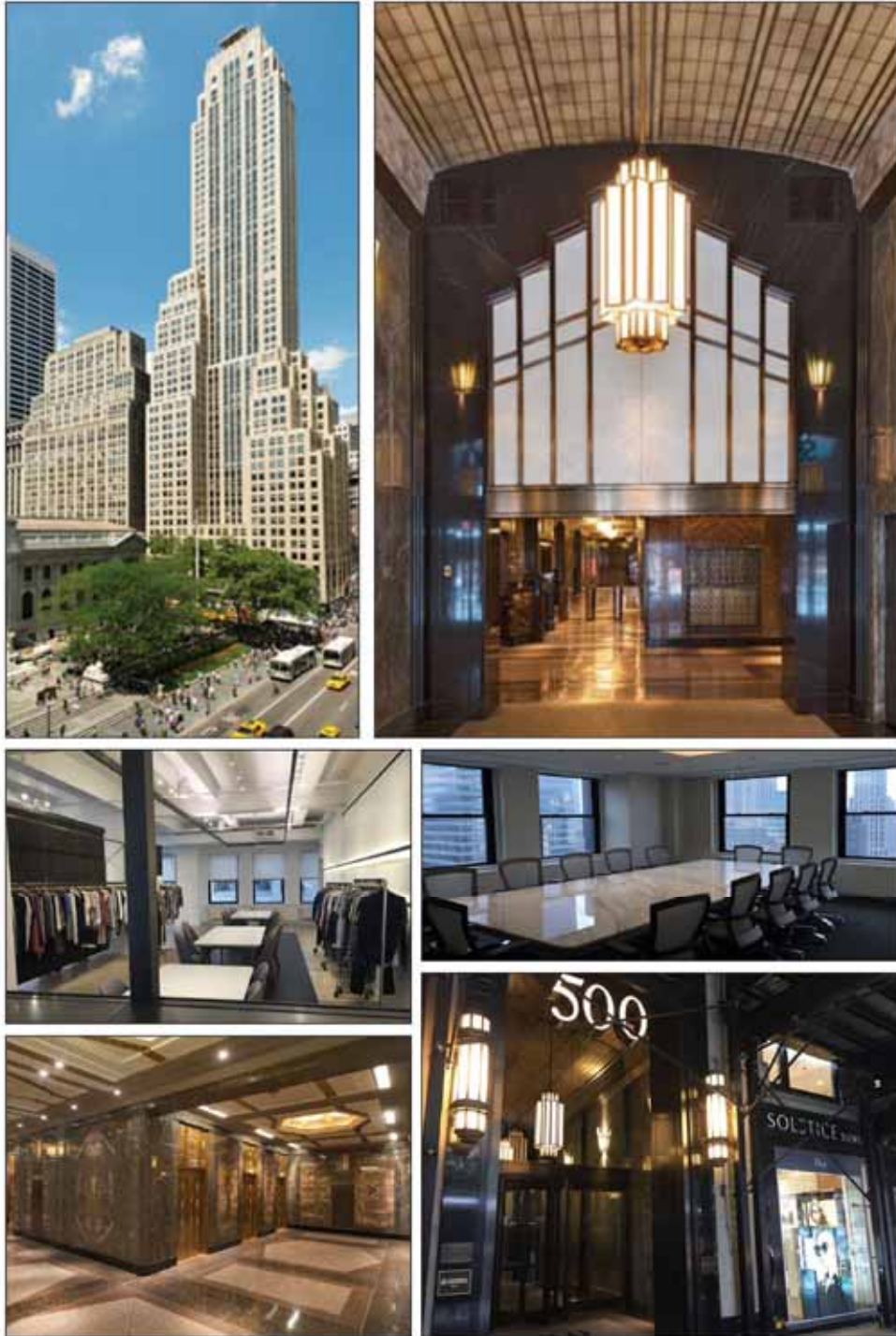
