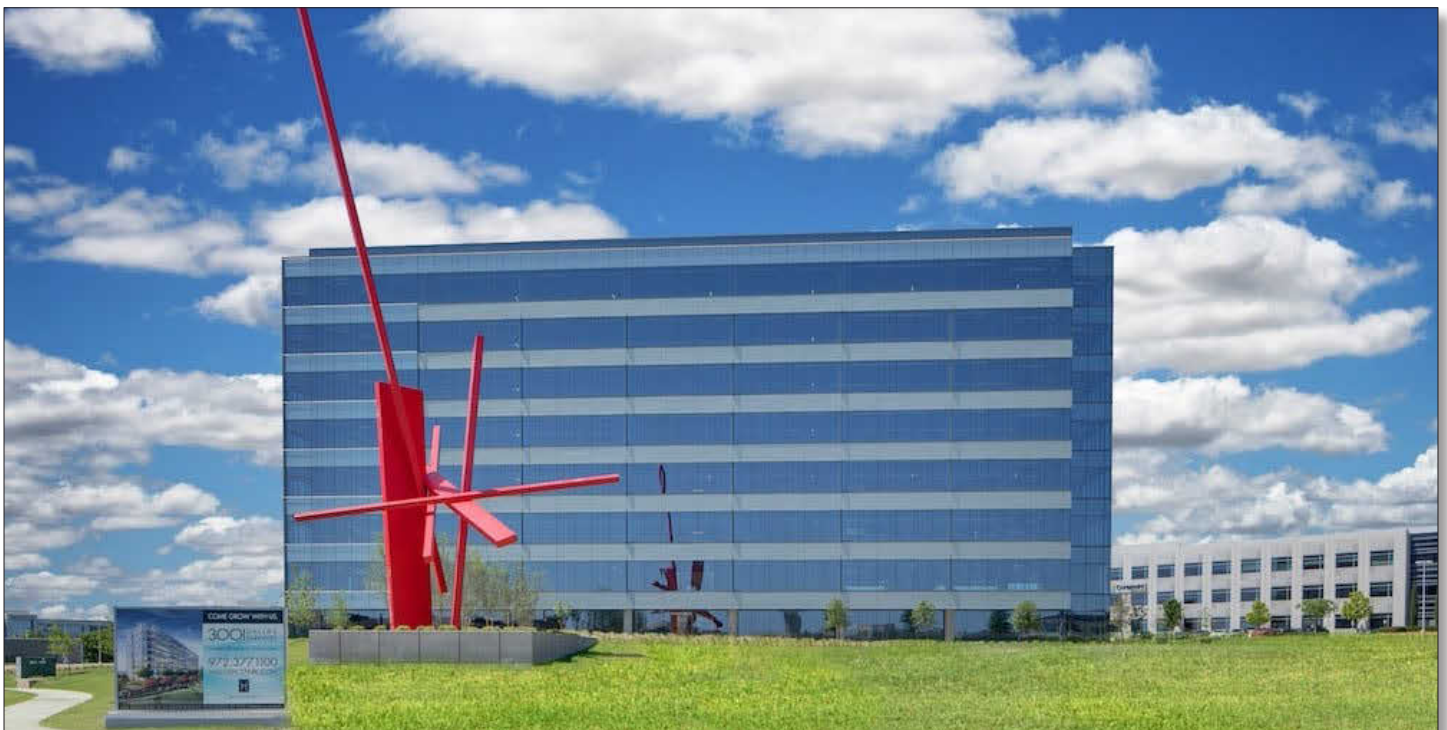
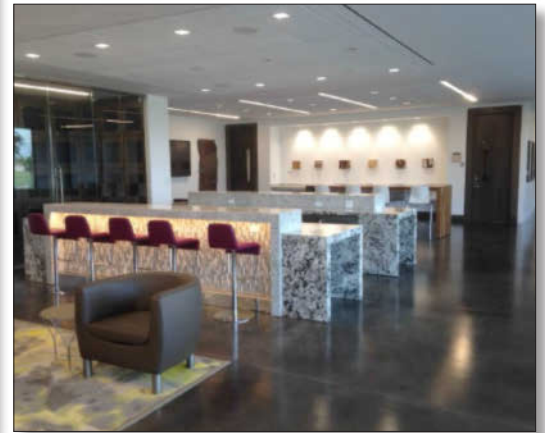


