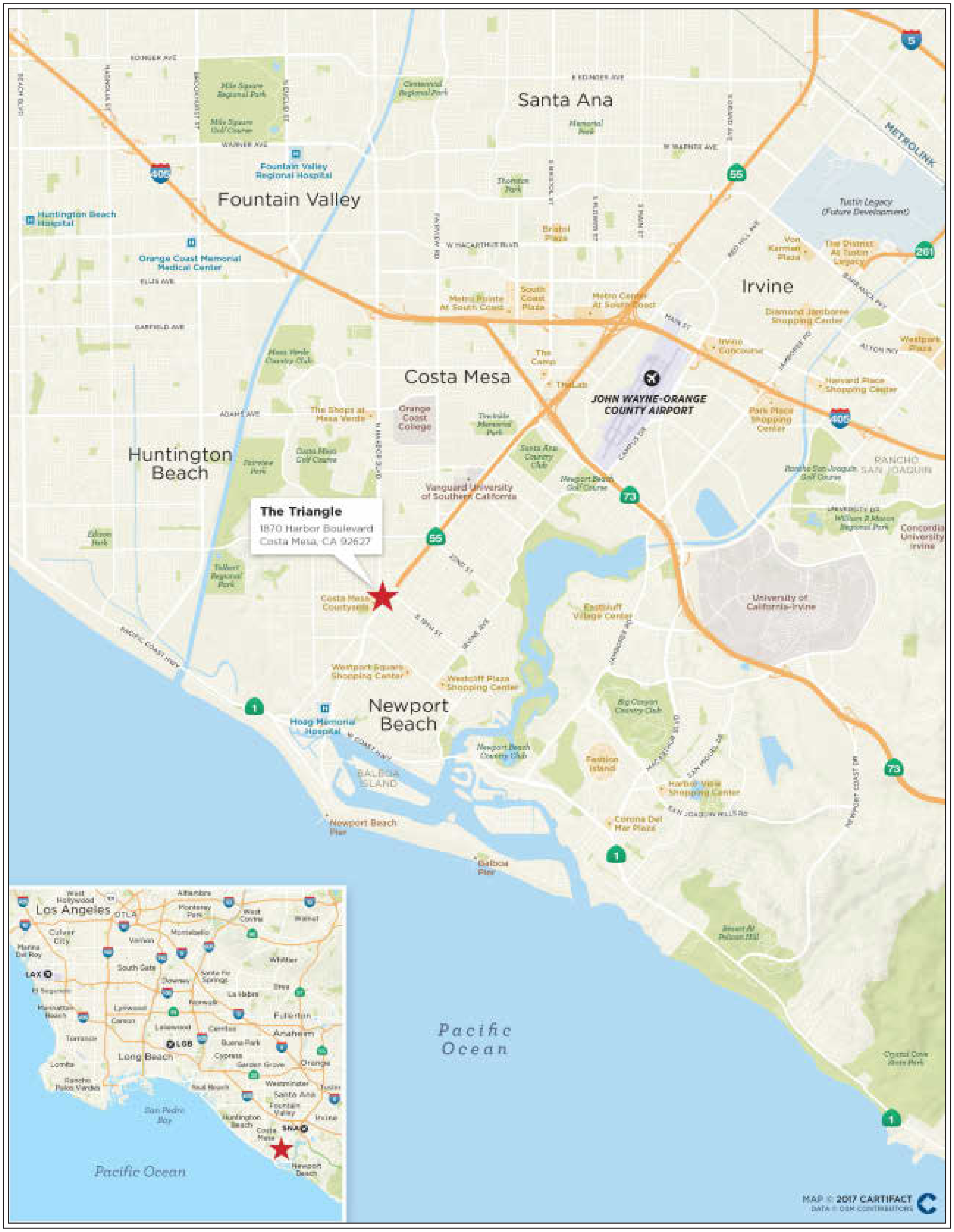

Yard House






HAPPY HOUR


TRIANGLE CINEMAS
HALLOWEEN BOOTIQUE
FITNESS
HARBOR BOULEVARD
W 19TH STREET
ROCKSTAR TAN
SADDLE RANCH
LA VIDA CANTINA
NAILS BY PRISCILLA
CREAMISTRY
Yard House
TIME NIGHT CLUB
H2O SUSHI & IZAKAYA
BLACK KNIGHT
TAVERN & BOWL
NEWPORT BOULEVARD



Santa Ana
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Irvine
Costa Mesa
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Newport Beach
The Triangle
1870 Harbor Boulevard
Costa Mesa, CA 92627
JOHN WAYNE-ORANGE COUNTY AIRPORT
University of California-Irvine
Pacific Ocean
Los Angeles
Long Beach
Anaheim
Pacific Ocean
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Mortgaged Property Information	
Number of Mortgaged Properties	1
Location (City/State)	Costa Mesa, California
Property Type	Retail
Size (SF)	204,523
Total Occupancy as of 11/1/2017(1)	93.1%
Owned Occupancy as of 11/1/2017(1)	93.1%
Year Built / Latest Renovation	1992-1993 / 2012-2013
Appraised Value	$55,700,000
Underwritten Revenues	$7,493,249
Underwritten Expenses	$3,407,699
Underwritten Net Operating Income (NOI)	$4,085,550
Underwritten Net Cash Flow (NCF)	$3,911,333
Cut-off Date LTV Ratio	74.1%
Maturity Date LTV Ratio(2)	59.2%
DSCR Based on Underwritten NOI / NCF	1.64x / 1.57x
Debt Yield Based on Underwritten NOI / NCF	9.9% / 9.5%

Mortgage Loan Information	
Loan Seller	GSMC
Cut-off Date Principal Balance	$41,250,000
Cut-off Date Principal Balance per SF	$201.69
Percentage of Initial Pool Balance	4.0%
Number of Related Mortgage Loans(3)	2
Type of Security	Fee Simple
Mortgage Rate	4.4630%
Original Term to Maturity (Months)	120
Original Amortization Term (Months)	360
Original Interest Only Period (Months)	36

Escrows	Upfront	Monthly
Taxes	$0	$52,967
Insurance	$0	$0
Replacement Reserves	$0	$3,409
TI/LC	$1,250,000	$0
Other(4)	$813,873	$0

Sources and Uses

Sources	$	%	Uses	$	%
Loan Amount	$41,250,000	70.9%	Purchase Price	$55,700,000	95.8%
Principal's New Cash Contribution	16,902,646	29.1	Reserves	2,063,873	3.5
			Closing Costs	388,774	0.7
Total Sources	$58,152,646	100.0%	Total Uses	$58,152,646	100.0%

(1) Total Occupancy and Owned Occupancy include two tenants: Keys on Main (8,566 SF) and Hillcrest Salon, LLC (5,781 SF) that have executed leases but have not taken occupancy or begun paying rent. Keys on Main and Hillcrest Salon, LLC are expected to take occupancy and commence paying rent in January 2018. We cannot assure you that these tenants will take occupancy or being paying rent as anticipated or at all. Total Occupancy and Owned Occupancy excluding these tenants are both 86.0%.
(2) The Maturity Date LTV Ratio is calculated using an "as-stabilized" value of $60,900,000. The Maturity Date LTV Ratio calculated based on the "as-is" appraised value of $55,700,000 is 64.8%.
(3) The borrower sponsor for The Triangle Loan is also the borrower sponsor for the Shops of Grand Canyon Loan.
(4) Other reserve represents a reserve for tenant improvements and gap rent for Keys on Main and Hillcrest Salon, LLC. See "—*Escrows*" below.

- **The Mortgage Loan.** The mortgage loan (the "**The Triangle Loan**") is evidenced by a note in the original principal amount of $41,250,000 and is secured by a first mortgage encumbering the borrower's fee simple interest in a retail property located in Costa Mesa, California (the "**The Triangle Property**"). The Triangle Loan was originated by Goldman Sachs Mortgage Company on October 31, 2017 and represents approximately 4.0% of the Initial Pool Balance. The note evidencing The Triangle Loan has an outstanding principal balance as of the Cut-off Date of $41,250,000 and an interest rate of 4.4630% *per annum*. The borrower utilized the proceeds of The Triangle Loan to acquire The Triangle Property, fund reserves and pay origination costs.

  The Triangle Loan had an initial term of 120 months and has a remaining term of 120 months as of the Cut-off Date. The Triangle Loan requires monthly payments of interest only for the initial 36 months, followed by monthly payments of interest and principal sufficient to amortize the loan over a 30-year amortization schedule. The scheduled maturity date of The Triangle Loan is the due date in November 2027. Voluntary prepayment of The Triangle Loan is prohibited prior to the due date in August 2027. Provided that no event of default under the related loan documents is continuing, defeasance with direct, non-callable obligations of the United States of America is permitted at any time on or after the first due date following the second anniversary of the securitization Closing Date.

- **The Mortgaged Property.** The Triangle Property is a 204,523 square foot multi-story retail property located in Costa Mesa, California. Originally developed between 1992 and 1993 and renovated in 2012 and 2013, The Triangle Property is a 93.1% leased retail center that is occupied by 24 Hour Fitness, a nine-screen Triangle Square Cinemas, Tavern & Bowl, as well as a selection of local restaurants and bars. The Triangle Property is located in Costa Mesa which is the southern coastal region of Orange County, approximately nine miles southwest of Santa Ana and just north of Newport Beach. The local area surrounding The Triangle Property is dominated by office and retail on the main thoroughfares with residential properties located on the secondary streets. Per market research reports, The Triangle Property is located within the Orange County market and Central Coast/Airport Area submarket.

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

Ten Largest Tenants Based on Underwritten Base Rent

Tenant Name	Credit Rating (Fitch/MIS/S&P)(1)	Tenant GLA	% of GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent $ per SF	Lease Expiration	Tenant Sales $ per SF/Screen(2)(3)	Occupancy Cost	Renewal / Extension Options
24 Hour Fitness(4)	NR / Ba3 / B	59,260	29.0%	$1,035,391	20.3%	$17.47	11/4/2026	NA	NA	3, 5-year options
Time Night Club(5)	NR / NR / NR	19,120	9.3	615,711	12.1	32.20	Various	$683	9.0%	Various
Saddle Ranch	NR / NR / NR	7,880	3.9	531,427	10.4	67.44	8/31/2035	$527	16.3%	1, 5-year option
Triangle Square Cinemas	NR / NR / NR	37,681	18.4	495,000	9.7	13.14	6/15/2020	$276,557	19.9%	3, 5-year options
The Yard House	BBB / Baa3 / BBB	9,300	4.5	441,026	8.7	47.42	10/31/2026	$677	9.3%	2, 5-year options
La Vida Cantina	NR / NR / NR	5,660	2.8	431,349	8.5	76.21	8/31/2025	$938	9.9%	3, 5-year options
Tavern & Bowl	NR / NR / NR	14,239	7.0	388,155	7.6	27.26	2/28/2029	$163	26.3%	3, 5-year options
Keys on Main(6)	NR / NR / NR	8,566	4.2	246,696	4.8	28.80	12/31/2027	NA	NA	NA
H2O Sushi	NR / NR / NR	4,821	2.4	178,184	3.5	36.96	4/30/2023	$350	15.8%	2, 5-year options
Hillcrest Salon, LLC(6)	NR / NR / NR	5,781	2.8	138,744	2.7	24.00	12/31/2028	NA	NA	NA
Ten Largest Owned Tenants		**172,308**	**84.2%**	**$4,501,683**	**88.3%**	**$26.13**				
Remaining Owned Tenants		18,013	8.8	595,975	11.7	33.09				
Vacant Spaces (Owned Space)		14,202	6.9	0	0.0	0.00				
Total All Owned Tenants		**204,523**	**100.0%**	**$5,097,658**	**100.0%**	**$26.78**				

(1) Credit ratings are those of the parent company whether or not the parent company guarantees the lease.
(2) Sales are based on TTM ending July 2017.
(3) Triangle Square Cinemas tenant sales $ per SF/screen is based on nine screens.
(4) 24 Hour Fitness has the right to cease operations at The Triangle Property as long as they continue to pay rent.
(5) Time Night Club has 11,804 SF of space ($42.00 per SF) and 1,339 SF of space ($12.00 per SF) expiring on December 31, 2031, and 5,977 SF of storage space ($12.00 per SF) expiring on December 31, 2021. Tenant sales per $ SF/screen are based the 11,804 SF of non-storage space. Time Night Club has 1, 10-year extension option related to 11,804 SF of space, and 3, 5-year options for the 5,977 SF of storage space.
(6) Keys on Main (8,566 SF) and Hillcrest Salon, LLC (5,781 SF) have executed leases but have not taken occupancy or begun paying rent. Keys on Main and Hillcrest Salon, LLC are expected to take occupancy and commence paying rent in January 2018. We cannot assure you that these tenants will take occupancy or being paying rent as anticipated or at all.