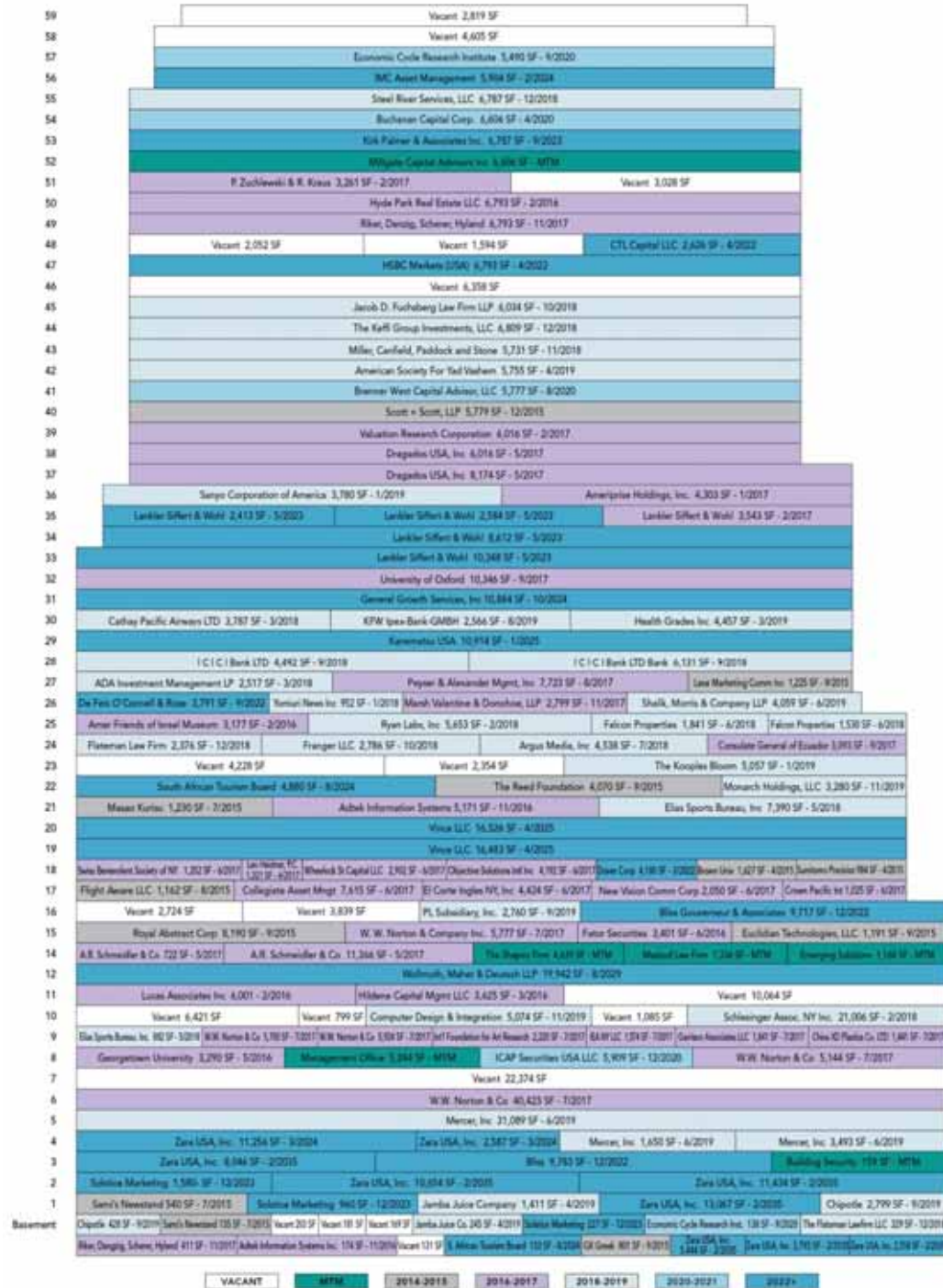