3001 Dallas Parkway
Frisco, TX 75034

Collateral Asset Summary – Loan No. 7

Hall Office Park 16

Cut-off Date Balance:	\$42,000,000
Cut-off Date LTV:	74.8%
U/W NCF DSCR:	1.41x
U/W NOI Debt Yield:	8.9%



3001 Dallas Parkway
Frisco, TX 75034

Collateral Asset Summary – Loan No. 7

Hall Office Park 16

Cut-off Date Balance: \$42,000,000
Cut-off Date LTV: 74.8%
U/W NCF DSCR: 1.41x
U/W NOI Debt Yield: 8.9%

Mortgage Loan Information

Loan Seller: GACC
Loan Purpose: Refinance
Sponsor: Hall Phoenix/Inwood Ltd.
Borrower: Hall 3001 Dallas, LLC
Original Balance: \$42,000,000
Cut-off Date Balance: \$42,000,000
% by Initial UPB: 6.0%
Interest Rate: 4.0800%
Payment Date: 1st of each month
First Payment Date: September 1, 2016
Maturity Date: August 1, 2026
Amortization: 360 months
Additional Debt: None
Call Protection: L(24), D(90), O(6)
Lockbox / Cash Management: Hard / Springing

Reserves⁽¹⁾

	Initial	Monthly
Taxes:	\$520,882	\$74,442
Insurance:	\$0	Springing
Replacement:	\$0	\$4,044
TI/LC:	\$0	\$32,589
Outstanding TI/LC:	\$2,329,231	NAP
Free Rent:	\$1,200,786	NAP
Prepaid Rent:	\$120,479	NAP
Tax Abatement:	\$731,841	NAP
Lease Sweep:	\$0	Springing

Financial Information

Cut-off Date Balance / Sq. Ft.:	\$216
Balloon Balance / Sq. Ft.:	\$172
Cut-off Date LTV⁽²⁾:	74.8%
Balloon LTV⁽²⁾:	59.6%
Underwritten NOI DSCR:	1.53x
Underwritten NCF DSCR:	1.41x
Underwritten NOI Debt Yield:	8.9%
Underwritten NCF Debt Yield:	8.2%
Underwritten NOI Debt Yield at Balloon:	11.1%
Underwritten NCF Debt Yield at Balloon:	10.3%

Property Information

Single Asset / Portfolio: Single Asset
Property Type: Suburban Office
Collateral: Fee Simple
Location: Frisco, TX
Year Built / Renovated: 2014 / NAP
Total Sq. Ft.: 194,133
Property Management: Hall Financial Group, Ltd.
Underwritten NOI: \$3,719,640
Underwritten NCF: \$3,436,507
Appraised Value⁽²⁾: \$56,130,017
Appraisal Date: June 30, 2016

Historical NOI⁽³⁾

Most Recent NOI:	NAP
2015 NOI:	NAP
2014 NOI:	NAP
2013 NOI:	NAP

Historical Occupancy⁽³⁾

Most Recent Occupancy⁽⁴⁾:	95.1% (July 22, 2016)
2015 Occupancy:	NAP
2014 Occupancy:	NAP
2013 Occupancy:	NAP

- (1) See "Initial Reserves" and "Ongoing Reserves" herein.
(2) The Appraised Value takes into account that the scheduled outstanding tenant improvement, leasing commission, rent reserves, and rent abatement costs are reserved. Based on "As-Is" Appraised Value excluding the upfront reserves, the Hall Office Park 16 Loan has a Cut-Off Date LTV of 72.9%.
(3) Historic NOI and Historic Occupancy figures are not available because the property was built in 2014 and stabilized in 2016.
(4) Most Recent Occupancy includes two tenants not yet in occupancy (combined 50,702 sq. ft., 26.1% of NRA) with all unfunded landlord obligations reserved at loan origination. These include (i) Jamba Juice (25,381 sq. ft., 13.1% NRA) which has an executed lease commencing in October 2016 to relocate its headquarters location to Hall Office Park 16 Property and (ii) Paycor's expansion space (25,321 sq. ft., 13.0% NRA) which commenced its lease term in June 2016 and the tenant is expected to take occupancy of this space effective August 2016. Excluding the non-occupied space, the Hall Office Park 16 Property is 69.0% occupied.