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

Lease Expiration Schedule(1)

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
2017	0	0.0	0.0%	0	0.0	0.00	0
2018	0	0.0	0.0%	0	0.0	0.00	0
2019	1,371	0.7	0.7%	57,198	1.1	41.72	1
2020	39,334	19.2	19.9%	561,285	11.0	14.27	2
2021	13,417	6.6	26.5%	346,593	6.8	25.83	3
2022	2,875	1.4	27.9%	105,024	2.1	36.53	1
2023	4,821	2.4	30.2%	178,184	3.5	36.96	1
2024	0	0.0	30.2%	0	0.0	0.00	0
2025	5,660	2.8	33.0%	431,349	8.5	76.21	1
2026	68,560	33.5	66.5%	1,476,417	29.0	21.53	2
2027(2)	10,563	5.2	71.7%	334,404	6.6	31.66	2
2028 & Thereafter(3)	43,720	21.4	93.1%	1,607,204	31.5	36.76	7
Vacant	14,202	6.9	100.0%	0	0.0	0.00	0
Totals / Wtd. Avg. Tenants	**204,523**	**100.0%**		**$5,097,658**	**100.0%**	**$26.78**	**20**

(1) Calculated based on approximate square footage occupied by each Owned Tenant.
(2) Includes Keys on Main (8,566 SF) which has executed a lease but has not taken occupancy or begun paying rent. Keys on Main is expected to take occupancy and commence paying rent in January 2018. We cannot assure you that this tenant will take occupancy or being paying rent as anticipated or at all.
(3) Includes Hillcrest Salon, LLC (5,781 SF) that has executed a lease but has not taken occupancy or begun paying rent. Hillcrest Salon, LLC is expected to take occupancy and commence paying rent in January 2018. We cannot assure you that this tenant will take occupancy or being paying rent as anticipated or at all.

The following table presents certain information relating to historical occupancy at The Triangle Property:

Historical Leased %[(1)]

As of 11/1/2017[(2)]
93.1%

(1) As provided by the borrower and reflects average occupancy for the indicated year ended December 31 unless specified otherwise.
(2) Includes two tenants: Keys on Main (8,566 SF) and Hillcrest Salon, LLC (5,781 SF) that have executed leases but have not taken occupancy or begun paying rent. Keys on Main and Hillcrest Salon, LLC are expected to take occupancy and commence paying rent in January 2018. We cannot assure you that these tenants will take occupancy or being paying rent as anticipated or at all.

- **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 Triangle Property:

Cash Flow Analysis[(1)]

	2014	2015	2016	TTM 7/31/2017[(2)]	Underwritten[(3)]	Underwritten $ per SF
Base Rental Revenue	$3,866,790	$4,041,009	$3,933,331	$4,576,038	$5,097,658	$24.92
Overage / Percentage Rent	159,916	30,267	93,346	108,505	62,444	0.31
Total Reimbursement Revenue	1,598,581	1,239,722	1,464,279	1,414,436	2,109,440	10.31
Market Revenue from Vacant Units	0	0	0	0	544,190	2.66
Parking Revenue	137,833	149,071	214,592	251,822	205,162	1.00
Other Revenue	15,998	19,003	22,187	18,546	18,546	0.09
Less Vacancy & Credit Loss	(12,956)	0	(224,081)	(5,598)	(544,190)	(2.66)
Effective Gross Income	$5,766,162	$5,479,071	$5,503,655	$6,363,750	$7,493,249	$36.64
Total Operating Expenses	$2,684,978	$2,852,765	$2,977,706	$2,964,683	$3,407,699	$16.66
Net Operating Income	**$3,081,184**	**$2,626,306**	**$2,525,948**	**$3,399,067**	**$4,085,550**	**$19.98**
TI/LC	0	0	0	0	133,312	0.65
Capital Expenditures	0	0	0	0	40,905	0.20
Net Cash Flow	**$3,081,184**	**$2,626,306**	**$2,525,948**	**$3,399,067**	**$3,911,333**	**$19.12**

(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) Represents the actual results for the seven months ending July 31, 2017, annualized for 12 months.
(3) Underwritten cash flow based on contractual rents as of November 1, 2017 and contractual rent steps through January 31, 2019.

- **Appraisal.** According to the appraisal, The Triangle Property had an "as-is" appraised value of $55,700,000 as of September 20, 2017 and a prospective "as-stabilized" appraised value of $60,900,000 as of April 1, 2019.

- **Environmental Matters.** According to a Phase I environmental report dated September 15, 2017, there are no recognized environmental conditions or recommendations for further action at The Triangle Property.

- **Market Overview and Competition.** According to the appraisal, the total Orange County retail market includes approximately 85.4 million SF of space across over 545 retail centers and a direct vacancy rate of 3.9% as of the second quarter 2017. Average rental rates totaled $27.84 per SF and there was 111,993 SF under construction as of the second quarter 2017. In 2017, major leases signed in the market include Pavilions Supermarket (48,487 SF), Crunch Fitness (40,657 SF), and House of Blues (20,667 SF).

  Orange County's 2017 total population within a 1-mile, 3-mile and 5-mile radius are 40,843, 167,151 and 347,398, respectively. The total number of households within a 1-mile, 3-mile and 5-mile radius are 13,689, 64,480 and 133,394, respectively. The 2017 median household income within a 1-mile, 3-mile and 5-mile radius are $54,865, $80,843 and $83,185, respectively.

The following table presents certain information relating to the primary competition for The Triangle Property:

Competitive Set(1)

	The Triangle	Costa Mesa Courtyards	Plaza Costa Mesa	Harbor Center	17th Street Promenade	Westcliff Plaza
Distance from The Triangle Property	-	0.2 miles	0.2 miles	1.9 miles	0.8 miles	1.4 miles
Property Type	Retail	Retail	Retail	Retail	Retail	Retail
Year Built	1992-1993	1986	1997	1959	1962	1964
Total GLA	204,523	172,716	19,397	436,917	55,840	109,571
Total Occupancy(2)	93.1%	92%	96%	98%	100%	97%
Anchors & Jr. Anchors		Road Runner Sports Custom Eyes Optometry Desa Salon Jimmy John's	Roll'N Scoops Subway	San Diego County Credit Union Wing Stop Papa Murphys Banfield	New Vision Credit Union Glamour West, Inc Planet Bruxie	Fresh Brothers

(1) Source: Appraisal.
(2) Total occupancy for The Triangle Property is as of November 1, 2017.

- **The Borrower.** The borrower is Triangle Center, LLC, a single-purpose, single-asset entity. Legal counsel to the borrower delivered a non-consolidation opinion in connection with the origination of The Triangle Loan. The non-recourse carveout guarantors under The Triangle Loan are Kamyar Mateen and Tyler Mateen, both indirect owners of the borrower.

- **Escrows.** On the origination date, the borrower funded (i) a tenant improvements and lease commission reserve in the amount of $1,250,000 and (ii) an unfunded obligations account in the amount of approximately $813,873 with respect to outstanding tenant improvement obligations owed to Keys on Main and Hillcrest Salon, LLC and rent reserve amounts related to such tenant’s occupancy.

On each due date, the borrower is required to fund (i) a tax and insurance reserve in an amount equal to one-twelfth of the amount that the lender reasonably estimates will be necessary to pay taxes and insurance premiums over the then succeeding 12-month period, unless in the case of insurance premiums, the borrower is maintaining a blanket policy in accordance with the related loan documents and there is no continuing event of default, and the borrower provides evidence of renewals of such policies and payment of related premiums, (ii) if the amount on deposit in such reserve decreases below $600,000, a tenant improvements and lease commission reserve in the amount of approximately $17,044, subject to a cap of $1,000,000 and (iii) a capital expenditure reserve in the amount of approximately $3,409.

Additionally, on each due date (i) during the continuance of a Triangle Critical Tenant Period, all excess cash flow after payment of debt service, operating expenses and other reserves will be held in the a critical tenant reserve account and (ii) during the continuance of a Triangle Trigger Period, the related loan documents require an excess cash flow reserve as discussed under “*—Lockbox and Cash Management*” below.

A “**Triangle Trigger Period**” means (i) any period from the conclusion of any 12-month period (ending on the last day of any fiscal quarter) during which the debt service coverage ratio (as calculated under the related loan documents) is less than 1.15x until the debt service is greater than 1.25x for two consecutive fiscal quarters, (ii) the period commencing upon the borrower’s failure to deliver required financial reports (taking into account all applicable notice and cure periods) and ending when such reports are delivered and indicate that no other Triangle Trigger Period is ongoing or (iii) during a Triangle Critical Tenant Period.

A “**Triangle Critical Tenant Trigger Period**” means the period commencing upon the occurrence of any of the following: (i) if on or before 12 months prior to any termination or expiration date under the 24 Hour Fitness (the “**Critical Tenant**”) lease the borrower has not provided evidence that the Critical Tenant has renewed or extended its lease for at least five years, until the Critical Tenant has renewed or extended its lease for an additional five years or a replacement tenant has executed a lease for at least five years and taken occupancy and commenced paying rent, (ii) the Critical Tenant becomes a debtor in a bankruptcy, insolvency or similar proceeding until a replacement tenant has executed a lease for at least five years and taken occupancy and commenced paying rent, (iii) the Critical Tenant vacates, surrenders or ceases operations in its space, or notifies the borrower of its intention to do so until a replacement tenant has executed a lease for at least five years and taken occupancy and commenced paying rent, or (iv) the date on which the Critical Tenant notifies the borrower of its intention to terminate or not to renew or extend its lease for at least five years until a replacement tenant has executed a lease for at least five years and taken occupancy and commenced paying rent.

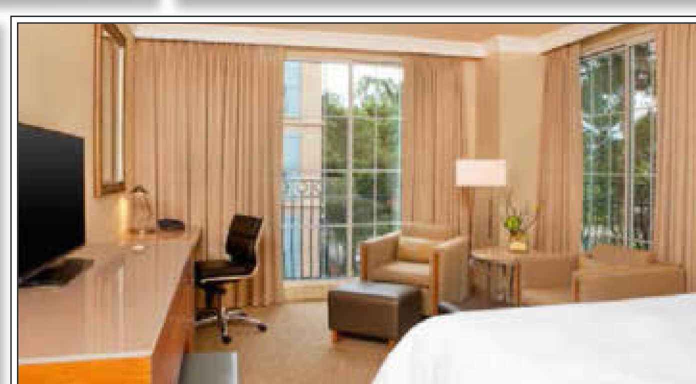
- **Lockbox and Cash Management.** The Triangle Loan is structured with a hard lockbox and springing cash management. The related loan documents require that the borrower direct all tenants to depositor rents directly to a lockbox account and all cash revenues relating to The Triangle Property and all other money received by the borrower or the property manager with respect to The Triangle Property be deposited into such lockbox account or a lender-controlled cash management account within two business days following receipt. Absent an ongoing Triangle Trigger Period or event of default under The Triangle Loan, all funds in the lockbox account are required to be swept daily into a borrower operating account. During the continuance of a Triangle Trigger Period or event of default under The Triangle Loan all funds in the lockbox account are required to be swept daily into the cash management account. On each due date during a continuing Triangle Critical Tenant Period, the related loan documents require that all amounts on deposit in the cash management account in excess of the monthly debt service payment, required reserves and operating expenses be reserved in the critical tenant reserve account cash flow reserve account. On each due date during a continuing Triangle Trigger Period, the related loan documents require that all amounts on deposit in the cash management account in excess of the monthly debt service payment, required reserves and operating expenses be reserved in an excess cash flow reserve account. If no Triangle Trigger Period is continuing, all amounts remaining in the cash management account after payment of debt service, budgeted operating expenses, and required reserves, will be transferred to the borrower's operating account.