Mortgage Loan No. 2 — 500 Fifth Avenue

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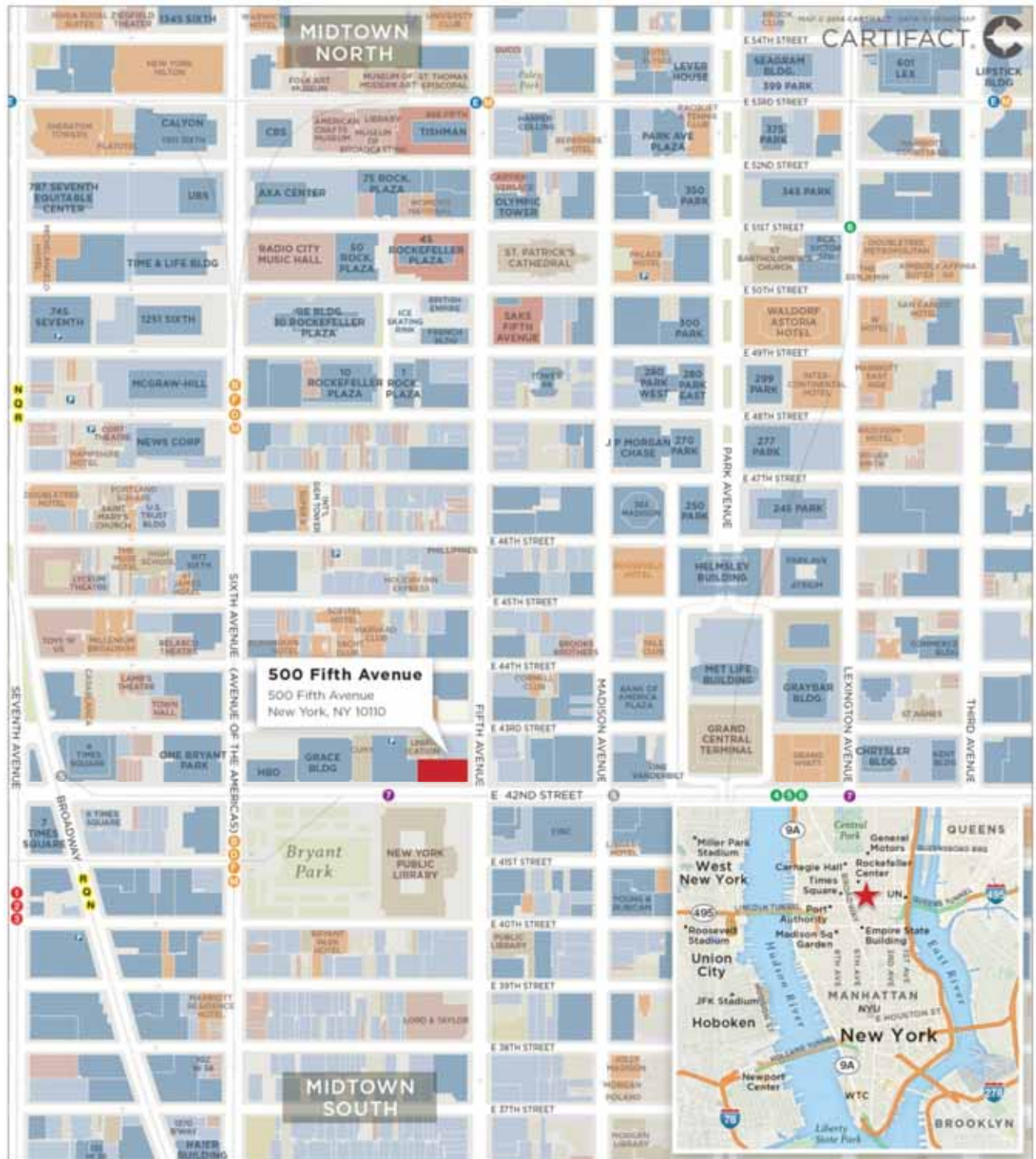
## Mortgage Loan No. 2 — 500 Fifth Avenue



\* Illustrative stacking plan, subject to change based on ongoing leasing activity and tenant relocations.