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Collateral Asset Summary – Loan No. 7

Hall Office Park 16

Cut-off Date Balance: \$42,000,000
Cut-off Date LTV: 74.8%
U/W NCF DSCR: 1.41x
U/W NOI Debt Yield: 8.9%

Tenant Summary

Tenant	Ratings (Fitch/Moody's/S&P)	Net Rentable Area (Sq. Ft.)	% of Net Rentable Area	U/W Base Rent PSF	% of Total U/W Base Rent	Lease Expiration
Paycor ⁽¹⁾	NR/NR/NR	37,199	19.2%	\$31.84	21.2%	9/30/2023
Jamba Juice ⁽²⁾	NR/NR/NR	25,381	13.1%	\$32.00	14.5%	3/31/2027
Imagine Communications ⁽³⁾	NR/NR/NR	24,896	12.8%	\$30.00	13.3%	2/14/2022
Amica Insurance ⁽⁴⁾	NR/NR/NR	24,896	12.8%	\$28.19	12.5%	3/31/2023
Workday ⁽⁵⁾	NR/NR/NR	17,167	8.8%	\$31.00	9.5%	5/31/2021
Subtotal / Wtd. Avg.		129,539	66.7%	\$30.71	71.1%	
Remaining Office Tenants ⁽⁶⁾		55,169	28.4%	\$31.12	28.9%	
Occupied Total / Wtd. Avg.		184,708	95.1%	\$30.82	100.0%	
Vacant		9,425	4.9%			
Total / Wtd Avg.		194,133	100.0%			

(1) Paycor has one, five-year renewal option and no termination options.

(2) Jamba Juice has one, five-year renewal option. In addition, the tenant may terminate its lease effective April 2024 with 12 months' notice.

(3) Imagine Communications has one, five-year extension option and no termination options.

(4) Amica Insurance has a one-time right to terminate its lease at any time on October 31, 2020, with nine months' notice. Amica Insurance has two, five-year extension options.

(5) Workday has one, three-year extension option and no termination options.

(6) U/W Base Rent PSF for the Remaining Office Tenants excludes the 3,176 sq. ft. boardroom/tenant lounge/wine storage amenity space.

Lease Rollover Schedule ⁽¹⁾

Year	# of Leases Expiring	Total Expiring Sq. Ft.	% of Total Sq. Ft. Expiring	Cumulative Sq. Ft. Expiring	Cumulative % of Sq. Ft. Expiring	Annual U/W Base Rent PSF	% U/W Base Rent Rolling	Cumulative % of U/W Base Rent
MTM	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2016	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2017	1	2,044	1.1%	2,044	1.1%	\$32.00	1.2%	1.2%
2018	1	2,238	1.2%	4,282	2.2%	\$32.00	1.3%	2.4%
2019	2	3,898	2.0%	8,180	4.2%	\$32.00	2.2%	4.7%
2020	4	9,651	5.0%	17,831	9.2%	\$30.80	5.3%	10.0%
2021	4	31,069	16.0%	48,900	25.2%	\$31.04	17.2%	27.2%
2022	2	26,483	13.6%	75,383	38.8%	\$29.28	13.9%	41.1%
2023	6	74,614	38.4%	149,997	77.3%	\$30.70	40.9%	82.0%
2024	0	0	0.0%	149,997	77.3%	\$0.00	0.0%	82.0%
2025	0	0	0.0%	149,997	77.3%	\$0.00	0.0%	82.0%
2026	1	6,154	3.2%	156,151	80.4%	\$31.50	3.5%	85.5%
Thereafter ⁽²⁾	3	28,557	14.7%	184,708	95.1%	\$32.00	14.5%	100.0%
Vacant	NAP	9,425	4.9%	194,133	100.0%	NAP	NAP	
Total / Wtd. Avg. ⁽²⁾	24	194,133	100.0%			\$30.82	100.0%	

(1) Certain tenants have lease termination options that may become exercisable prior to the originally stated expiration date of the tenant lease and that are not considered in the lease rollover schedule.

(2) Thereafter and Total / Wtd. Avg. categories include the 3,176 sq. ft. boardroom/tenant lounge/wine storage amenity space, except for U/W Base Rent, which excludes this space in its denominator.