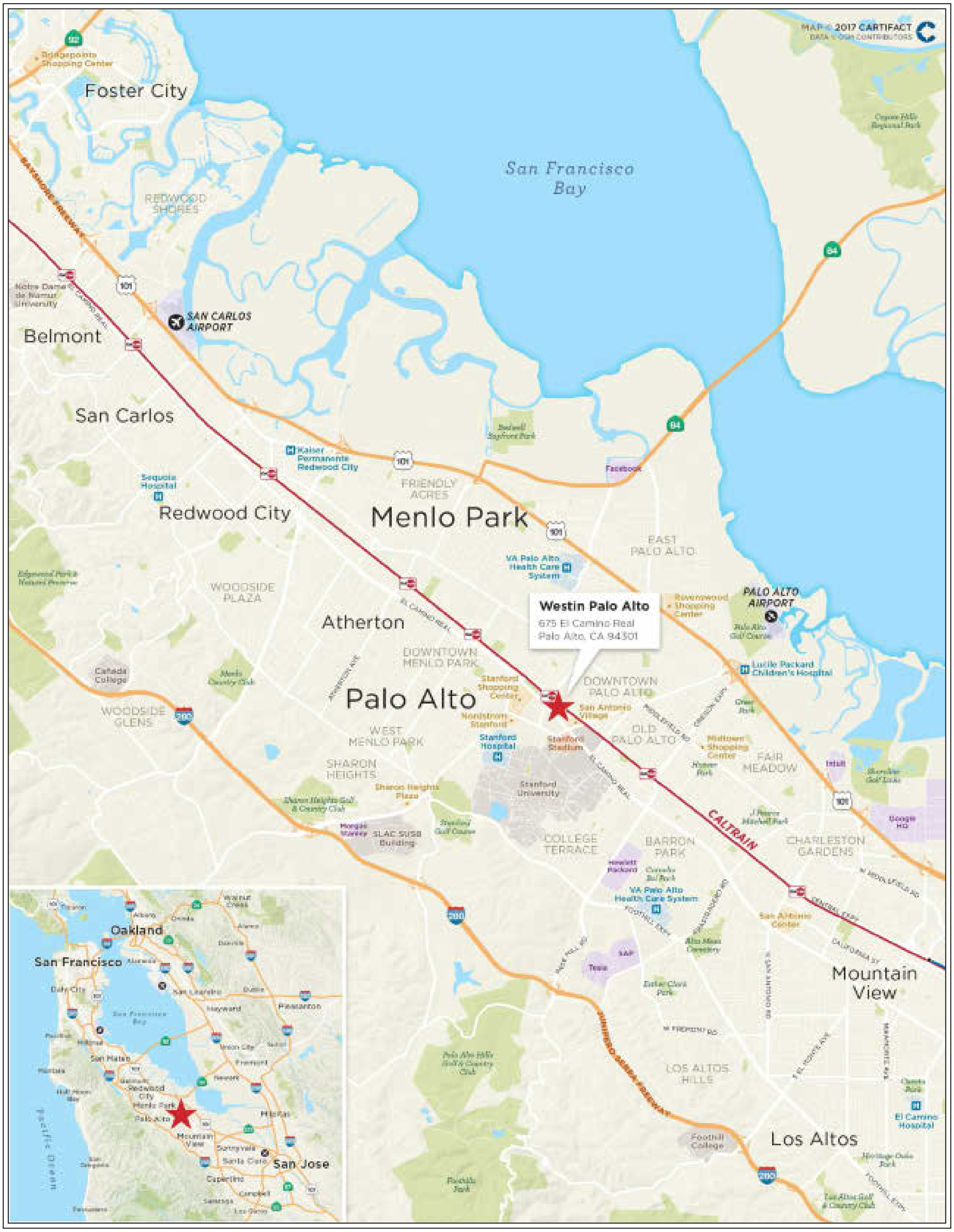
- **Property Management.** The Triangle Property is managed by Triangle Center GP, LLC, an affiliate of the borrower, pursuant to a management agreement. Under the related loan documents, The Triangle Property is required to remain managed by Triangle Center GP, LLC, or any other management company approved by the lender and with respect to which a Rating Agency Confirmation has been received. The lender has the right to replace, or require the borrower to replace, the property manager with a property manager selected by the lender (i) during the continuance of an event of default under The Triangle Loan, (ii) following any foreclosure, conveyance in lieu of foreclosure or other similar transaction, (iii) during the continuance of a material default by the property manager under the management agreement (after the expiration of any applicable notice and/or cure periods), (iv) if the property manager files for or is the subject of a petition in bankruptcy or (v) if a trustee or receiver is appointed for the property manager's assets or the property manager makes an assignment for the benefit of its creditors or is adjudicated insolvent.

- **Mezzanine or Secured Subordinate Indebtedness.** Not permitted.

- **Terrorism Insurance.** So long as TRIPRA or a similar or subsequent statute is in effect, the borrower is required to maintain terrorism insurance for foreign and domestic acts (as those terms are defined in TRIPRA or similar or similar subsequent statute) on terms consistent with the other insurance required under the related loan documents, including that such terrorism insurance is in an amount equal to the full replacement cost of The Triangle Property (plus 18 months of rental loss and/or business interruption coverage plus an additional period of indemnity covering the 12 months following restoration). If TRIPRA or a similar or subsequent statute is not in effect, then provided that terrorism insurance is commercially available, the borrower is required to carry terrorism insurance throughout the term of The Triangle Loan as described in the preceding sentence, but in that event the borrower is not required to spend more than two times the amount of the insurance premium that is payable at that time in respect of the property and business interruption/rental loss insurance required under the related loan documents (without giving effect to the cost of terrorism and earthquake components of such property and business interruption/rental loss insurance), and if the cost of terrorism insurance exceeds such amount, then the borrower is required to purchase the maximum amount of terrorism insurance available with funds equal to such amount. In either such case, terrorism insurance may not have a deductible in excess of $50,000. The required terrorism insurance may be included in a blanket policy so long as the borrower provides evidence satisfactory to the lender that the insurance premiums for The Triangle Property are separately allocated to The Triangle Property and that the policy will provide the same protection as a separate policy. See *"Risk Factors—Terrorism Insurance May Not Be Available for All Mortgaged Properties"* in the Prospectus.


THE WESTIN




Westin Palo Alto
675 El Camino Real
Palo Alto, CA 94301
San Francisco Bay
Foster City
Belmont
San Carlos
Redwood City
Menlo Park
Atherton
Palo Alto
Mountain View
Los Altos
SAN CARLOS AIRPORT
PALO ALTO AIRPORT
REDWOOD SHORES
FRIENDLY ACRES
EAST PALO ALTO
WOODSIDE PLAZA
WOODSIDE GLENS
DOWNTOWN MENLO PARK
DOWNTOWN PALO ALTO
OLD PALO ALTO
WEST MENLO PARK
SHARON HEIGHTS
COLLEGE TERRACE
BARRON PARK
FAIR MEADOW
CHARLESTON GARDENS
LOS ALTOS HILLS
CALTRAIN
Oakland
San Francisco
San Jose

Mortgaged Property Information	
Number of Mortgaged Properties	1
Location (City/State)	Palo Alto, California
Property Type	Hospitality
Size (Rooms)	184
Total TTM Occupancy as of 6/30/2017	85.4%
Owned TTM Occupancy as of 6/30/2017	85.4%
Year Built / Latest Renovation	2000 / NAP
Appraised Value	$137,200,000
Underwritten Revenues	$22,889,901
Underwritten Expenses	$13,526,255
Underwritten Net Operating Income (NOI)	$9,363,646
Underwritten Net Cash Flow (NCF)	$8,448,050
Cut-off Date LTV Ratio(1)	60.5%
Maturity Date LTV Ratio(1)(2)	51.9%
DSCR Based on Underwritten NOI / NCF(1)	1.81x / 1.63x
Debt Yield Based on Underwritten NOI / NCF(1)	11.3% / 10.2%

Mortgage Loan Information	
Loan Seller	GSMC
Cut-off Date Principal Balance(3)	$40,000,000
Cut-off Date Principal Balance per Room(1)	$451,086.96
Percentage of Initial Pool Balance	3.9%
Number of Related Mortgage Loans	None
Type of Security	Fee Simple and Leasehold
Mortgage Rate	4.7360%
Original Term to Maturity (Months)	120
Original Amortization Term (Months)	360
Original Interest Only Period (Months)	60

Escrows	Upfront	Monthly
Taxes	$230,402	$47,470
Insurance	$43,485	$7,248
Replacement Reserves	$0	$83,405
TI/LC	$0	$0
Other(4)	$50,744	$0

Sources and Uses

Sources	$	%	Uses	$	%
Whole Loan Amount	$83,000,000	100.0%	Principal Equity Distribution	$54,543,145	65.7%
			Loan Payoff	27,108,726	32.7
			Closing Costs	1,023,499	1.2
			Reserves	324,631	0.4
Total Sources	$83,000,000	100.0%	Total Uses	$83,000,000	100.0%

(1) Calculated based on the aggregate outstanding principal balance of the Westin Palo Alto Whole Loan. See "—*The Mortgage Loan*" below.
(2) The Maturity Date LTV Ratio is calculated utilizing the "as-stabilized" appraised value of $146,800,000. The Maturity Date LTV Ratio calculated based on the "as-is" appraised value is 55.6%.
(3) The Cut-off Date Principal Balance represents the non-controlling note A-2 of the $83,000,000 Westin Palo Alto Whole Loan. See "—*The Mortgage Loan*" below.
(4) Other reserve of $50,744 represents a ground rent reserve. See "—*Escrows*" below.

- **The Mortgage Loan.** The mortgage loan (the "**Westin Palo Alto Loan**") is part of a whole loan (the "**Westin Palo Alto Whole Loan**") comprised of two *pari passu* notes that are secured by a first mortgage encumbering the borrowers' fee simple and leasehold interests in a hospitality property located in Palo Alto, California (the "**Westin Palo Alto Property**"). The Westin Palo Alto Loan was originated by LStar Capital Finance II, Inc. on January 10, 2017. LStar Capital Finance II, Inc. assigned the Westin Palo Alto Loan to Goldman Sachs Mortgage Company through an assignment and assumption agreement dated August 11, 2017. The controlling note A-1 with an outstanding principal balance as of the Cut-off Date of $43,000,000 (the "**Westin Palo Alto Companion Loan**") was contributed to the LSTAR 2017-5 securitization transaction. The non-controlling note A-2 evidencing the Westin Palo Alto Loan has an outstanding principal balance as of the Cut-off Date of $40,000,000 and represents approximately 3.9% of the Initial Pool Balance. The Westin Palo Alto Whole Loan has an outstanding principal balance as of the Cut-off Date of $83,000,000 and each note has an interest rate of 4.7360% *per annum*. The borrowers utilized the proceeds of the Westin Palo Alto Loan to refinance existing debt on the Westin Palo Alto Property, return equity to the borrower sponsor, pay origination costs and fund reserves.

