

3105-3225 Alderwood Mall Boulevard
Lynnwood, WA 98036

Collateral Asset Summary – Loan No. 13
Lynnwood Town Center

Cut-off Date Balance: \$19,427,166
Cut-off Date LTV: 65.2%
U/W NCF DSCR: 1.32x
U/W NOI Debt Yield: 9.2%

Mortgage Loan Information

Loan Seller⁽¹⁾:	GACC
Loan Purpose:	Refinance
Sponsor:	Alan C. Fox
Borrower:	Alderwood Shopping Center 04 E, LLC
Original Balance:	\$19,500,000
Cut-off Date Balance:	\$19,427,166
% by Initial UPB:	2.2%
Interest Rate:	5.0400%
Payment Date:	6 th of each month
First Payment Date:	March 6, 2017
Maturity Date:	February 6, 2027
Amortization:	360 months
Additional Debt:	None
Call Protection:	L(27), D(89), O(4)
Lockbox / Cash Management⁽²⁾:	Springing Hard / Springing

Reserves

	Initial	Monthly
Taxes:	\$99,835	\$19,967
Insurance⁽³⁾:	\$0	Springing
Replacement:	\$276,563	\$1,317
Immediate Repairs:	\$22,769	\$0
TI/LC⁽⁴⁾:	\$0	\$9,219
Gap Rent Reserve⁽⁵⁾:	\$71,178	\$0
Unfunded Obligations Reserve⁽⁶⁾:	\$411,609	\$0

Financial Information

Cut-off Date Balance / Sq. Ft.:	\$184
Balloon Balance / Sq. Ft.:	\$152
Cut-off Date LTV:	65.2%
Balloon LTV:	53.9%
Underwritten NOI DSCR:	1.42x
Underwritten NCF DSCR:	1.32x
Underwritten NOI Debt Yield:	9.2%
Underwritten NCF Debt Yield:	8.6%

Property Information

Single Asset / Portfolio:	Single Asset
Property Type:	Anchored Retail
Collateral:	Fee Simple
Location:	Lynnwood, WA
Year Built / Renovated:	1986 / NAP
Total Sq. Ft.:	105,357
Property Management:	ACF Property Management, Inc.
Underwritten NOI⁽⁷⁾:	\$1,790,512
Underwritten NCF:	\$1,664,084
Appraised Value:	\$29,800,000
Appraisal Date:	October 8, 2016

Historical NOI

Most Recent NOI:	\$1,554,424 (December 31, 2016)
2015 NOI:	\$1,461,575 (December 31, 2015)
2014 NOI:	\$1,274,556 (December 31, 2014)
2013 NOI:	\$1,238,513 (December 31, 2013)

Historical Occupancy

Most Recent Occupancy:	97.2% (February 1, 2017)
2016 Occupancy:	90.0% (December 31, 2016)
2015 Occupancy:	90.0% (December 31, 2015)
2014 Occupancy:	87.0% (December 31, 2014)

- (1) The loan was originated by Benefit Street Partners CRE Finance LLC on January 31, 2017 and purchased by GACC.
- (2) A hard lockbox and in place cash management is triggered upon (i) an event of default, (ii) the debt service coverage ratio falling below 1.15x or (iii) Michael's Stores, Inc or Marshall's (either, a "Specified Tenant") (a) fail to give notice to renew or extend its lease 12 months prior to lease maturity for a term of not less than five years at not less than 95% of the current rent; (b) any Specified Tenant "goes dark" or (c) any Specified Tenant (or its parent company) is involved with bankruptcy or similar insolvency proceedings; provided, however, with respect to clause (iii)(a) and (iii)(b), the borrower can prevent cash management from being triggered if, prior to the occurrence of such trigger event, the borrower deposits with the lender (as cash or letter of credit) the sum of \$510,000 for each Specified Tenant that causes such trigger event, to be used to re-tenant the space previously occupied by each such Specified Tenant.
- (3) The lender is not required to make monthly deposits into the insurance escrow so long as, among other things, an acceptable blanket insurance policy is in place.
- (4) The TI/LC reserve is subject to a cap of \$440,000.
- (5) The lender will be required to disburse the Gap Rent Reserve on the monthly dates specified in the loan documents to the borrower if no cash sweep period then exists or into the cash management account is a cash sweep period then exists, provided no event of default has occurred and is continuing.
- (6) The lender reserved \$411,609 for outstanding landlord obligations for five tenants: Life Uniform Company, Molly Maids, Penzey's Spice Company, Dau Park Family Dental and ATI-Physical Therapy. All five of these tenants are either open and operating or have accepted delivery of their space.
- (7) The increase in Underwritten NOI over Most Recent NOI is driven by an increase in overall occupancy at the Lynnwood Town Center property.

TRANSACTION HIGHLIGHTS

- **Property/Amenities.** The Lynnwood Town Center property is a 105,357 sq. ft. anchored shopping center located in Lynnwood, Washington. The property was constructed in 1986, 97.2% occupied as of February 1, 2017 by a diversified roster of 19 retail tenants and anchored by national tenants Marshall's (23.7% NRA, 15.3% of underwriting base rent, lease expiration date: January 31, 2022) and Michael's Stores, Inc (23.7% of NRA, 24.6% of underwriting base rent, lease expiration date: January 31, 2021). The property includes three one-floor buildings and consists of 605 parking spaces, which equates to a parking ratio of 5.74 per 1,000 sq. ft.
- **Location/Market.** The Lynnwood Town Center property is located at Lynnwood, Washington, the fourth largest city in Snohomish County, within the Seattle MSA. Primary highway access to the area is via Interstate 5 (181,000 vehicles per day), which runs in parallel to the property, and is accessed via Alderwood Mall Parkway. Per the appraisal, the competitive set has occupancy ranging from 97.2% to 100% and asking rent ranging from \$18.00 to \$28.00. The area surrounding the property is suburban in character and approximately 90% developed. Land uses immediately surrounding the property are predominantly commercial along arterials and residential removed from the main retail corridor.
- **Sponsorship/Management.** The sponsor and carve-out guarantor is Alan C. Fox, the principal of ACF Property Management, Inc. ACF Property Management, Inc. was formed in 1968 and currently owns and controls 76 properties in 15 states totaling over 7.2 million sq. ft. ACF Property Management, Inc. is based in Studio City, California and manages properties located in California, Colorado, Arizona, Texas, Kansas and Washington. Since 1968, Mr. Fox was responsible for the acquisition, management and sale of approximately 75 assets which total approximately 8 million sq. ft.