

1500 Champa Street

Mortgage Loan Information

| | |
|--|--------------------|
| Mortgage Loan Seller: | Barclays |
| Original Principal Balance: | \$30,000,000 |
| Cut-off Date Principal Balance: | \$30,000,000 |
| % of Pool by IPB: | 2.9% |
| Loan Purpose: | Refinance |
| Borrower: | M.R. Champa, LLC |
| Sponsor: | Robert Danial |
| Interest Rate: | 5.16900% |
| Note Date: | 7/20/2015 |
| Maturity Date: | 8/6/2025 |
| Interest-only Period: | None |
| Original Term: | 120 months |
| Original Amortization: | 300 months |
| Amortization Type: | Balloon |
| Call Protection: | L(24),Def(91),O(5) |
| Lockbox: | CMA |
| Additional Debt: | N/A |
| Additional Debt Balance: | N/A |
| Additional Debt Type: | N/A |

Property Information

| | |
|----------------------------------|----------------------|
| Single Asset / Portfolio: | Single Asset |
| Title: | Fee |
| Property Type - Subtype: | Office – Data Center |
| Net Rentable Area (SF): | 143,970 |
| Location: | Denver, CO |
| Year Built / Renovated: | 1952 / 2001 |
| Occupancy: | 64.4% |
| Occupancy Date: | 5/6/2015 |
| Number of Tenants: | 24 |
| 2012 NOI: | \$2,260,193 |
| 2013 NOI: | \$2,518,951 |
| 2014 NOI⁽¹⁾: | \$2,579,247 |
| TTM NOI (as of 3/2015): | \$2,672,604 |
| UW Economic Occupancy: | 69.2% |
| UW Revenues: | \$4,371,314 |
| UW Expenses: | \$1,221,097 |
| UW NOI⁽¹⁾: | \$3,150,217 |
| UW NCF: | \$2,990,150 |
| Appraised Value / Per SF: | \$45,000,000 / \$313 |
| Appraisal Date: | 5/15/2015 |

Escrows and Reserves

| | Initial | Monthly | Initial Cap |
|------------------------------|-----------|----------|-------------|
| Taxes: | \$38,703 | \$19,352 | N/A |
| Insurance: | \$0 | \$4,263 | N/A |
| Replacement Reserves: | \$0 | \$3,359 | N/A |
| TI/LC⁽²⁾: | \$100,000 | \$11,998 | \$450,000 |
| Other⁽³⁾: | \$225,716 | \$0 | N/A |

Financial Information

| | |
|---------------------------------|-------|
| Cut-off Date Loan / SF: | \$208 |
| Maturity Date Loan / SF: | \$157 |
| Cut-off Date LTV: | 66.7% |
| Maturity Date LTV: | 50.2% |
| UW NCF DSCR: | 1.40x |
| UW NOI Debt Yield: | 10.5% |

Sources and Uses

| Sources | Proceeds | % of Total | Uses | Proceeds | % of Total |
|----------------------|---------------------|---------------|----------------------|---------------------|---------------|
| Mortgage Loan | \$30,000,000 | 100.0% | Return of Equity | \$16,596,191 | 55.3% |
| | | | Payoff Existing Debt | 12,538,247 | 41.8 |
| | | | Closing Costs | 501,143 | 1.7 |
| | | | Upfront Reserves | 364,419 | 1.2 |
| Total Sources | \$30,000,000 | 100.0% | Total Uses | \$30,000,000 | 100.0% |

- (1) The increase from 2014 NOI to UW NOI is primarily due to Zayo Collocation, LLC executing a new lease, resulting in an approximately \$677,900 increase in base rent.
- (2) The borrower is required to make monthly deposits of \$11,998 into the TI/LC reserve if the total amount on deposit is less than \$450,000. If the second largest tenant, ViaWest, does not renew its lease on or prior to September 1, 2016 or if the third largest tenant, GSA SS Administration, does not renew its lease by September 1, 2017 or if either tenant is in default, declares bankruptcy or terminates its lease for any reason, the borrower will be required to make monthly deposits into the TI/LC reserve to a maximum amount of \$1,600,000.
- (3) Initial Other Escrows and Reserves consists of a free rent reserve.

The Loan. The 1500 Champa Street loan has an outstanding principal balance of \$30.0 million and is secured by a first mortgage lien on a 143,970 square foot data and office center located in Denver, Colorado. The loan has a 10-year term and will amortize on a 25-year schedule. The borrowing entity for the loan is M.R. Champa, LLC, a Colorado limited liability company and a special purpose entity. The loan sponsor and nonrecourse carve-out guarantor is Robert Danial, a principal of Ariel Holdings LLC and The Morgan Reed Group, a full-service real estate investment firm headquartered in Miami Beach, Florida. The Morgan Reed Group holds residential, commercial, retail and industrial properties located across various parts of the United States.