  The Westin Palo Alto Whole Loan had an initial term of 120 months and has a remaining term of 111 months as of the Cut-off Date. The Westin Palo Alto Whole Loan requires interest only payments on each due date through and including the due date in February 2022 and thereafter requires payments of interest and principal sufficient to amortize the loan over a 30 year amortization schedule. The scheduled maturity date of the Westin Palo Alto Whole Loan is the due date in February 2027. The voluntary prepayment of the Westin Palo Alto Whole Loan is not permitted prior to the due date in November 2026. Provided that no event of default under the related loan documents is continuing, defeasance with direct, non-callable obligations of the United States of America is permitted at any time on or after the first due date following the second anniversary of the securitization Closing Date.

- **The Mortgaged Property.** The Westin Palo Alto Property is a 184-room, 220,276 SF, full service hotel located in Palo Alto, California. Opened in 2000, the Westin Palo Alto Property amenities include five landscaped courtyards, a pool, fitness facility and gift shop. Additionally, the Westin Palo Alto Property features 2,202 square feet of flexible meeting space, a 70-seat full-service restaurant, and a poolside bar. Since 2011, the Westin Palo Alto Property has benefited from approximately $2.7 million ($14,479 per room) in capital improvements that have included room-related, common area, and system upgrades. The five- and two-story hotel is situated on 1.34 acres of land leased under a ground lease from an affiliate of the borrower sponsor, Pacific Land Development Venture, L.P. Pacific Land Development Venture, L.P. has owned the land since 2017, an affiliate owned the land since 1988. The borrower's interest in both the leasehold and ground are included in the collateral for the Westin Palo Alto Whole Loan.

  There is an additional $1.3 million ($7,016 per room) of planned capital improvements for 2017 – 2019 at the Westin Palo Alto Property. The improvements include various common area upgrades, re-carpeting and re-wallpapering guestrooms, and redecorating of the restaurant and lobby. No amounts were reserved for these improvements and we cannot assure you they will occur as expected or at all.

  The Westin Palo Alto Property is located on El Camino Real, a main thoroughfare in Silicon Valley. The Westin Palo Alto Property is directly across from Stanford University, which generates hotel stays through its annual student application and enrollment process, teaching and research, 36 sports teams, and medical facilities. The Westin Palo Alto Property is within 0.5 miles to downtown Palo Alto. This location appeals to tourists, university- and research-related travelers, business people, and medical-related visitors.

  The following table presents certain information relating to the 2016 demand analysis with respect to the Westin Palo Alto Property based on market segmentation, as provided in the appraisal for the Westin Palo Alto Property:

2016 Accommodated Room Night Demand(1)

Property	Meeting and Group	Corporate and Leisure
Westin Palo Alto	20.0%	80.0%

(1) Source: Appraisal.

The following table presents certain information relating to the penetration rates relating to the Westin Palo Alto Property and various market segments, as provided in an April 2017 travel research report for the Westin Palo Alto Property:

Penetration Rates(1)

	Occupancy	ADR	RevPAR
TTM April 2017	115.0%	97.6%	112.2%
TTM April 2016	112.7%	95.1%	107.2%
TTM April 2015	113.1%	92.9%	105.0%

(1) Source: April 2017 travel research report.

The following table presents certain information relating to historical occupancy, ADR and RevPAR at the Westin Palo Alto Property:

Westin Palo Alto(1)

	2014	2015	2016	TTM June 2017
Occupancy	86.4%	85.2%	85.7%	85.4%
ADR	$305.36	$328.11	$349.94	$353.08
RevPAR	$263.84	$279.59	$299.96	$301.44

(1) As provided by the borrower and represents averages for the indicated periods.

- **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, on an aggregate basis and per room, at the Westin Palo Alto Property:

Cash Flow Analysis(1)

	2014	2015	2016	TTM 6/30/2017	Underwritten	Underwritten $ per Room
Rooms Revenue	$17,719,694	$18,776,970	$20,200,742	$20,244,396	$20,244,396	$110,023.89
Food & Beverage Revenue	1,882,080	1,927,124	1,778,743	1,804,731	1,804,731	9,808.32
Other Revenue(2)	1,112,718	1,099,274	826,308	840,774	840,774	4,569.42
Total Revenue	$20,714,492	$21,803,368	$22,805,793	$22,889,901	$22,889,901	$124,401.64
Rooms Expense	$2,852,917	$3,021,610	$3,372,686	$3,433,039	$3,433,039	$18,657.82
Food & Beverage Expense	1,867,652	1,967,611	2,060,873	2,100,852	2,100,852	11,417.67
Other Expenses	377,145	221,541	217,836	222,327	222,327	1,208.30
Total Departmental Expense	$5,097,714	$5,210,762	$5,651,395	$5,756,218	$5,756,218	$31,283.79
Total Undistributed Expense	6,736,959	7,229,654	7,210,628	7,275,012	7,101,769	38,596.57
Total Fixed Expense	626,093	648,586	663,030	668,268	668,268	3,631.89
Total Operating Expenses	12,460,766	13,089,002	13,525,053	13,699,498	$13,526,255	$73,512.26
Net Operating Income	**$8,253,726**	**$8,714,366**	**$9,280,740**	**$9,190,403**	**$9,363,646**	**$50,889.38**
FF&E	828,580	872,135	912,232	915,596	915,596	$4,976.07
Net Cash Flow	**$7,425,146**	**$7,842,231**	**$8,368,508**	**$8,274,807**	**$8,448,050**	**$45,913.31**

(1) Certain items such as straight line rent, interest expense, interest 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) Other revenue includes valet and daily parking, movie rentals, cancellation/attrition and other miscellaneous revenue.

- **Appraisal.** According to the appraisal, the Westin Palo Alto Property had an "as-is" appraised value of $137,200,000 as of July 18, 2017 and an "as-stabilized" appraised value of $146,800,000 as of July 1, 2019.

- **Environmental Matters.** According to a Phase I environmental report dated November 16, 2016, there are no recognized environmental conditions or recommendations for further action at the Westin Palo Alto Property.

- **Market Overview and Competition.** The Westin Palo Alto Property is located on El Camino Real, a main thoroughfare in Silicon Valley. Within Silicon Valley, the Westin Palo Alto Property is located in the Palo Alto submarket. Palo Alto had a 2017 population of approximately 68,700, representing a compound annual growth rate of approximately 0.9% since 2010. Palo Alto contains approximately 3.5% of the population of Santa Clara County. Palo Alto is home to more than 7,000 businesses employing over 98,000 people. As a prominent center for technology innovation and education, Palo Alto's unemployment rate has historically lagged national averages. As of May 2017, the unemployment rate for Palo Alto was approximately 2.0% with an employment base of approximately 34,900.

  According to the appraisal, 1,105 rooms, or seven hotels, are expected to open in Silicon Valley between 2017 and 2018, and another 3,547 rooms have been proposed for future development. Among those projects, a 250-room Hotel Nia, Autograph Collection hotel anticipated to open in January 2018 is expected to be the closest competitive supply to the Westin Palo Alto Property.

  The following table presents certain information relating to the primary competition for the Westin Palo Alto Property:

Competitive Set(1)

Property	City	Number of Rooms	Opening Date	Chain Class	Affiliation
Westin Palo Alto	Palo Alto	184	2000	Upper Upscale	Starwood/Marriott
Competitive Set					
Stanford Park Hotel	Menlo Park	162	1984	Upper Upscale	Independent
Garden Court Hotel	Palo Alto	62	1986	Upper Upscale	Independent
Crowne Plaza Palo Alto	Palo Alto	195	1962	Upscale	InterContinental
Four Season Silicon Valley	East Palo Alto	200	2006	Luxury	Four Seasons

(1) Source: Appraisal.

- **The Borrowers.** The borrowers are Pacific Land Development Venture, L.P. and Palo Alto Hotel Development Venture, L.P., each a single-purpose, single-asset entity. Legal counsel to the borrower delivered a non-consolidation opinion in connection with the origination of the Westin Palo Alto Loan. The non-recourse carveout guarantor under the Westin Palo Alto Loan is Clement Chen, III, an indirect owner of the borrower. Clement Chen, III is the president of Pacific Hotel Management, LLC, a San Mateo-based privately owned company that specializes in the development and management of high-quality hotels predominantly in Northern California.

  The sponsor is Clement Chen, III. Mr. Chen is the president of Pacific Hotel Management, LLC ("**PHM**"), a San Mateo based privately owned company that specializes in the development and management of hotels predominantly in Northern California under a variety of franchise brands. PHM has experience in hotel development and management, including market and feasibility analysis, acquisition, entitlement, financing, design, permitting, construction, leasing, management, renovation, repositioning, reflagging, and disposition. As president of PHM, Mr. Chen is responsible for overseeing development, asset management, and hotel management activities by PHM and its affiliates. PHM currently manages eight Northern California properties totaling 1,375 rooms inclusive of the Westin Palo Alto Property.

- **Escrows.** On the origination date, the borrower funded (i) a tax reserve in the amount of $230,402, (ii) an insurance reserve in the amount of $43,485 and (iii) a ground lease escrow fund in the amount of $50,744.

  On each due date during a Westin Palo Alto Trigger Period, the borrower is required to fund (i) a tax reserve in an amount equal to one-twelfth of the amount that the lender reasonably estimates will be necessary to pay taxes over the then succeeding 12-month period, (ii) an insurance reserve in an amount equal to one-twelfth of the amount that the lender reasonably estimates will be necessary to pay insurance premiums over the then succeeding 12-month period, unless the borrowers are maintaining a blanket policy in accordance with the related loan documents, (iii) a ground rent reserve in an amount equal to the positive difference between (a) for the greatest two months of ground rent in the preceding year plus 3% of such two-month amount and the amount on deposit at such time in such reserve account, and (iv) an FF&E reserve in the amount equal to greater of (a) the amount of the monthly deposit required by any franchisor on account of FF&E under the franchise agreement or (b) an amount equal to the 4% of the total income for the Westin Palo Alto Property the preceding month, subject to a cap equal to the greater of (x) $4,000,000 and (y) the amount of the monthly deposit required by any franchisor on account of FF&E under the franchise agreement.

  Additionally, if a property improvement plan (a "**PIP**") is required in the case of an existing, renewal or replacement franchise agreement, the borrower will be required to deposit cash and/or a letter of credit into a PIP reserve an amount equal to the costs of the related PIP as estimated by a third party contractor that is acceptable to the lender in its reasonable discretion.

  In addition, on each due date during the continuance of a Westin Palo Alto Trigger Period, the related loan documents require an excess cash flow reserve as discussed under "*—Lockbox and Cash Management*" below.

  A "**Westin Palo Alto Trigger Period**" means the period (a) upon an event of default until cured, (b) (x) commencing upon (1) any bankruptcy or similar insolvency of any franchisor until the applicable franchisor, the applicable franchisor is no longer insolvent or subject to any bankruptcy or insolvency proceedings and has re-affirmed the applicable franchise agreement pursuant to final, non-appealable order of a court of competent jurisdiction or franchisor is replaced in accordance with the terms and conditions of the loan documents, (2) any termination, rejection or cancellation of any franchise agreement, or receipt of notice of termination until revoked and the franchisor has re-affirmed the franchise agreement or franchisor is replaced in accordance with the terms and conditions of the loan documents, (3) the borrower being in monetary or material non-monetary default under any franchise agreement beyond any applicable notice and cure periods until cured or the franchisor is replaced in accordance with the terms and conditions of the loan documents, (4) any loss of any material license necessary to operate the Westin Palo Alto Property as a hotel until obtained and (5) a Franchise Renewal Trigger Event until franchisor is replaced in accordance with the terms and conditions of the loan documents or (c) a period (1) beginning on the date that the trailing 12 month debt service coverage ratio for the Westin Palo Alto Property is less than 1.20x (tested quarterly) until the trailing 12 month debt service coverage ratio for the Westin Palo Alto Property equals or exceeds 1.30x for two consecutive calendar quarters. The borrower may post a cash reserve to cure a trigger period pursuant to clause (c).