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Collateral Asset Summary – Loan No. 7

Hall Office Park 16

Cut-off Date Balance: \$42,000,000
Cut-off Date LTV: 74.8%
U/W NCF DSCR: 1.41x
U/W NOI Debt Yield: 8.9%

The Loan. The Hall Office Park 16 loan (the “Hall Office Park 16 Loan”) is a ten-year fixed-rate loan secured by the borrower’s fee simple interest in a newly built Class A office building totaling 194,133 sq. ft. located in the Hall Office Park complex at 3001 Dallas Parkway in Frisco, Texas (the “Hall Office Park 16 Property”). The Hall Office Park 16 Loan has an original principal balance of \$42.0 million and amortizes on a 30-year schedule. The Hall Office Park 16 Loan accrues interest at a fixed rate equal to 4.0800%. Loan proceeds were used to retire existing debt of approximately \$20.1 million, fund reserves of approximately \$4.9 million, pay closing costs of approximately \$0.3 million and return approximately \$16.7 million of equity to the sponsor. Based on the appraised value of \$56.1 million, which takes into account that the scheduled outstanding tenant improvement, leasing commission, rent reserves, and rent abatement costs are reserved, the Cut-off Date LTV is 74.8% and the Balloon LTV is 59.6%. The most recent construction financing of the Hall Office Park 16 Property was not included in a securitization.

Sources and Uses					
Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Loan Amount	\$42,000,000	100.0%	Loan Payoff	\$20,145,352	48.0%
			Reserves	4,903,219	11.7%
			Closing Costs	255,454	0.6%
			Return of Equity	16,695,974	39.8%
Total Sources	\$42,000,000	100.0%	Total Uses	\$42,000,000	100.0%

The Borrower / Sponsor. The borrower, Hall 3001 Dallas, LLC, is a single purpose Delaware limited liability company structured to be bankruptcy-remote, with two independent directors in its organizational structure. The sponsor of the borrower is Hall Phoenix/Inwood Ltd.

Hall Phoenix/Inwood Ltd. is controlled by Craig Hall, the president of Hall Financial Group, a diversified holdings company located in Dallas, Texas. Founded in 1968, the Hall Financial Group has been involved in the development and creation of several businesses including active operations in commercial real estate development, ownership and management, structured finance lending for real estate and other areas, vineyards and wineries, and oil and gas. Since its founding, Hall Financial Group has owned and operated approximately 100,000 apartment units and more than five million sq. ft. of office space. Hall Financial Group recently completed their newest project in July 2016, KPMG Plaza, an 18-story, 500,000 sq.ft. office building in the Dallas Arts District.

The Property. The Hall Office Park 16 Property is a Class A, LEED Certified, eight-story office building located within the Hall Office Park complex in Frisco, Texas. The property, which totals 194,133 sq. ft. on a 6.5-acre site, is the newest building in the Hall Office Park complex, a 16-building, 162-acre master planned office park built between 1997 and 2014. The Hall Office Park development includes an on-site fitness center, a conference center, a bank, food service, courtesy patrols, a full-time concierge, webcasting and videoconferencing facilities, a service retail center and on-site childcare. Other amenities include on-site car detailing, personal care services, errand-running service, grocery delivery and laundry pickup. The office park is located on the Dallas North Tollway, a primary north/south artery in the region, just north of Highway 121. The location is approximately 25 minutes from the Dallas central business district and approximately 20 minutes from the DFW International Airport.

The Hall Office Park 16 Property was built in 2014 at a cost basis of approximately \$49.0 million without preleasing. Within two years of delivery the property was leased to 22 tenants with average lease term of 7.1 years to its occupancy level of 95.1%, as of July 22, 2016. The property features 10 foot ceilings with floor to ceiling glass, a double glass door entrance and Dallas North Tollway frontage and access. Building amenities include a boardroom, tenant lounge with wine storage, a full service deli/coffee shop, outdoor seating and surface and covered executive parking for 630 spaces, which equates to 3.25 spaces per 1,000 square foot of the NRA.