Mortgage Loan No. 2 — 500 Fifth Avenue



## Mortgage Loan No. 2 — 500 Fifth Avenue

### Mortgage Loan Information

Mortgage Loan Seller:	Column
Original Principal Balance <sup>(1)</sup> :	\$100,000,000
Cut-off Date Principal Balance <sup>(1)</sup> :	\$100,000,000
% of Pool by IPB:	8.2%
Loan Purpose:	Refinance
Borrower:	500 Fifth Avenue (New York) LLC
Sponsor:	500 Holdings, Inc.
Interest Rate:	3.5800%
Note Date:	10/3/2014
Maturity Date:	10/6/2024
Interest-only Period:	120 months
Original Term:	120 months
Original Amortization:	None
Amortization Type:	Interest Only
Call Protection:	L(29),Def(86),O(5)
Lockbox <sup>(2)</sup> :	Hard
Additional Debt <sup>(3)</sup> :	Yes
Additional Debt Balance <sup>(3)</sup> :	\$100,000,000
Additional Debt Type <sup>(3)</sup> :	Pari Passu
Additional Future Debt Permitted:	No

### Property Information

Single Asset / Portfolio:	Single Asset
Title:	Fee
Property Type - Subtype:	Office - CBD
Net Rentable Area (SF):	712,791
Location:	New York, NY
Year Built / Renovated:	1931 / 2012
Occupancy:	92.3%
Occupancy Date:	10/1/2014
Number of Tenants:	94
2011 NOI:	\$21,730,640
2012 NOI:	\$21,014,691
2013 NOI:	\$19,461,901
TTM NOI (as of 7/2014) <sup>(3)</sup> :	\$18,808,084
UW Economic Occupancy:	92.5%
UW Revenues:	\$48,087,824
UW Expenses:	\$20,697,525
UW NOI <sup>(3)</sup> :	\$27,390,298
UW NCF:	\$24,433,310
Appraised Value / PSF:	\$600,000,000 / \$842
Appraisal Date:	8/13/2014

### Escrows and Reserves<sup>(4)</sup>

	Initial	Monthly	Initial Cap
Taxes:	\$0	Springing	N/A
Insurance:	\$0	Springing	N/A
TI/LC:	\$0	Springing	N/A
Replacement Reserves:	\$0	Springing	N/A
Engineering Reserves:	\$413	N/A	N/A
Unfunded Obligations Reserve:	\$16,028,841	N/A	N/A

### Financial Information<sup>(1)</sup>

Cut-off Date Loan / SF:	\$281
Maturity Date Loan / SF:	\$281
Cut-off Date LTV:	33.3%
Maturity Date LTV:	33.3%
UW NCF DSCR:	3.37x
UW NOI Debt Yield:	13.7%

### Sources and Uses

Sources	Proceeds	% of Total
Mortgage Loan <sup>(1)</sup>	\$200,000,000	100.0%
<b>Total Sources</b>	<b>\$200,000,000</b>	<b>100.0%</b>

Uses	Proceeds	% of Total
Payoff Existing Debt	\$105,854,644	52.9%
Return of Equity	74,395,810	37.2
Upfront Reserves	16,029,253	8.0
Closing Costs	3,720,293	1.9
<b>Total Uses</b>	<b>\$200,000,000</b>	<b>100.0%</b>

- (1) The 500 Fifth Avenue loan is part of a loan evidenced by two *pari passu* notes with an aggregate original principal balance of \$200.0 million. The financial information presented in the chart above reflects the cut-off date balance of the \$200.0 million 500 Fifth Avenue Whole Loan.
- (2) For a more detailed description of Lockbox, please refer to "Lockbox/Cash Management" below.
- (3) The increase in UW NOI from TTM NOI is primarily the result of five new or renewed leases to tenants expanding or relocating within the building, representing approximately 111,686 SF and \$7,633,820 of annual rent with lease commencement dates ranging from December 1, 2014 through February 1, 2015. Additionally, the UW NOI includes \$895,565 in rent steps through October 31, 2015.
- (4) For a more detailed description of Escrows and Reserves, please refer to "Escrows and Reserves" below.