A “**Franchise Renewal Trigger Event**” means the earlier of (i) the date which is twelve months prior to the expiration of the then applicable term of the franchise agreement and (ii) one day after the date that is thirteen months prior to the expiration of the then applicable term of the franchise agreement if by then the borrower fails to provide written notice to the lender of its election to either (a) enter into a renewal of the existing franchise agreement or (B) enter into a franchise replacement agreement with an acceptable flag before the expiration of the existing franchise agreement.

- **Lockbox and Cash Management.** The Westin Palo Alto Loan is structured with a hard lockbox and springing cash management. The related loan documents require the borrower to direct credit card companies to remit all credit card receivables directly to a lender-controlled lockbox account, and require that all cash revenues relating to the Westin Palo Alto Property and all other money received by the borrower or the property manager with respect to the Westin Palo Alto Property be deposited into such lockbox account or a lender-controlled cash management account within two business days following receipt. On each business day that no Westin Palo Alto Trigger Period exists, all funds in the lockbox account are required to be swept into a borrower-controlled operating account. On each business day during the continuance of a Westin Palo Alto Trigger Period, all funds in the lockbox account are required to be swept into a lender-controlled cash management account and be used to pay debt service, required reserves and operating expenses, with all remaining amounts reserved in an excess cash flow reserve account.

- **Property Management.** The Westin Palo Alto Property is managed by Pacific Hotel Management, LLC, pursuant to a management agreement. Under the related loan documents, the Westin Palo Alto Property is required to remain managed by Pacific Hotel Management, LLC, or a reputable and experienced professional management organization (a) which manages, together with its affiliates, at least five properties of a type, quality and size similar to or larger than the Westin Palo Alto Property (with respect to number of hotel rooms) and (b) prior to whose employment as manager of the Westin Palo Alto Property with respect to which a Rating Agency Confirmation has been received. The lender has the right to replace, or require the borrower to replace, the property manager with a property manager selected by the lender (i) if the property manager becomes insolvent or a debtor in any bankruptcy or insolvency proceeding, (ii) there exists an event of default under the Westin Palo Alto Loan at the time of the lender's request for termination and at the time of termination, or (iii) there exists a material default by the property manager under the management agreement (beyond the expiration of all applicable notice and cure periods) at the time of the lender's request and at the time of termination.

- **Mezzanine or Secured Subordinate Indebtedness.** Not permitted.

- **Ground Lease.** The Westin Palo Alto Property is subject to a ground lease with Pacific Hotel Development Venture, L.P. dated January 4, 2007. The ground lease was amended on January 10, 2017 to continue for a term of 34 years and 364 days from the date of the amendment. As of the date of the amendment the basic annual rent was $345,000, which is subject to adjustment on the fifth anniversary of the date of the amendment and every five years thereafter.

- **Terrorism Insurance.** The borrowers will be required to maintain insurance against terrorism, terrorist acts or similar acts of sabotage with amounts, terms and coverage consistent with those required with respect to all risk, special forms and business interruption/loss of rents insurance; provided, however, if TRIPRA or a similar statute is not then in effect, borrowers will be required to obtain equivalent terrorism insurance coverage in the private market throughout the term of the Westin Palo Alto Whole Loan as required by the preceding sentence, but in such event the borrowers will only be required to maintain those amounts of coverage that can be obtained for an annual premium not to exceed the amount of the then-current annual insurance premium payable in respect of the casualty and business interruption/rental loss insurance (for avoidance of doubt, such calculation excludes the then-current premium due for insurance for loss resulting from perils and acts of terrorism). See “*Risk Factors—Terrorism Insurance May Not Be Available for All Mortgaged Properties*” in the Prospectus.

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Mortgaged Property Information	
Number of Mortgaged Properties	1
Location (City/State)	Seattle, Washington
Property Type	Hospitality
Size (Rooms)	76
Total TTM Occupancy as of 8/31/2017	89.1%
Owned TTM Occupancy as of 8/31/2017	89.1%
Year Built / Latest Renovation	1985 / 2016
Appraised Value	$53,000,000
Underwritten Revenues	$9,231,052
Underwritten Expenses	$5,111,406
Underwritten Net Operating Income (NOI)	$4,119,646
Underwritten Net Cash Flow (NCF)	$3,750,404
Cut-off Date LTV Ratio	66.0%
Maturity Date LTV Ratio	60.6%
DSCR Based on Underwritten NOI / NCF	1.90x / 1.73x
Debt Yield Based on Underwritten NOI / NCF	11.8% / 10.7%

Mortgage Loan Information		
Loan Seller		GSMC
Cut-off Date Principal Balance		$35,000,000
Cut-off Date Principal Balance per Room		$460,526.32
Percentage of Initial Pool Balance		3.4%
Number of Related Mortgage Loans		None
Type of Security		Fee Simple
Mortgage Rate		4.6480%
Original Term to Maturity (Months)		120
Original Amortization Term (Months)		360
Original Interest Only Period (Months)		60
Borrower Sponsor[(1)]		Craig Schafer
Escrows		
	Upfront	Monthly
Taxes	$54,912	$27,456
Insurance	$0	$0
Replacement Reserves	$0	$30,676
TI/LC	$0	$0
Other	$0	$0

Sources and Uses

Sources	$	%	Uses	$	%
Loan Amount	$35,000,000	100.0%	Principal Equity Distribution	$19,598,166	56.0%
			Loan Payoff	14,816,918	42.3
			Closing Costs	530,003	1.5
			Reserves	54,912	0.2
Total Sources	$35,000,000	100.0%	Total Uses	$35,000,000	100.0%

(1) Craig Schafer is the non-recourse carveout guarantor under the Inn at the Market loan.

The following table presents certain information relating to the 2016 demand analysis with respect to the Inn at the Market Property based on market segmentation, as provided in the appraisal for the Inn at the Market Property:

2016 Accommodated Room Night Demand[(1)]

Property	Group	Corporate	Leisure
Inn at the Market	5%	5%	90%

(1) Source: Appraisal.

The following table presents certain information relating to the penetration rates relating to the Inn at the Market Property and various market segments, as provided in the August 2017 travel research report:

Penetration Rates[(1)]

	Occupancy	ADR	RevPAR
TTM August 2017	109.0%	114.1%	124.4%
TTM August 2016	110.9%	110.1%	122.1%
TTM August 2015	97.0%	104.1%	100.9%

(1) Source: August 2017 travel research report.

The following table presents certain information relating to historical occupancy, ADR and RevPAR at the Inn at the Market Property:

Inn at the Market[(1)]

	2014[(2)]	2015[(2)]	2016[(2)]
Occupancy	90.7%	90.0%	89.1%
ADR	$278.59	$311.70	$323.89
RevPAR	$252.57	$280.39	$288.58

(1) As provided by the borrower and represents averages for the indicated periods.
(2) The Inn at the Market Property was renovated between 2013-2016.

- **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 Inn at the Market Property:

Cash Flow Analysis[(1)]

	2014[(3)]	2015[(3)]	2016[(3)]	TTM 8/31/2017	Underwritten	Underwritten $ per Room
Rooms Revenue	$5,860,883	$6,836,828	$8,005,243	$8,318,739	$8,318,739	$109,457
Food & Beverage Revenue	120,993	147,265	183,131	197,678	197,678	2,601
Other Operating Departments Revenue	20,447	19,873	33,158	22,079	22,079	291
Other Revenue[(2)]	563,114	556,012	638,696	664,279	692,556	9,113
Total Revenue	$6,565,437	$7,559,979	$8,860,227	$9,202,776	$9,231,052	$121,461
Room Expense	$1,628,285	$1,854,497	$2,077,198	$2,113,188	$2,113,188	$27,805
Food & Beverage Expense	102,471	97,127	119,334	129,722	129,722	1,707
Other Operating Department Expense	26,323	30,530	27,794	29,852	29,852	393
Other Expenses	264,632	292,287	292,502	291,003	293,299	3,859
Total Departmental Expense	$2,021,710	$2,274,442	$2,516,828	$2,563,765	$2,566,060	$33,764
Total Undistributed Expense	2,234,065	2,393,772	2,535,792	2,463,353	2,141,757	28,181
Total Fixed Expense	362,538	371,105	394,082	419,675	403,589	5,310
Total Operating Expense	$4,618,313	$5,039,318	$5,446,702	$5,446,792	$5,111,406	$67,255
Net Operating Income	**$1,947,123**	**$2,520,661**	**$3,413,526**	**$3,755,984**	**$4,119,646**	**$54,206**
FF&E	248,007	288,095	354,446	368,115	369,242	4,858
Net Cash Flow	**$1,699,116**	**$2,232,566**	**$3,059,080**	**$3,387,869**	**$3,750,404**	**$49,347**

(1) Certain items such as straight line rent, interest expense, interest 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) Other Revenue includes annualized adjustments for contractual retail rent increases and percentage rent calculations based on updated lease terms and 2016 sales.
(3) The Inn at the Market Property was renovated between 2013-2016.

Mortgaged Property Information	
Number of Mortgaged Properties	2
Location (City/State)	Uniondale, New York
Property Type	Office
Size (SF)	1,750,761
Total Occupancy as of 4/20/2017	85.5%
Owned Occupancy as of 4/20/2017	85.5%
Year Built / Latest Renovation	1985, 1990 / NAP
Appraised Value	$320,000,000
Underwritten Revenues	$53,504,787
Underwritten Expenses	$28,574,757
Underwritten Net Operating Income (NOI)	$24,930,030
Underwritten Net Cash Flow (NCF)	$22,222,017
Cut-off Date LTV Ratio(1)	61.9%
Maturity Date LTV Ratio(1)	61.9%
DSCR Based on Underwritten NOI / NCF(1)	2.79x / 2.49x
Debt Yield Based on Underwritten NOI / NCF(1)	12.6% / 11.2%

Mortgage Loan Information	
Loan Seller	GSMC
Cut-off Date Principal Balance(2)	$33,770,000
Cut-off Date Principal Balance per SF(1)	$113.07
Percentage of Initial Pool Balance	3.3%
Number of Related Mortgage Loans	None
Type of Security	Leasehold
Mortgage Rate	4.4500%
Original Term to Maturity (Months)	120
Original Amortization Term (Months)	NAP
Original Interest Only Period (Months)	120
Borrower Sponsor(3)	RXR Realty LLC

Escrows		
	Upfront	Monthly
Taxes	$2,049,623	$906,920
Insurance	$0	$0
Replacement Reserves	$0	$33,207
TI/LC	$3,350,000	$199,244
Other(4)	$11,709,150	$55,603

Sources and Uses

Sources	$	%	Uses	$	%
Whole Loan Amount	$197,950,000	63.9%	Loan Payoff(5)	$279,997,156	90.3%
Subordinate Debt	45,970,000	14.8	Reserves	17,108,774	5.5
Other Sources	40,525,135	13.1	Closing Costs	12,868,362	4.2
Principal's New Cash Contribution	25,529,156	8.2			
Total Sources	$309,974,292	100.0%	Total Uses	$309,974,292	100.0%

(1) Calculated based on the aggregate outstanding principal balance of the Long Island Prime Portfolio - Uniondale Whole Loan.
(2) The Cut-off Date Principal Balance of $33,770,000 represents the non-controlling note A-1-2 of the $197,950,000 Long Island Prime Portfolio - Uniondale Whole Loan. The $85,000,000 controlling *pari passu* note A-1-1 was contributed to the GSMS 2017-GS7 securitization transaction. The $50,000,000 non-controlling note A-2-1 was contributed by Barclays to the WFCM 2017-C39 securitization transaction and the $29,180,000 non-controlling note A-2-2 was contributed by Barclays to the CGCMT 2017-P8 securitization transaction.
(3) RXR Properties Holdings LLC is the non-recourse carveout guarantor under the Long Island Prime Portfolio – Uniondale Whole Loan.
(4) Upfront other reserves represent approximately $11,598,911 for unfunded obligations and approximately $110,240 for a ground rent reserve.
(5) Loan payoff represents (i) a loan collateralized by the RXR Plaza property previously securitized in the GSMS 2007-GG10 trust and (ii) a loan collateralized by the Omni property previously securitized in the GCCFC 2007-GG9 trust. Prior to loan origination, the previous financing for the RXR Plaza property resulted in a loss to the trust due to a maturity default and loan modification and the previous financing for the Omni property resulted in a loss to the trust due to a maturity default. See "*Description of the Mortgage Pool – Loan Purpose; Default History, Bankruptcy Issues and Other Proceedings*" in the Prospectus.