The sponsor entered into tax abatement “Chapter 380 Agreements” with the City of Frisco, Texas providing for a 50% tax abatement of the annual ad valorem taxes applicable to the Hall Office Park 16 Property effective January 1, 2015. The tax abatement continues for the earlier of (i) 10 years or (ii) upon an aggregate amount of \$800,000 having been abated. The appraiser projected the expiration of the tax abatement to be in December 2022, when the \$800,000 cumulative abated grant is reached. A \$600,000 portion of the appraised value is attributed to the Chapter 380 Agreement. GACC underwriting reflects a 15-year, straight-line average of the tax expense, which assumes a tax abatement benefit through year 10 for the Hall Office Park 16 Loan.

Environmental Matters. The Phase I environmental reports dated June 29, 2016 recommended no further action at the Hall Office Park 16 Property.

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Collateral Asset Summary – Loan No. 7

Hall Office Park 16

Cut-off Date Balance:	\$42,000,000
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Major Tenants.

Paycor (37,199 sq. ft.; 19.2% of NRA; 21.2% of U/W Base Rent). Paycor offers cloud-based human resource (“HR”) services and software for small and medium-sized companies in the United States. Its platform provides solutions in the areas of recruiting and hiring, HR and benefits administration, payroll and tax compliance, time and attendance tracking, and reporting and analytics. The company’s solutions also include custom reporting, tax filing, 401(k) retirement services and workers compensation, among others. Paycor was founded in 1990 and is headquartered in Cincinnati, Ohio.

Paycor leased 11,878 sq. ft. in February 2015 and expanded in June 2016, leasing an additional 25,321 sq. ft. The tenant is expected to take occupancy of the expanded space in August 2016. Paycor has a rent abatement period from June 2016 until December 2016 for its original space and from June 2016 until February 2017 for its expansion space as well as an additional reduction of rent payment of \$12,600 for the month of November 2016 as a one-time payment to offset certain parking charges. The borrower reserved \$124,719.00 at origination of the Mortgage Loan with respect to Paycor, Inc.’s original space and \$405,136.00 with respect to Paycor, Inc.’s expansion space. The tenant uses the Hall Office Park 16 space as a base to provide HR, payroll and timekeeping services for Dallas based organizations. Upon expiration of the two coterminous leases in September 2023, Paycor has one, five-year renewal option and no termination options.

Jamba Juice Inc. (“Jamba Juice”) (25,381 sq. ft.; 13.1% of NRA; 14.5% of U/W Base Rent). Jamba Juice intends to move its corporate headquarters to the Hall Office Park 16 Property. The company, through its subsidiary, Jamba Juice Company, owns, operates, and franchises Jamba Juice stores. Its restaurants provide specialty food and beverage offerings. The company also licenses its Jamba Juice brand name to sell consumer packaged goods through retail channels. As of December 29, 2015, the company had 893 juice stores in the United States, which included 70 company-owned and operated stores, as well as 748 franchisee-owned and operated stores in the United States; and 75 franchised stores internationally under the Jamba Juice brand. The company was founded in 1990 in Emeryville, California. As of December 29, 2015, Jamba Juice had approximately \$69.5 million in assets. Consolidated net income for the full year ended December 29, 2015 was approximately \$9.4 million, which is up from approximately \$3.6 million loss for the full year ended December 31, 2014.

Jamba Juice entered into a lease for 25,381 sq. ft. in June 2016. The tenant intends to relocate its corporate office headquarters from Emeryville, California to the Hall Office Park 16 Property and intends to employ approximately 100 employees at the site, which will feature a 6,000 sq. ft. test kitchen and store front. Jamba Juice is expected to take occupancy and commence paying rent on October 1, 2016. Jamba Juice is permitted to pay abated rent for the first six months following the date that it commences paying rent, which rent abatement may not extend past March 31, 2017. The borrower reserved \$609,144 at origination of the Mortgage Loan with respect to Jamba Juice. Upon expiration in March 2027, Jamba Juice has one, five-year renewal option. In addition, Jamba Juice has the option to terminate its lease effective April 2024 with 12-months’ notice. The termination fee includes four months of rent (at the rate immediately following the termination date) and any unamortized leasing costs.