1500 Champa Street

The Property. The 1500 Champa Street property consists of a four-story, 143,970 square foot data center and office building, comprised of approximately 103,467 square feet of data space, 40,502 square feet of office space and one square foot of retail space comprised of the billboard, situated on an approximately 0.86-acre site. The property was originally constructed in 1952 as an industrial building and converted to a data center from 1999 to 2001. Since acquiring the property in 2005, the sponsor has spent approximately \$3.0 million in capital expenditures to make general property improvements. When the sponsor acquired the property, it had a very low occupancy and the sponsor has since leased up the property to its current occupancy of 64.4%. The property is situated within Denver's central business district at the intersection of 15th Street and Champa Street. Approximately one block northeast of the property is Denver's 16th Street mall, a street which offers shopping and dining and entertainment options. As of May 6, 2015, 1500 Champa Street was 64.4% occupied by 24 tenants. Per the appraisal, key attributes of this building for global network operators include the high grade electrical power, redundant emergency back-up generators, available pad sites for expansion, large floor plates, heavy floor loads, 16' 9" ceiling height and 24/7 access for tenants. The property offers various colocation options such as cabinets, cage space, suites and space for private data centers, which are connected to a carrier neutral Meet Me Room, a place where companies can physically connect to one another and exchange data. Additionally, the property is located directly on top of a fiber optic intersection, which allows tenants to tap into direct feeds adjacent to the building and reduce telecommunication charges.

The largest tenant, Zayo Collocation, LLC ("Zayo"), is a global provider of bandwidth infrastructure services founded in 2007 headquartered in Boulder, Colorado with a market cap of approximately \$6.3 billion. The company has a global bandwidth infrastructure, consisting of over 80,000 route miles, servicing 319 markets in eight countries and 45 states. Since June 2015, Zayo has occupied 26,322 square feet (18.3% of the net rentable area) at the property with a lease expiration date of May 31, 2030 and two 10-year extension options remaining. The second largest tenant, ViaWest, is a leading IT infrastructure solutions company providing collocation, managed services, cloud computing and security and compliance services, headquartered in Denver, Colorado. ViaWest operates 29 data centers in Colorado, Utah, Oregon, Nevada, Texas, Minnesota, Arizona and Calgary, Canada with approximately 1,500 customers. ViaWest has leased space at the property since April 2007, with approximately 59% of their space expiring in March 2018 and the remainder in February 2018. The tenant, across its two leases, occupies 34,512 square feet (24.0% of the net rentable area) at the property. The tenant has two five-year extension options remaining. Per the sponsor, ViaWest has reportedly invested over \$9.0 million at the property in order to build out its space. The third largest tenant, GSA SS Administration ("Social Security Administration"), is an independent agency of the United States federal government that administers social security. The Social Security Administration operates a network of over 1,400 offices across the country administering retirement, disability and survivor's benefits. The Social Security Administration lease commenced in September 2008 and expires in August 2018. The tenant currently occupies 19,853 square feet of office space (13.8% of the net rentable area) at the property. Additionally, the tenant has a built-to-suit space and a separate entrance into the building.

The Market. The 1500 Champa Street property is located at the southeast corner of Champa Street and 15th street in downtown Denver. The property is one block southwest of the 16th street mall which offers shopping, dining and entertainment options through the center of downtown Denver. These options are linked by the 16th street MetroRide, a free service running daily, which travels from one end of Denver's 16th street mall at the Civic Center (south) to Union Station (north). Additionally, the property is one block away from the D, F and H RTD-Denver light rail lines and approximately one mile north of Interstate 70 and one mile west of Highway 87. The Colorado Convention Center, the Colorado's State Capitol Building, the Denver Mint, the Denver Performing Arts Complex, the Pepsi Center, Sports Authority Field at Mile High and Coors Field are all located within two miles of the property. According to the appraisal, the property is located within the Denver-Aurora-Broomfield metropolitan statistical area of Denver, and more specifically, the Denver office submarket. Per a third party research provider, as of the first quarter of 2015, Class B space within the office submarket had an inventory of 7.4 million square feet and an overall vacancy rate of 9.0%, with average asking rents of \$24.18 per square foot. Per the appraisal, population within the property's three-mile trade area was 209,837 with an estimated 2014 average household income of \$69,173 as of 2014.