The following table presents certain information relating to the Long Island Prime Portfolio - Uniondale Properties:

Property Name	Cut-off Date Allocated Loan Amount	% of Portfolio Cut-off Date Balance	Total GLA	Occupancy	Year Built	Appraised Value	UW NCF
RXR Plaza	$20,105,049	59.5%	1,085,298	84.9%	1985	$189,000,000	$13,209,177
Omni	13,664,951	40.5	665,463	86.5	1990	131,000,000	9,012,841
Total / Wtd. Avg.	**$33,770,000**	**100.0%**	**1,750,761**	**85.5%**		**$320,000,000**	**$22,222,017**

The following table presents certain information relating to the major tenants at the Long Island Prime Portfolio - Uniondale Properties:

Ten Largest Tenants Based on Underwritten Base Rent

Tenant Name	Credit Rating (Fitch/MIS/S&P)(1)	Tenant GLA	% of GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent $ per SF	Lease Expiration	Renewal / Extension Options
Rivkin Radler LLC(2)	NR / NR / NR	84,736	4.8%	$3,704,882	7.7%	$43.72	6/30/2023	NA
Openlink Financial LLC(3)	NR / NR / NR	96,325	5.5	3,261,014	6.8	33.85	12/31/2025	2, 5-year options
HealthPlex Inc.	NR / NR / NR	77,464	4.4	2,595,654	5.4	33.51	3/31/2022	1, 5-year option
Congdon Flaherty O'Callaghan(4)	NR / NR / NR	67,109	3.8	2,478,380	5.1	36.93	12/31/2018	1, 5-year option
MBSC Securities Corporation(5)	AA- / A1 / A	63,119	3.6	2,341,511	4.9	37.10	9/30/2021	2, 5-year options
Ruskin Moscou Faltischek P.C.(6)	NR / NR / NR	63,530	3.6	2,199,768	4.6	34.63	12/31/2026	1, 5-year option
Flushing Bank(7)	NR / NR / NR	90,877	5.2	2,137,313	4.4	23.52	12/31/2026	1, 5-year option
Allstate Insurance Company(8)	BBB+ / A3 / A-	49,871	2.8	1,850,053	3.8	37.10	4/30/2020	1, 5-year option
Farrell Fritz P.C.	NR / NR / NR	52,087	3.0	1,745,356	3.6	33.51	8/31/2027	1, 5-year option
Long Island Power Authority(9)	NR / NR / NR	50,897	2.9	1,699,290	3.5	33.39	4/30/2025	2, 5-year options
Ten Largest Owned Tenants		**696,015**	**39.8%**	**$24,013,221**	**49.8%**	**$34.50**		
Remaining Owned Tenants		800,997	45.8	24,205,917	50.2	30.22		
Vacant Spaces (Owned Space)		253,749	14.5	0	0.0	0.00		
Total / Wtd. Avg. All Owned Tenants		**1,750,761**	**100.0%**	**$48,219,138**	**100.0%**	**$32.21**		

(1) Certain ratings are those of the parent company whether or not the parent guarantees the lease.
(2) Rivkin Radler LLC has a partial rent abatement period from March 2021 to June 2023. Such free rent amount was deposited into escrow by the borrower on the origination date.
(3) Openlink Financial LLC has the right to terminate its lease for its storage space (360 SF, $19.67 per SF) at any time with 30 days' notice. Openlink Financial LLC has 95,965 SF of office space ($33.91 per SF) expiring in December 2025 and 360 SF of storage space ($19.67 per SF) expiring in December 2018. Openlink Financial LLC has a rent abatement period from January 2021 to March 2021 and January 2025 to February 2025. Such free rent amount was deposited into escrow by the borrower on the origination date.
(4) Congdon Flaherty O'Callaghan has the right to terminate its lease for storage space (2,450 SF) with 60 days' notice. Congdon Flaherty O'Callaghan has a partial rent abatement period for the month of December 2018. Such free rent amount was deposited into escrow by the borrower on the origination date.
(5) MBSC Securities Corporation has an approximately 50% rent abatement for the month of July 2017 and September 2020 – August 2021. Such free rent amount was deposited into escrow by the borrower on the origination date.
(6) Ruskin Moscou Faltischek P.C. has the right to terminate its lease for its storage space (400 SF, $20.80 per SF) effective the last day of any calendar year with 90 days' notice. Ruskin Moscou Faltischek P.C. has a rent abatement period from September 2017 to December 2018. Such free rent amount was deposited into escrow by the borrower on the origination date.
(7) Flushing Bank has an approximately 50% rent abatement period through December 2018. Such free rent amount was deposited into escrow by the borrower on the origination date.
(8) Allstate Insurance Company has the one-time right to terminate its lease effective September 30, 2018 with notice by September 30, 2017 and payment of a termination fee.
(9) Long Island Power Authority has the right to contract its space by 20% with nine months' notice. Long Island Power Authority has 50,097 SF of space ($33.92 per SF) expiring in April 2025 and 800 SF of storage space ($12.00 per SF) expiring in December 2017.

The following table presents certain information relating to the lease rollover schedule at the Long Island Prime Portfolio - Uniondale Properties based on initial lease expiration dates:

Lease Expiration Schedule(1)

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	17,451	1.0%	1.0%	$277,961	0.6%	$15.93	4
2017	14,926	0.9	1.8%	500,571	1.0	33.54	1
2018	145,447	8.3	10.2%	5,140,709	10.7	35.34	13
2019	58,075	3.3	13.5%	2,044,981	4.2	35.21	7
2020	148,798	8.5	22.0%	5,220,301	10.8	35.08	9
2021	144,856	8.3	30.2%	4,394,539	9.1	30.34	9
2022	222,585	12.7	43.0%	6,482,810	13.4	29.13	11
2023	121,012	6.9	49.9%	4,891,942	10.1	40.43	5
2024	35,319	2.0	51.9%	1,333,549	2.8	37.76	3
2025	243,788	13.9	65.8%	8,398,031	17.4	34.45	7
2026	203,361	11.6	77.4%	5,424,878	11.3	26.68	4
2027	121,972	7.0	84.4%	4,108,865	8.5	33.69	4
2028 & Thereafter	19,422	1.1	85.5%	0	0.0	0.00	0
Vacant	253,749	14.5	100.0%	0	0.0	0.00	0
Total / Wtd. Avg.	**1,750,761**	**100.0%**		**$48,219,138**	**100.0%**	**$32.21**	**77**

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

The following table presents certain information relating to historical occupancy at the Long Island Prime Portfolio - Uniondale Properties:

Historical Leased %(1)

	2014	2015	2016
RXR Plaza(2)	82.1%	86.8%	85.4%
Omni	94.8%	92.9%	89.5%
Wtd. Avg.	**86.9%**	**89.1%**	**86.9%**

(1) As provided by the borrowers and reflects average occupancy for the indicated year ended December 31 unless specified otherwise.
(2) The RXR Plaza property's historical occupancy includes 86,535 SF of below grade, windowless vacant space that was previously occupied, but has been vacant since 2010.

- **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 Long Island Prime Portfolio - Uniondale Properties:

Cash Flow Analysis(1)

	2014	2015	2016	TTM 3/31/2017	Underwritten(2)(3)(4)	Underwritten $ per SF
Base Rental Revenue	$43,715,452	$44,823,950	$41,924,024	$40,623,924	$48,219,138	$27.54
Contractual Rent Steps	0	0	0	0	15,101	0.01
Overage / Percentage Rent	15,000	15,000	0	0	0	0.00
Total Reimbursement Revenue	5,690,588	5,552,157	4,611,207	4,635,643	4,643,884	2.65
Market Revenue from Vacant Units	0	0	0	0	8,352,081	4.77
Parking Revenue	450	0	0	0	0	0.00
Other Revenue	773,298	640,823	683,299	702,082	626,664	0.36
Gross Revenue	$50,194,788	$51,031,930	$47,218,529	$45,961,648	$61,856,867	$35.33
Vacancy Loss	0	0	0	0	(8,352,081)	(4.77)
Credit Loss	(100,821)	(224,646)	(54,708)	165,667	0	0.00
Effective Gross Revenue	$50,093,967	$50,807,283	$47,163,821	$46,127,315	$53,504,787	$30.56
Real Estate Taxes	13,155,887	11,691,558	10,973,856	11,092,779	10,868,927	6.21
Insurance	635,004	647,762	558,592	496,363	511,254	0.29
Utilities	6,136,617	5,727,682	5,177,657	5,325,888	5,485,665	3.13
Repairs & Maintenance	2,885,696	2,853,481	2,774,166	2,688,252	2,768,900	1.58
Janitorial	2,167,926	2,296,115	2,342,750	2,349,907	2,420,404	1.38
Management Fee	1,284,670	1,323,380	1,192,566	1,187,040	1,605,144	0.92
Payroll (Office, Security, Maintenance)	3,162,457	3,228,672	3,432,264	3,364,937	3,465,885	1.98
Other Expenses	123,174	115,908	114,914	122,044	125,705	0.07
Ground Rent	1,317,330	1,322,874	1,322,874	1,322,874	1,322,874	0.76
Total Operating Expenses	$30,868,763	$29,207,431	$27,889,640	$27,950,084	$28,574,757	$16.32
Net Operating Income	**$19,225,204**	**$21,599,852**	**$19,274,181**	**$18,177,231**	**$24,930,030**	**$14.24**
Tenant Improvements	0	0	0	0	1,135,161	0.65
Leasing Commissions	0	0	0	0	1,135,161	0.65
Replacement Reserves	0	0	0	0	437,690	0.25
Net Cash Flow	**$19,225,204**	**$21,599,852**	**$19,274,181**	**$18,177,231**	**$22,222,017**	**$12.69**

(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 April 20, 2017 and contractual rent steps through July 2018.
(3) The increase in Base Rental Revenue, Effective Gross Income and Net Operating Income from TTM March 31, 2017 to Underwritten was a result of (i) approximately 230,059 SF (13.1% of net rentable area) having signed a new or renewal lease since March 31, 2016 at an average base rent of $32.48 per SF, (ii) rent steps through July 2018 totaling $1,734,163, (iii) approximately $2,462,416 of free rent which was not included in the TTM March 31, 2017 period and included in Underwritten (all outstanding free rent has been reserved) and (iv) the present value of five investment grade tenant rent steps discounted at 7.0% totaling $15,101.
(4) A third party sub-subleases a portion of the land (approximately 22.5% of the acreage) from the borrower. The $183,886 third party sub-sublease rent was excluded from the underwriting.