## Mortgage Loan No. 2 — 500 Fifth Avenue

**The Loan.** The 500 Fifth Avenue loan is secured by a first mortgage lien on the fee interest in a 59-story, 712,791 SF office building located in midtown Manhattan. The 500 Fifth Avenue loan has an outstanding principal balance of \$200.0 million (the “500 Fifth Avenue Whole Loan”), which is comprised of two *pari passu* notes, Note A-1 and Note A-2. Note A-2 has an outstanding principal balance as of the cut-off date of \$100.0 million and is being contributed to the CSAIL 2015-C1 Commercial Mortgage Trust. The holder of Note A-1 (the “Controlling Noteholder”) is the trustee of the JPMBB Commercial Mortgage Securities Trust 2014-C26 Trust. The trustee of the JPMBB Commercial Mortgage Securities Trust 2014-C26 Trust (or, prior to the occurrence and continuance of a control appraisal period under the JPMBB 2014-C26 pooling and servicing agreement, the directing certificate holder under the JPMBB 2014-C26 pooling and servicing agreement) will be entitled to exercise all of the rights of the Controlling Noteholder with respect to 500 Fifth Avenue Whole Loan; however, the CSAIL 2015-C1 Commercial Mortgage Trust, as the holder of Note A-2, will be entitled, under certain circumstances, to consult with respect to certain major decisions. The loan has a 10-year term and is interest-only throughout the term.

**The Borrower.** The borrowing entity for the 500 Fifth Avenue Whole Loan is 500 Fifth Avenue (New York) LLC, a Delaware limited liability company and special purpose entity. The borrower is wholly owned by 500 Holdings, Inc.

**The Sponsor.** The loan sponsor and non-recourse carve-out guarantor of the mortgage loan is 500 Holdings, Inc., which owns four other commercial properties in New York, California and Illinois.

**The Property.** The 500 Fifth Avenue property is a 59-story office building located in midtown Manhattan. The property was constructed in 1931, renovated in 2012 and consists primarily of office space with a retail component. The property offers unobstructed southerly views from the second floor up, over New York’s Bryant Park and the New York City Public Library and also offers unobstructed easterly and westerly views from the mid and tower floors. The ground floor features the main entrance on Fifth Avenue and retail spaces along West 42<sup>nd</sup> Street and Fifth Avenue. The property’s office space is located on floors three through 58. In the last 10 years, an excess of \$12.0 million has been spent on capital items, including a lobby renovation (2005 - 2009), a retail restack expanding retail use to the basement and third floors (renovation underway), standpipe to sprinkler conversion (2006 - 2012), winterization of the cooling tower (2011 - 2012), common corridor (2005 - 2012), restroom renovations (2005 - 2006), electrical riser installation (2006 - 2007), and a class E system upgrade (2010).

As of October 1, 2014, the property was 92.3% leased by 94 tenants representing the apparel manufacturing and sales, publishing, legal, financial services and technology sectors. The largest tenant at the property, Zara USA, Inc. (“Zara”), leases 10.2% of the net rentable area with 13,843 SF expiring in March 2024 and 58,701 SF expiring in February 2035. Zara leases portions of four floors and the basement at the property. The space leased to Zara includes traditional office (portions of third and fourth floors) and retail (basement to third floor) space. The traditional office space serves as the United States corporate office for Zara’s parent company, Inditex (MSE: ITX). Zara currently has a presence in 88 countries with 2,000 stores. Zara originally took occupancy in 2008 and has expanded its presence over the years to its current square footage of 72,544 SF. The Zara space is currently being built out on the ground floor and lower level by Zara with an anticipated opening in March 2015. Zara has a five year renewal option for both the retail and office space at the greater of 95.0% of fair market value and the current rent. The second largest tenant, W.W. Norton & Co., leases 64,668 SF (9.1% of net rentable area) through July 2017 and has no remaining renewal or termination rights. W.W. Norton & Co. is an international publishing firm which has been in operation for over 90 years. The firm originally took occupancy in 1973 and currently occupies space on five floors. The third largest tenant, Mercer, Inc. leases 36,232 SF (5.1% of net rentable area) through June 2019. Mercer, Inc. which is a wholly owned subsidiary of Marsh & McLennan Companies, is a global consulting firm specializing in talent, health, retirement and investment services.

## Mortgage Loan No. 2 — 500 Fifth Avenue

The property is located within the Midtown office market, which contains approximately 241.5 million SF, and represents the largest office market inventory in Manhattan. As of the second quarter 2014, the Midtown market reported an overall vacancy rate of 11.0%, and an overall average market rent of \$70.82 PSF, representing an increase of 1.1% over the prior quarter and increase of 3.8% over the prior year. More specifically, the property is located in the Grand Central submarket. The Grand Central submarket contains approximately 44.0 million SF of office space and represents the largest office inventory within the Midtown market. As of the second quarter 2014, the submarket reported an overall vacancy rate of 13.6% and reported an overall average submarket rent of \$61.85 PSF, almost 6% higher than a year ago. The appraisal identified seven buildings which are directly competitive with the property. As identified by the appraisal, asking rents in the Grand Central submarket ranged between \$50.00 and \$85.00 PSF and direct occupancy averaged 92.6% compared to rents at the property of \$58.00 PSF to \$95.00 PSF depending on the floor and current occupancy of 92.3%. No new construction is currently undergoing within the Grand Central submarket.