Imagine Communications (24,896 sq. ft.; 12.8% of NRA; 13.3% of U/W Base Rent). Imagine Communications is headquartered at the Hall Office Park 16 Property and is a market share leader of media software, networking and over-the-air solutions serving 80% of the world’s top media companies and managing approximately \$46 billion in annual ad sales. The company enables approximately 25,000 video channels globally including notable clients such as DirectTV, Discovery Chanel and BBC, among others. The company was founded more than 50 years ago and has 30 locations around the world employing approximately 1,100 employees. The tenant’s lease commenced in September 2015 and continues through February 2022. The tenant also has one five-year renewal option.

The Market. The Hall Office Park 16 Property is located within the Dallas Metropolitan Statistical Area (“DAL MSA”), which the U.S. Census Bureau estimated was one of the fastest growing metro areas, with employment growing 4.6% between 2014 and 2015, which is more than twice the national pace and population increasing 2.1% to its current level of 4.7 million as of 2015. According to an industry report, the DAL MSA is expected to expand further in 2016, with growth in total employment well above the national average, with managerial and professional services leading the way on the back of a number of major corporate relocations. Additionally, the high concentration of corporate headquarters, technology businesses, banking, distribution infrastructure and above average population growth are expected to contribute to above average performance over the long term.

The Hall Office Park 16 Property is located in the city of Frisco, an affluent and rapidly growing suburb of Dallas, which from 2000 to 2009 was the fastest growing city in the United States, according to an industry study. As of June 1, 2014, the city had an estimated population of 140,220. Frisco serves as a community for many professionals who work in the DAL MSA. Development within the local market area varies from single-family residential dwellings to multi-family communities, golf courses, sports venues, a regional mall and local retail establishments, most of which were built since 1995. The local market area is approximately 70 percent built out and still within the growth phase of its economic life cycle according to the appraiser.

The City of Frisco is currently undergoing a transformation and has a billion dollars’ worth of new development underway or proposed along the Dallas North Tollway, an area which is being dubbed as the “\$5 Billion Mile”. Area developments include four notable projects over approximately 500-acres that are expected to collectively bring over five million sq. ft. of commercial development, including high-end class A office space, 2.0 million sq. ft. of retail and entertainment space, over 600 hotel rooms, and thousands of apartments within

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Collateral Asset Summary – Loan No. 7

Hall Office Park 16

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luxury condo towers. Of note is The Star in Frisco, a 91-acre mixed-use development with Dallas Cowboys world headquarters, a 12,000-seat indoor stadium, 1.7 million sq. ft. of commercial development and 480 hotel rooms within two hotels, which is expected to come online in 2016. Frisco further benefits from line-of-site proximity to the new Toyota, Liberty Mutual, and FedEx campuses currently under construction in the city limits of Plano "Legacy West" development, which is expected to bring an additional 12,000 employees and their families to the immediate area. Toyota is making this area its North American headquarters and will relocate up to 4,000 employees to Frisco.

The Hall Office Park 16 Property is located in the Legacy/Frisco submarket which is bound by President George Bush Turnpike (SH 190) to the south, FM 423 to the west, Coit Road to the east and U.S. Highway 380 to the north. The first quarter of 2016 Class A submarket average rent was \$34.36 PSF and the Class A submarket direct vacancy rate of 13.4%. In addition, the Class A submarket had 318,732 sq. ft. of positive absorption in first quarter of 2016. The submarket is one of the larger non-CBD submarkets in the Dallas office market and has the second highest rental rate, only behind the Preston Center/Near N Dallas submarket, according to an industry report.

The appraisal identified the six comparable office leases, which range in size from 6,210 sq. ft. to 56,330 sq. ft. located in Class A buildings. The comparable leases exhibit a range in rents from \$26.53 to \$40.98 PSF, with a weighted average of \$32.46 PSF. The appraiser concluded a market rent of \$32.00 PSF, compared to the \$30.47 PSF rents in place as of July 22, 2016.