The following table presents certain information relating to the primary competition for the Long Island Prime Portfolio - Uniondale Properties:

RXR Plaza and Omni Competitive Set(1)

	Center 78	Greenwich Office Park Buildings	100 Plaza Drive	Waterfront Corporate Center I	Princeton Pike Corporate Center
Distance from Property	72.6 miles	40.3 miles	32.8 miles	33.7 miles	82.9 miles
Property Type	Office	Office	Office	Office	Office
Year Built	1982	1975	1981	2002	1990
Total GLA	369,797	377,939	264,973	562,936	800,546
Total Occupancy	89%	88%	100%	100%	88%

(1) Source: Appraisals.

The following table presents certain lease information relating to the primary competition for the Long Island Prime Portfolio - Uniondale Properties:

Competitive Set(1)

Property Name	Year Built/ Renovated	Total GLA (SF)	Distance from Subject	Tenant Name	Lease Term (Years)	Lease Area (SF)	Annual Base Rent PSF
900 Stewart Avenue	1986/NAP	235,431	<3.0 miles	Quickfund	8.5	5,330	$33.70
				Signature Bank	11.0	8,600	$34.93
400 Garden City Plaza	1989/2001	176,073	<4.0 miles	Scully, Scott Murphy & Presser	7.3	21,840	$30.53
				Morritt Hock & Hamroff	8.8	31,471	$30.86
100 Quentin-Roosevelt Boulevard	1990/NAP	200,000	<3.0 miles	Beacon Health Partners	10.9	17,188	$31.19
				Vincent Russo	9.8	9,213	$30.19
330 Old Country Road	1989/NAP	107,071	<5.0 miles	Liberty Mutual	5.5	13,846	$31.69
825 East Gate Boulevard	1985/NAP	81,396	<4.0 miles	Richard Allen Marketing	7.3	1,643	$28.38
				Auerbach Grayson Global Express	7.0	1,881	$30.65
1225 Franklin Avenue	1980/NAP	198,066	<5.0 miles	Israeloff, Trattner & Co.	12.0	15,000	$33.11
90 Merrick Avenue	1985/NAP	249,659	<1.5 miles	HIBU	5.0	7,130	$30.19
1055 Franklin Avenue	1970/2004	60,000	<5.0 miles	UBS Financial	10.0	10,982	$37.26
50 Charles Lindbergh Boulevard	1984/NAP	232,443	<2.0 miles	Gewurz & Zaccaria	5.4	2,398	$28.01
				Strauss Law Firm	5.4	1,391	$28.01

(1) Source: Appraisals.

Mortgaged Property Information	
Number of Mortgaged Properties	1
Location (City/State)	New York, New York
Property Type	Mixed Use
Size (SF)	139,921
Total Occupancy as of 5/23/2017	92.5%
Owned Occupancy as of 5/23/2017	92.5%
Year Built / Latest Renovation	1903 / 2016
Appraised Value	$180,000,000
Underwritten Revenues	$12,521,128
Underwritten Expenses	$5,772,363
Underwritten Net Operating Income (NOI)	$6,748,765
Underwritten Net Cash Flow (NCF)	$6,608,202
Cut-off Date LTV Ratio(1)	58.1%
Maturity Date LTV Ratio(1)	53.6%
DSCR Based on Underwritten NOI / NCF(1)	1.48x / 1.45x
Debt Yield Based on Underwritten NOI / NCF(1)	6.5% / 6.3%

Mortgage Loan Information	
Loan Seller	GSMC
Cut-off Date Principal Balance(2)	$33,750,000
Cut-off Date Principal Balance per SF(1)	$746.85
Percentage of Initial Pool Balance	3.3%
Number of Related Mortgage Loans	None
Type of Security	Fee Simple
Mortgage Rate	4.3070%
Original Term to Maturity (Months)	120
Original Amortization Term (Months)	NAP
Original Interest Only Period (Months)	120
Borrower Sponsors(3)	Aby Rosen and Michael Fuchs

Escrows	Upfront	Monthly
Taxes	$0	$0
Insurance	$0	$0
Replacement Reserves	$0	$0
TI/LC	$0	$0
Other(4)	$5,352,756	$0

Sources and Uses

Sources	$	%	Uses	$	%
Loan Amount	$104,500,000	100.0%	Loan Payoff	$97,075,496	92.9%
			Reserves	5,352,756	5.1
			Closing Costs	1,733,603	1.7
			Principal Equity Distribution	338,145	0.3
Total Sources	$104,500,000	100.0%	Total Uses	$104,500,000	100.0%

(1) Calculated based on the aggregate outstanding principal balance of the 90 Fifth Avenue Whole Loan.
(2) The Cut-off Date Principal Balance of $33,750,000 represents the non-controlling note A-2 of the $104,500,000 90 Fifth Avenue Whole Loan. The $37,000,000 controlling *pari passu* note A-1 was contributed to the GSMS 2017-GS7 securitization transaction. The remaining non-controlling note A-3, with a balance of $33,750,000, is currently held by GSMC and is expected to be contributed to one or more future securitization transactions.
(3) Aby Rosen and Michael Fuchs are the non-recourse carveout guarantors under the 90 Fifth Avenue Loan.
(4) Upfront other reserve represents approximately $3,982,975 for tenant improvements and leasing commissions and $1,369,781 for free rent for AltSchool II, LLC and Urban Compass, Inc.

The following table presents certain information relating to the major tenants (of which, certain tenants may have co-tenancy provisions) at the 90 Fifth Avenue Property:

Largest Tenants Based on Underwritten Base Rent

Tenant Name	Credit Rating (Fitch/MIS/S&P)(1)	Tenant GLA	% of GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent $ per SF	Lease Expiration	Renewal / Extension Options
Urban Compass, Inc.(2)	NR / NR / NR	113,418	81.1%	$8,928,264	76.9%	$78.72	5/31/2025	1, 5-year option
TD Bank	AA- / Aa2 / AA-	3,915	2.8	1,500,000	12.9	383.14	11/30/2027	NA
AltSchool II, LLC	NR / NR / NR	12,090	8.6	1,184,588	10.2	97.98	7/31/2028	1, 5-year option
Largest Tenants		**129,423**	**92.5%**	**$11,612,852**	**100.0%**	**$89.73**		
Vacant Spaces (Owned Space)		10,498	7.5	0	0.0	0.00		
Totals / Wtd. Avg. Tenants		**139,921**	**100.0%**	**$11,612,852**	**100.0%**	**$89.73**		

(1) Certain ratings are those of the parent company whether or not the parent company guarantees the lease.
(2) Urban Compass, Inc. subleases approximately 12,602 SF of its space to Tableau. Urban Compass, Inc. subleases approximately 12,602 SF of its space to Newell Brands Inc.

The following table presents certain information relating to the lease rollover schedule at the 90 Fifth Avenue Property based on initial lease expiration dates:

Lease Expiration Schedule(1)

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
2017	0	0.0	0.0%	0	0.0	0.00	0
2018	0	0.0	0.0%	0	0.0	0.00	0
2019	0	0.0	0.0%	0	0.0	0.00	0
2020	0	0.0	0.0%	0	0.0	0.00	0
2021	0	0.0	0.0%	0	0.0	0.00	0
2022	0	0.0	0.0%	0	0.0	0.00	0
2023	0	0.0	0.0%	0	0.0	0.00	0
2024	0	0.0	0.0%	0	0.0	0.00	0
2025	113,418	81.1	81.1%	8,928,264	76.9	78.72	1
2026	0	0.0	81.1%	0	0.0	0.00	0
2027	3,915	2.8	83.9%	1,500,000	12.9	383.14	1
2028 & Thereafter	12,090	8.6	92.5%	1,184,588	10.2	97.98	1
Vacant	10,498	7.5	100.0%	0	0.0	0.00	0
Total / Wtd. Avg.	**139,921**	**100.0%**		**$11,612,852**	**100.0%**	**$89.73**	**3**

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

The following table presents certain information relating to historical occupancy at the 90 Fifth Avenue Property:

Historical Leased %(1)(2)

2015	2016
15.2%	56.4%

(1) As provided by the borrower and reflects average occupancy for the indicated year ended December 31 unless specified otherwise.
(2) The 90 Fifth Avenue Property was renovated between 2013-2016.

- **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 90 Fifth Avenue Property:

Cash Flow Analysis(1)

	2014(2)	2015(2)	2016(2)	TTM 3/31/2017	Underwritten(3)	Underwritten $ per SF
Base Rent	$1,972,538	$6,811,757	$10,760,035	$9,802,967	$11,612,852	$83.00
Contractual Rent Steps	0	0	0	0	198,312	1.42
Total Reimbursement Revenue	510,685	466,224	801,864	945,365	663,839	4.74
Market Revenue from Vacant Units	0	0	0	0	2,106,900	15.06
Other Revenue	44,611	85,370	45,703	51,736	46,125	0.33
Gross Revenue	$2,527,835	$7,363,351	$11,607,602	$10,800,068	$14,628,028	$104.54
Less Vacancy & Credit Loss	0	0	0	0	(2,106,900)	(15.06)
Effective Gross Income	$2,527,835	$7,363,351	$11,607,602	$10,800,068	$12,521,128	$89.49
Total Operating Expenses	$4,105,718	$4,925,597	$5,463,571	$5,712,305	$5,772,363	$41.25
Net Operating Income	**($1,577,883)**	**$2,437,754**	**$6,144,031**	**$5,087,764**	**$6,748,765**	**$48.23**
TI/LC	0	0	0	0	118,176	0.84
Replacement Reserves	0	0	0	0	22,387	0.16
Net Cash Flow	**($1,577,883)**	**$2,437,754**	**$6,144,031**	**$5,087,764**	**$6,608,202**	**$47.23**

(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) The 90 Fifth Avenue Property was renovated between 2013-2016.
(3) Underwritten cash flow based on contractual rents as of May 23, 2017 and contractual rent steps through July 31, 2018.

Mortgaged Property Information	
Number of Mortgaged Properties	1
Location (City/State)	San Diego, California
Property Type	Office
Size (SF)	257,040
Total Occupancy as of 10/31/2017	100.0%
Owned Occupancy as of 10/31/2017	100.0%
Year Built / Latest Renovation	1980 / 2014-2015
Appraised Value	$110,000,000
Underwritten Revenues	$7,078,500
Underwritten Expenses	$0
Underwritten Net Operating Income (NOI)	$7,078,500
Underwritten Net Cash Flow (NCF)	$6,815,034
Cut-off Date LTV Ratio(1)	65.0%
Maturity Date LTV Ratio(1)	65.0%
DSCR Based on Underwritten NOI / NCF(1)	2.34x / 2.26x
Debt Yield Based on Underwritten NOI / NCF(1)	9.9% / 9.5%

Mortgage Loan Information	
Loan Seller	GSMC
Cut-off Date Principal Balance(2)	$30,500,000
Cut-off Date Principal Balance per SF(1)	$278.17
Percentage of Initial Pool Balance	3.0%
Number of Related Mortgage Loans	None
Type of Security	Fee Simple
Mortgage Rate	4.1685%
Original Term to Maturity (Months)	120
Original Amortization Term (Months)	NAP
Original Interest Only Period (Months)	120
Borrower Sponsor(3)	U.S. Realty Advisors, LLC

Escrows	Upfront	Monthly
Taxes	$0	$0
Insurance	$0	$0
Replacement Reserves	$0	$0
TI/LC	$0	$0
Other(4)	$605,000	$0

Sources and Uses

Sources	$	%	Uses	$	%
Whole Loan Amount	$71,500,000	64.4%	Purchase Price	$110,000,000	99.1%
Principal's New Cash Contribution	39,483,225	35.6	Reserves	605,000	0.5
			Closing Costs	378,225	0.3
Total Sources	$110,983,225	100.0%	Total Uses	$110,983,225	100.0%

(1) Calculated based on the aggregate outstanding principal balance of the Petco Corporate Headquarters Whole Loan.
(2) The Cut-off Date Principal Balance of $30,500,000 represents the non-controlling note A-2 of the $71,500,000 Petco Corporate Headquarters Whole Loan which is evidenced by two *pari passu* notes. The $41,000,000 controlling *pari passu* note A-1 was contributed to the GSMS 2017-GS7 securitization transaction.
(3) USRA Net Lease II Capital Corp. is the non-recourse carveout guarantor under the Petco Corporate Headquarters Whole Loan.
(4) Upfront other reserve represents a rental escrow reserve for August 2017.