### Historical and Current Occupancy<sup>(1)</sup>

2011	2012	2013	Current <sup>(2)</sup>
89.5%	87.7%	87.4%	92.3%

(1) Historical occupancies are as of December 31 of each respective year.

(2) Current occupancy is as of October 1, 2014.

### Recent Leasing Activity

Tenant	New / Renewal / Relocation Leases	Net Rentable Area	Lease Date	Term (years)	Base Rent PSF	Annual Rent
Vince LLC	New / Renewal	33,009	4/1/2014	10.0	\$59.00	\$1,947,531
Zara USA, Inc.(office expansion)	Expansion	13,067	8/1/2014	21.0	\$151.40	1,978,332
Zara USA, Inc. (office expansion)	Expansion	9,783	2/1/2015	20.0	\$35.34	345,731
Zara USA, Inc. (basement expansion)	Expansion	2,558	7/1/2014	20.6	\$197.11	504,207
Kanematsu	New	10,914	7/1/2014	10.0	\$63.50	693,039
Bliss PR	Relocation	9,783	12/1/2014	7.8	\$50.01	489,248
W.W. Norton & Co.	Expansion	5,779	9/1/2014	2.9	\$53.00	306,287
Computer Design & Integration LLC	Relocation	5,356	10/15/2014	5.2	\$55.50	277,500
Wolmuth Maher & Deutsch LLP	Expansion	4,923	1/1/2015	15.7	\$50.00	246,150
South African Tourism Board	Relocation	4,880	4/1/2014	10.4	\$48.00	234,240
The Reed Foundation	Renewal / Relocation	4,070	10/1/2014	1.0	\$81.98	333,659
Lankler Siffert & Wohl	Relocation	3,544	2/1/2014	3.0	\$20.02	70,951
KFW-Ipex-Bank GmbH	Renewal / Relocation	2,566	3/1/2014	5.5	\$51.75	132,791
The Swiss Benevolent Society	Renewal	1,454	7/1/2014	3.0	\$51.00	74,154
<b>Total</b>		<b>111,686</b>				<b>\$7,633,820</b>

## Mortgage Loan No. 2 — 500 Fifth Avenue

### Tenant Summary<sup>(1)</sup>

Tenant	Ratings Moody's/S&P/Fitch <sup>(2)</sup>	Net Rentable Area (SF)	% of Total NRA	Base Rent PSF	Lease Expiration Date
Zara USA, Inc. <sup>(3)</sup>	NA / NA / NA	72,544	10.2%	\$137.66	Various
W.W. Norton & Co.	NA / NA / NA	64,668	9.1%	\$45.19	7/31/2017
Mercer, Inc. <sup>(4)</sup>	Baa1 /A- / BBB+	36,232	5.1%	\$41.34	6/14/2019
Vince LLC <sup>(5)</sup>	NA / NA / NA	33,009	4.6%	\$59.00	4/30/2025
Lankler Siffert & Wohl <sup>(6)</sup>	NA / NA / NA	27,500	3.9%	\$53.78	Various
Schlesinger Assoc. N.Y. Inc.	NA / NA / NA	21,006	2.9%	\$66.07	2/28/2018
Wollmuth, Maher & Deutsch LLP	NA / NA / NA	19,942	2.8%	\$50.70	8/31/2029
Dragados USA Inc	NA / NA / NA	14,190	2.0%	\$72.77	5/31/2017
A.R. Schmeidler & Co. Inc.	NA / NA / NA	12,088	1.7%	\$55.76	5/31/2017
Kanematsu USA Inc.	NA / NA / NA	10,914	1.5%	\$63.50	1/31/2025