Office Lease Comparables ⁽¹⁾									
Property	NRA (SF) ⁽²⁾	Year Built	Tenant Name ⁽²⁾	Lease NRA (SF) ⁽²⁾	Term (Years) ⁽²⁾	Rental Rate (PSF) ⁽²⁾	Lease Type	Free Rent (Months)	TI's (PSF)
Hall Office Park 16 Property	194,133	2014	Various	194,133	7.1	\$30.82	Modified	0 to 12	\$0.00 to \$45.00
Granite Park V	306,200	2015	Elevate	13,167	7.0	\$37.50	Modified	0	\$45.00
Mansell Overlook 100	209,179	2002	Service Now	7,219	7.0	\$34.75	Modified	4	\$37.00
Lakeview III at Sanctuary Park	97,015	1998	USMD	6,120	3.0	\$27.50	Modified	0	\$5.00
Mansell Overlook 200	147,868	1999	ThyssenKrupp	25,422	3.0	\$26.53	Modified	0	None
600 Northwinds	142,761	2001	Harness Dickey	6,891	3.0	\$27.50	Modified	2	\$9.00
200 North Point Center East	340,927	2014	Confidential	56,330	11.0	\$40.98	Modified	6	\$50.00
Total / Wtd. Avg.⁽³⁾	1,243,950			115,149	5.7	\$32.46		2	\$29.20

(1) Source: Appraisal

(2) Source: rent roll dated July 22, 2016 for Hall Office Park 16 Property.

(3) Total / Wtd. Avg. excludes the Hall Office Park 16 Property.

Cash Flow Analysis.

Cash Flow Analysis		
	U/W	U/W PSF
Base Rent ⁽¹⁾	\$5,595,588	\$28.82
Step Rents ⁽²⁾	\$70,314	\$0.36
Value of Vacant Space	\$301,600	\$1.55
Gross Potential Rent	\$5,967,502	\$30.74
Total Recoveries	377,202	1.94
Other Income	105,317	0.54
Less: Vacancy ⁽³⁾	(516,002)	(2.66)
Effective Gross Income	\$5,934,019	\$30.57
Total Operating Expenses	2,214,379	11.41
Net Operating Income	\$3,719,640	\$19.16
TI/LC	234,600	1.21
Capital Expenditures	48,533	0.25
Net Cash Flow	\$3,436,507	\$17.70

(1) U/W Base Rent is based on the July 22, 2016 rent roll.

(2) Step Rents are based on the contractual rent increases through July 2017.

(3) U/W Vacancy represents a vacancy of 8.0%. The Hall Office Park 16 Property is 95.1% occupied as of July 22, 2016.

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U/W NOI Debt Yield:	8.9%

Property Management. The Hall Office Park 16 Property is managed by Hall Financial Group, Ltd., a borrower affiliate.

Lockbox / Cash Management. The Hall Office Park 16 Property is structured with a hard lockbox and springing cash management. At origination, the borrower delivered tenant direction letters requiring all rents to be deposited directly by tenants into a clearing account controlled by the lender. Provided no Trigger Period (as defined below) is continuing, all amounts on deposit in the clearing account are required to be swept daily into the borrower's operating account. During a Trigger Period, all amounts on deposit in the clearing account are required to be swept daily into a deposit account and applied and disbursed in accordance with the loan documents.

A "Trigger Period" will occur upon (i) an event of default, (ii) the debt service coverage ratio falling below 1.20x as of the last day of any calendar quarter, or (iii) the commencement of a Lease Sweep Period (as defined below). A Trigger Period will continue until such time as (a) with respect to clause (i), the event of default has been cured, (b) with respect to clause (ii), the debt service coverage ratio is at least 1.25x for two consecutive quarters and (c) with respect to clause (iii) such Lease Sweep Period has ended.

A "Lease Sweep Period" will commence upon the earlier of (i) the date that is nine (9) months prior to the earliest stated expiration of a Lease Sweep Lease (as defined below) or nine (9) months prior to the maturity date if the earliest stated expiration of a Lease Sweep Lease occurs within nine (9) months after the maturity date; (ii) the date that the Lease Sweep Lease is surrendered, cancelled or terminated prior to its then current expiration date or receipt by the borrower of notice from any tenant under a Lease Sweep Lease that it intends to surrender, cancel or terminate its lease, (iii) the date that the tenant under the Lease Sweep Lease discontinues its business or give notice that it intends to discontinue its business, (iv) a default under a Lease Sweep Lease beyond any applicable notice and cure period, or (v) a bankruptcy or insolvency proceeding of any tenant under a Lease Sweep Lease.

A "Lease Sweep Lease" is the Paycor lease or any replacement lease or leases which individually comprise greater than 30,000 rentable sq. ft.