The following table presents certain information relating to the sole tenant at the Petco Corporate Headquarters Property:

Largest Tenant Based on Underwritten Base Rent

Tenant Name	Credit Rating (Fitch/MIS/S&P)(1)	Tenant GLA	% of GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent $ per SF	Lease Expiration	Renewal / Extension Options
Petco	NR / NR / B	257,040	100.0%	$7,260,000	100.0%	$28.24	7/31/2037	1, 10-year option, 4, 5-year options
Totals / Wtd. Avg.		**257,040**	**100.0%**	**$7,260,000**	**100.0%**	**$28.24**		

(1) Certain ratings are those of the parent company whether or not the parent company guarantees the lease.

The following table presents certain information relating to the lease rollover schedule at the Petco Corporate Headquarters Property based on the initial lease expiration date:

Lease Expiration Schedule[(1)]

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
2017	0	0.0	0.0%	0	0.0	0.00	0
2018	0	0.0	0.0%	0	0.0	0.00	0
2019	0	0.0	0.0%	0	0.0	0.00	0
2020	0	0.0	0.0%	0	0.0	0.00	0
2021	0	0.0	0.0%	0	0.0	0.00	0
2022	0	0.0	0.0%	0	0.0	0.00	0
2023	0	0.0	0.0%	0	0.0	0.00	0
2024	0	0.0	0.0%	0	0.0	0.00	0
2025	0	0.0	0.0%	0	0.0	0.00	0
2026	0	0.0	0.0%	0	0.0	0.00	0
2027	0	0.0	0.0%	0	0.0	0.00	0
2028 & Thereafter[(2)]	257,040	100.0	100.0%	7,260,000	100.0	28.24	1
Vacant	0	0.0	100.0%	0	0.0	0.00	0
Total / Wtd. Avg.	**257,040**	**100.0%**		**$7,260,000**	**100.0%**	**$28.24**	**1**

(1) Calculated based on approximate square footage occupied by the sole tenant.
(2) Petco's lease expires on July 31, 2037.

The following table presents certain information relating to historical occupancy at the Petco Corporate Headquarters Property:

Historical Leased %[(1)]

2014	2015	2016
100.0%	100.0%	100.0%

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

- **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 Petco Corporate Headquarters Property:

Cash Flow Analysis[(1)]

	In Place	Underwritten[(2)]	Underwritten $ per SF
Base Rental Revenue	$7,260,000	$7,260,000	$28.24
Gross Revenue	$7,260,000	$7,260,000	$28.24
Vacancy Loss	0	(181,500)	(0.71)
Effective Gross Revenue	$7,260,000	$7,078,500	$27.54
Total Operating Expenses	$0	$0	$0.00
Net Operating Income	**$7,260,000**	**$7,078,500**	**$27.54**
Tenant Improvements	0	125,307	0.49
Leasing Commissions	0	125,307	0.49
Capital Expenditures	0	12,852	0.05
Net Cash Flow	**$7,260,000**	**$6,815,034**	**$26.51**

(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 July 1, 2017 and contractual rent steps through July 31, 2018.

The following table presents certain information relating to the primary competition for the Petco Corporate Headquarters Property:

Competitive Set(1)

Property	Property Sub-Type	Year Built	Year Renovated	Total NRA	Rent ($) per SF	Lease Type	Distance from Property (miles)
Petco Corporate Headquarters	General Suburban	1980	2014-2015	257,040	28.24	NNN	-
Primary Competition							
Bernardo Mesa Technology Center	Flex / R&D	1997	2016	180,946	NAV	NNN	0.7 miles
Rancho Vista Corporate Center (Former HP Campus)	Corporate Campus	1981	NAP	125,000	NAV	NNN	0.8 miles
Discovery Corporate Center-D	Low-Rise	2011	NAP	84,227	$2.35	NNN	0.5 miles
Discovery Corporate Center-B	Low-Rise	2007	NAP	53,160	$2.35	NNN	0.4 miles
The Park	Low-Rise	1984	2016	150,423	NAV	NNN	13.9 miles
2051	Creative Flex / R&D	1981	2015	202,671	NAV	NNN	18.9 miles
Summit Rancho Bernardo BTS	Corporate Campus	Proposed (est. 2018)	NAP	1,000,000	$1.85	NNN	0.6 miles
Elevation at the Point	Low / Mid-Rise	Proposed (est. 2018)	NAP	148,747	NAV	NNN	1.0 mile

(1) Source: Appraisal.

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Mortgaged Property Information	
Number of Mortgaged Properties	3
Location (City/State)	Various
Property Type	Industrial
Size (SF)	2,894,885
Total Occupancy as of 10/31/2017	100.0%
Owned Occupancy as of 10/31/2017	100.0%
Year Built / Latest Renovation	1996–2015 / 2006
Appraised Value	$133,000,000
Underwritten Revenues	$11,896,414
Underwritten Expenses	$2,790,022
Underwritten Net Operating Income (NOI)	$9,106,392
Underwritten Net Cash Flow (NCF)	$7,803,693
Cut-off Date LTV Ratio(1)	53.4%
Maturity Date LTV Ratio(1)	53.4%
DSCR Based on Underwritten NOI / NCF(1)	2.90x / 2.49x
Debt Yield Based on Underwritten NOI / NCF(1)	12.8% / 11.0%

Mortgage Loan Information	
Loan Seller	GSMC
Cut-off Date Principal Balance(2)	$28,400,000
Cut-off Date Principal Balance per SF(1)	$24.53
Percentage of Initial Pool Balance	2.8%
Number of Related Mortgage Loans(3)	2
Type of Security	Fee Simple
Mortgage Rate	4.3590%
Original Term to Maturity (Months)	120
Original Amortization Term (Months)	NAP
Original Interest Only Period (Months)	120
Borrower Sponsor(4)	Starwood Property Trust, Inc.

Escrows	Upfront	Monthly
Taxes	$0	$0
Insurance	$0	$0
Replacement Reserves	$0	$0
TI/LC	$0	$0
Other	$0	$0

Sources and Uses

Sources	$	%	Uses	$	%
Whole Loan Amount	$71,000,000	55.6%	Purchase Price	$127,353,058	99.7%
Principal's New Cash Contribution	56,782,559	44.4	Closing Costs	429,501	0.3
Total Sources	$127,782,559	100.0%	Total Uses	$127,782,559	100.0%

(1) Calculated based on the aggregate outstanding principal balance of the Cabela's Industrial Portfolio Whole Loan.
(2) The Cut-off Date Principal Balance of $28,400,000 represents the controlling note A-1 of the $71,000,000 Cabela's Industrial Portfolio Whole Loan. The related companion loans are evidenced by the non-controlling note A-2 with an outstanding principal balance as of the Cut-off Date of $21,300,000 that is currently held by Wells Fargo Bank, National Association and is expected to be contributed to the BANK 2017-BNK8 securitization transaction, and the non-controlling notes A-3(A) with an outstanding principal balance as of the Cut-off Date of $11,300,000 and A-3(B) with an outstanding principal balance as of the Cut-off Date of $10,000,000, each currently being held by UBS AG, by and through its Branch Office at 1285 Avenue of the Americas, New York, New York and expected to be contributed to the UBS 2017-C5 securitization transaction.
(3) The borrower sponsor for the Cabela's Industrial Portfolio Whole Loan is also the borrower sponsor for the Bass Pro & Cabela's Portfolio Whole Loan.
(4) Starwood Property Trust, Inc. is the non-recourse carveout guarantor under the Cabela's Industrial Portfolio Whole Loan.

The following table presents certain information relating to the Cabela's Industrial Portfolio Properties:

Property Name	Cut-off Date Allocated Loan Amount	% of Portfolio Cut-off Date Balance	Total GLA	Occupancy	Year Built	Appraised Value	Allocated Base Rent(1)
Cabela's Prairie du Chien	$10,560,000	37.2%	1,130,862	100.0%	1996, 1997, 1998, 1999 & 2001	$49,500,000	$3,835,011
Cabela's Triadelphia	9,960,000	35.1	1,165,360	100.0%	2005	46,600,000	3,496,800
Cabela's Tooele	7,880,000	27.7	598,663	100.0%	2015	36,900,000	2,400,708
Total / Wtd. Avg.	**$28,400,000**	**100.0%**	**2,894,885**	**100.0%**		**$133,000,000**	**$9,732,519**

(1) Allocated Base Rent is based on master lease rents.

The following table presents certain information relating to the lease rollover schedule at the Cabela's Industrial Portfolio Properties based on initial lease expiration dates:

Lease Expiration Schedule(1)

Year Ending December 31,	Expiring Owned GLA	% of Owned GLA	Cumulative % of Owned GLA	UW Base Rent(2)	% 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
2017	0	0.0	0.0%	0	0.0	0.00	0
2018	0	0.0	0.0%	0	0.0	0.00	0
2019	0	0.0	0.0%	0	0.0	0.00	0
2020	0	0.0	0.0%	0	0.0	0.00	0
2021	0	0.0	0.0%	0	0.0	0.00	0
2022	0	0.0	0.0%	0	0.0	0.00	0
2023	0	0.0	0.0%	0	0.0	0.00	0
2024	0	0.0	0.0%	0	0.0	0.00	0
2025	0	0.0	0.0%	0	0.0	0.00	0
2026	0	0.0	0.0%	0	0.0	0.00	0
2027	0	0.0	0.0%	0	0.0	0.00	0
2028 & Thereafter(3)	2,894,885	100.0	100.0%	9,732,519	100.0	3.36	1
Vacant	0	0.0	100.0%	0	0.0	0.00	0
Total / Wtd. Avg.	**2,894,885**	**100.0%**		**$9,732,519**	**100.0%**	**$3.36**	**1**

(1) Calculated based on approximate square footage occupied by each Owned Tenant under the master lease.
(2) UW Base Rent is based on master lease rents.
(3) The master lease expires on April 30, 2042.

The following table presents certain information relating to historical occupancy at the Cabela's Industrial Portfolio Properties:

Historical Leased %(1)

As of 10/31/2017
100.0%

(1) There are no historical occupancy figures as the Cabela's Industrial Portfolio Properties were owner occupied prior to executing a master lease on September 25, 2017.

- **Underwritten Net Cash Flow.** The following table presents certain information relating to the Underwritten Net Cash Flow at the Cabela's Industrial Portfolio Properties:

Cash Flow Analysis(1)(2)

	Underwritten(3)	Underwritten $ per SF
Base Rental Revenue	$9,732,519	$3.36
Total Reimbursement Revenue	2,790,022	0.96
Gross Revenue	$12,522,541	$4.33
Vacancy Loss	(626,127)	(0.22)
Effective Gross Revenue	$11,896,414	$4.11
Assumed Expenses	2,433,130	0.84
Management Fee	356,892	0.12
Total Operating Expenses	$2,790,022	$0.96
Net Operating Income	**$9,106,392**	**$3.15**
TI/LC	868,466	0.30
Replacement Reserves	434,233	0.15
Net Cash Flow	**$7,803,693**	**$2.70**

(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) There are no historical cash flow figures as the Cabela's Industrial Portfolio Properties were owner occupied prior to executing a master lease on September 25, 2017.
(3) Underwritten Base Rental Revenue is based on the minimum rent set forth in the master lease.