- (1) Based on the underwritten rent roll, including contractual rent steps through October 31, 2015.
- (2) Ratings provided are for the parent company of the entity listed in the "Tenant" field whether or not the parent company guarantees the lease.
- (3) Zara USA, Inc. has multiple leases at the property. In total, Zara USA, Inc. leases 58,701 SF expiring in February 2035 and 13,843 SF expiring in March 2024. Currently, the borrower has not received a fully executed certificate of occupancy which would allow Zara USA, Inc. to occupy the space being renovated upon completion. Additionally, the tenant has received a six-month abatement of monthly rent for the six-month period ending February 10, 2015.
- (4) Mercer, Inc. is currently subleasing 5,143 SF to W.W. Norton & Co. and has the remainder of its space on the market for sublease.
- (5) Vince LLC has the right to terminate its lease in April 2022 with 12 months' notice and the payment of a termination fee.
- (6) Lankler Siffert & Wohl has multiple leases at the property and the expiration date listed above reflects the expiration date of the largest space that the tenant occupies. Lankler Siffert & Wohl has 3,543 SF expiring in February 2017 and 23,957 SF expiring in May 2023.

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

Year	Number of Leases Expiring	Net Rentable Area Expiring	% of NRA Expiring	Base Rent Expiring	% of Base Rent Expiring	Cumulative Net Rentable Area Expiring	Cumulative % of NRA Expiring	Cumulative Base Rent Expiring	Cumulative % of Base Rent Expiring
Vacant	NAP	54,845	7.7%	NAP	NAP	54,845	7.7%	NAP	NAP
MTM <sup>(2)</sup>	10	29,477	4.1	\$1,603,456	3.6%	84,322	11.8%	\$1,603,456	3.6%
2015	13	25,124	3.5	1,313,202	2.9	109,446	15.4%	\$2,916,658	6.5%
2016	8	31,632	4.4	1,817,187	4.1	141,078	19.8%	\$4,733,845	10.6%
2017	36	172,956	24.3	9,386,454	21.0	314,034	44.1%	\$14,120,299	31.6%
2018	19	91,571	12.8	6,213,719	13.9	405,605	56.9%	\$20,334,018	45.5%
2019	12	66,361	9.3	3,891,754	8.7	471,966	66.2%	\$24,225,772	54.2%
2020	7	24,438	3.4	1,646,133	3.7	496,404	69.6%	\$25,871,905	57.9%
2021	0	0	0.0	0	0.0	496,404	69.6%	\$25,871,905	57.9%
2022	5	24,893	3.5	1,435,895	3.2	521,297	73.1%	\$27,307,800	61.1%
2023	7	33,284	4.7	2,414,024	5.4	554,581	77.8%	\$29,721,824	66.5%
2024	6	35,644	5.0	2,068,147	4.6	590,225	82.8%	\$31,789,971	71.1%
2025 & Beyond	12	122,566	17.2	12,925,963	28.9	712,791	100.0%	\$44,715,934	100.0%
<b>Total</b>	<b>135</b>	<b>712,791</b>	<b>100.0%</b>	<b>\$44,715,934</b>	<b>100.0%</b>				

- (1) Based on the underwritten rent roll, including contractual rent steps through October 31, 2015.
- (2) Includes the building's security and management offices.