Initial Reserves. At origination, the borrower deposited (i) \$520,882 into a tax reserve account, (ii) \$2,329,231 into an outstanding TI/LC reserve account, (iii) \$1,200,786 into a free rent reserve, (iv) \$120,479 into a prepaid rent reserve and (v) \$731,841 into a tax abatement reserve.

The \$2,329,231 outstanding TI/LC reserve is comprised of \$1,952,178 for outstanding tenant improvements ("TI") and \$377,053 for outstanding leasing commission ("LC"), which are comprised of (a) \$1,142,145 outstanding TI and \$195,592 outstanding LC for Jamba Juice, (b) \$796,175 outstanding TI and \$140,827 outstanding LC for Paycor, (c) \$13,858 outstanding TI for Murphy's Deli, (d) \$35,203 outstanding LC for Preferred Imaging and (e) \$5,431 outstanding LC for Xcelerate Auto. The outstanding TI reserve associated with the Jamba Juice and the Paycor space will be released to the borrower provided, the borrower provides an executed estoppels executed by the respective tenants.

The \$1,200,786 free rent reserve is comprised of (a) \$609,144 for nine months of Jamba Juice's free rent from August 2016 through and including April 2017, (b) \$529,855 six months of Paycor's free rent from August 2016 through and including January 2017, (c) \$56,301 for three months of Preferred Imaging free rent from August 2016 through and including October 2016 and (d) \$5,486 for one month of buku Modernist Cuisine free rent for August 2016.

The \$120,479 prepaid rent reserve is comprised of (a) \$67,683 for the seventh month of the Jamba Juice rent, (b) \$47,223 for the August 2016 through December 2016 On Hold Media rent and (c) \$5,573 for the sixth month of the buku Modernist Cuisine prepaid rent

Ongoing Reserves. The borrower is required to deposit on a monthly basis reserves of (i) 1/12 of the estimated annual real estate taxes, which currently equates to \$74,442, into the tax reserve account, (ii) unless an acceptable blanket insurance policy is in place, 1/12 of the estimated insurance premiums into an insurance account, (iii) \$4,044 into the replacement reserve account, subject to a cap of \$97,056 and (iv) \$32,589 into the TI/LC reserve account. The TI/LC reserve account is subject to a cap of \$1,000,000. Additionally, during the continuance of a Lease Sweep Period, all excess cash will be transferred into a lease sweep account.

Current Mezzanine or Subordinate Indebtedness. None.

Future Mezzanine or Subordinate Indebtedness Permitted. None.

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Collateral Asset Summary – Loan No. 7

Hall Office Park 16

Cut-off Date Balance: \$42,000,000
Cut-off Date LTV: 74.8%
U/W NCF DSCR: 1.41x
U/W NOI Debt Yield: 8.9%

HALL OFFICE PARK 16

Floor										
8	Paycor 25,321 SF – 11/2023									
7	Jamba Juice 19,156 SF – 3/2027						McCarthy Rose Mills 6,154 SF – 6/2026			
6	Workday 17,167 SF – 5/2021						Vacant 1,323 SF	Preferred Imaging 6,773 SF – 12/2023		
5	Code Authority 7,597 SF – 12/2022	Vacant 956 SF	Thering and Associates 2,498 SF 11/2020	Maxim Management, LLC 2,093 SF 6/2020	Capital Advisors Subsidiary Corp 1,111 SF 1/2019	buKu Modernist Cuisine 2,090 SF 8/2023	OneCloud 1,411 SF 11/2020	Mortgage Financial Services 2,044 SF 10/2017	Cignex 2,238 SF 11/2018	Asset Panda 2,787 SF 3/2019
4	Amica Insurance 24,896 SF – 3/2023									
3	Imagine Communications 24,896 SF – 2/2022									
2	Paycor 11,878 SF – 6/2022			Vacant 3,020 SF		Protivix 3,649 SF – 10/2020		On Hold Media 3,656 SF – 3/2023		Xcelerate Auto 1,463 SF – 9/2021
1	Jamba Juice 6,225 SF – 3/2027		Botsford Group 4,842 SF – 11/2021		Boardroom/Tenant Lounge/Wine Storage 3,176 SF		Vacant 4,126 SF		Murphy's Deli 1,587 SF – 1/2022	

VACANT	Building	2017-2018	2019-2020	2021-2022	2023+
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3001 Dallas Parkway
Frisco, TX 75034

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