## Mortgage Loan No. 2 — 500 Fifth Avenue

### Operating History and Underwritten Net Cash Flow

	2012	2013	TTM <sup>(1)</sup>	Underwritten	PSF	% <sup>(2)</sup>
Rents in Place	\$35,585,996	\$34,840,348	\$34,484,013	\$44,715,934 <sup>(3)</sup>	\$62.73	86.0%
Vacant Income	0	0	0	3,680,279	5.16	7.1%
<b>Gross Potential Rent</b>	<b>\$35,585,996</b>	<b>\$34,840,348</b>	<b>\$34,484,013</b>	<b>\$48,396,213</b>	<b>\$67.90</b>	<b>93.1%</b>
Total Reimbursements	2,673,958	3,019,339	2,987,719	3,276,638	4.60	6.3%
Other Income	416,722	330,508	194,725	313,985	0.44	0.6%
<b>Net Rental Income</b>	<b>\$38,676,676</b>	<b>\$38,190,195</b>	<b>\$37,666,457</b>	<b>\$51,986,836</b>	<b>\$72.93</b>	<b>100.0%</b>
(Vacancy/Credit Loss)	0	(60,687)	(86,621)	(3,899,013)	(5.47)	(7.5%)
<b>Effective Gross Income</b>	<b>\$38,676,676</b>	<b>\$38,129,508</b>	<b>\$37,579,836</b>	<b>\$48,087,824</b>	<b>\$67.46</b>	<b>92.5%</b>
<b>Total Expenses</b>	<b>\$17,661,985</b>	<b>\$18,667,607</b>	<b>\$18,771,752</b>	<b>\$20,697,525</b>	<b>\$29.04</b>	<b>43.0%</b>
<b>Net Operating Income</b>	<b>\$21,014,691</b>	<b>\$19,461,901</b>	<b>\$18,808,084<sup>(4)</sup></b>	<b>\$27,390,298<sup>(4)</sup></b>	<b>\$38.43</b>	<b>57.0%</b>
Total TI/LC, Capex/RR	0	0	0	2,956,988	4.15	6.1%
<b>Net Cash Flow</b>	<b>\$21,014,691</b>	<b>\$19,461,901</b>	<b>\$18,808,084</b>	<b>\$24,433,310</b>	<b>\$34.28</b>	<b>50.8%</b>

(1) TTM column represents the trailing twelve months ending July 31, 2014.

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

(3) Underwritten Rents in Place include \$895,565 in contractual rent steps through October 31, 2015.

(4) The increase in Underwritten Net Operating Income from TTM Net Operating Income is primarily the result of five new or renewed leases to tenants expanding or relocating within the building, representing approximately 111,686SF and \$7,633,820 of annual rent, with lease commencement dates ranging from December 1, 2014 through February 1, 2015.

**Property Management.** The property is managed by Cushman & Wakefield, Inc. under an agreement that automatically renews annually unless terminated by either party in writing.

**Escrows and Reserves.** At origination, the borrower deposited into escrow \$413 for engineering repairs and approximately \$16,028,841 for unfunded obligations. The unfunded obligations reserve covers unfunded tenant improvements of \$7,153,458, façade repairs of \$4,021,131, rent abatements for existing tenants of \$3,094,077, building improvements in progress of \$1,393,384 and unfunded leasing commissions of \$366,791.

**Tax Escrows** -The requirement for the borrower to make monthly deposits to the tax escrow is waived so long as no Cash Sweep Period (as defined below) exists.

**Insurance Escrows** -The requirement for the borrower to make monthly deposits to the insurance escrow is waived so long as no Cash Sweep Period (as defined below) exists.

**Replacement Reserves** - The requirement for the borrower to make monthly deposits to the replacement reserve escrow is waived so long as no Cash Sweep Period (as defined below) exists. During the existence of a Cash Sweep Period, the borrower is required to deposit 1/12 of the amount estimated by the lender to be due for replacements and repairs at the property over the course of the year.

**TI/LC Reserves** -The requirement for the borrower to make monthly deposits to the TI/LC escrow is waived so long as no Cash Sweep Period exists. During the existence of a Cash Sweep Period, the borrower is required to pay to the lender on each monthly payment date the sum of \$229,649 (approximately \$3.86 PSF annually), which amounts will be deposited with and held by the lender for tenant improvement and leasing commission obligations.

**Lockbox / Cash Management.** The 500 Fifth Avenue Whole Loan is structured with a hard lockbox. The borrower and property manager are required to direct tenants to deposit all rents directly to the lockbox account. All funds in the lockbox account are required to be remitted to the borrower on a daily basis in the absence of a Cash Sweep Period. During the continuance of a Cash Sweep Period, all excess cash flow after payment of debt service, required reserves and operating expenses will be held as additional collateral for the loan.



## Mortgage Loan No. 2 — 500 Fifth Avenue

A "Cash Sweep Period" means, subject to termination in accordance with the related loan documents, the period commencing upon the earliest of (i) the occurrence of an event of default, (ii) the debt yield on a trailing twelve-month basis falls below 7.0%, or (iii) any bankruptcy action of the borrower or manager.