1500 Champa Street

| Tenant Summary ⁽¹⁾ | | | | | |
|--------------------------------------|---|---------------------------|-------------------|------------------|--------------------------|
| Tenant | Ratings ⁽²⁾ Moody's/S&P/Fitch | Net Rentable Area (SF) | % of Total NRA | Base Rent PSF | Lease Expiration Date |
| Zayo Collocation, LLC ⁽³⁾ | Caa1 / B / NA | 26,322 | 18.3% | \$30.03 | 5/31/2030 |
| ViaWest | Baa3 / BBB- / NA | 20,326 | 14.1% | \$30.16 | 3/31/2018 |
| GSA SS Administration | Aaa / AA+ / AAA | 19,853 | 13.8% | \$45.35 | 8/30/2018 |
| ViaWest | Baa3 / BBB- / NA | 14,186 | 9.9% | \$23.98 | 2/28/2018 |
| FDC Servers ⁽⁴⁾ | NA / NA / NA | 7,744 | 5.4% | \$39.89 | 1/31/2019 |
| Neutral Tandem | NA / NA / NA | 1,950 | 1.4% | \$77.18 | 5/31/2017 |
| Fiberlink | NA / NA / NA | 676 | 0.5% | \$110.19 | 1/31/2018 |
| Level 3 | Caa1 / BB- / B | 600 | 0.4% | \$121.01 | 3/31/2020 |
| Webb Wilkonson Law, LLC | NA / NA / NA | 502 | 0.3% | \$40.58 | MTM |
| Zayo (former AboveNet rack) | Caa1 / B / NA | 200 | 0.1% | \$143.29 | MTM |

(1) Based on the underwritten rent roll.

(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) Zayo Collocation, LLC's space consists of two subleased spaces to Google and Neutral Tandem. Google subleases 2,100 square feet and Neutral Tandem subleases 1,650 square feet. Both subleased tenants pay the same base rent per square foot; however, Google and Neutral Tandem did not receive a free rent period.

(4) FDC Servers has the option to terminate its lease at any time in the event the tenant enters into a written lease with the landlord of the building located at 12121 Grant Street, Thornton, Colorado for the same or more rentable square feet as the existing premises. The tenant will have the option to terminate the lease by providing 12 months' prior written notice and payment of a termination fee equal to approximately \$42,293.

| Lease Rollover Schedule ⁽¹⁾ | | | | | | | | | |
|--|---------------------------------|----------------------------------|----------------------|-----------------------|-------------------------------|--|------------------------------------|-------------------------------------|---|
| 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 | 51,253 | 35.6% | NAP | NAP | 51,253 | 35.6% | NAP | NAP |
| 2015 & MTM | 10 | 939 | 0.7 | \$148,200 | 4.1% | 52,192 | 36.3% | \$148,200 | 4.1% |
| 2016 | 1 | 17 | 0.0 | 8,811 | 0.2 | 52,209 | 36.3% | \$157,011 | 4.4% |
| 2017 | 3 | 1,957 | 1.4 | 196,720 | 5.5 | 54,166 | 37.6% | \$353,731 | 9.8% |
| 2018 | 5 | 55,065 | 38.2 | 1,950,065 | 54.3 | 109,231 | 75.9% | \$2,303,797 | 64.1% |
| 2019 | 1 | 7,744 | 5.4 | 308,928 | 8.6 | 116,975 | 81.2% | \$2,612,725 | 72.7% |
| 2020 | 2 | 672 | 0.5 | 95,293 | 2.7 | 117,647 | 81.7% | \$2,708,018 | 75.3% |
| 2021 | 0 | 0 | 0.0 | 0 | 0.0 | 117,647 | 81.7% | \$2,708,018 | 75.3% |
| 2022 | 0 | 0 | 0.0 | 0 | 0.0 | 117,647 | 81.7% | \$2,708,018 | 75.3% |
| 2023 | 0 | 0 | 0.0 | 0 | 0.0 | 117,647 | 81.7% | \$2,708,018 | 75.3% |
| 2024 | 0 | 0 | 0.0 | 0 | 0.0 | 117,647 | 81.7% | \$2,708,018 | 75.3% |
| 2025 | 0 | 0 | 0.0 | 0 | 0.0 | 117,647 | 81.7% | \$2,708,018 | 75.3% |
| 2026 & Beyond | 2 | 26,323 | 18.3 | 886,400 | 24.7 | 143,970 | 100.0% | \$3,594,418 | 100.0% |
| Total | 24 | 143,970 | 100.0% | \$3,594,418 | 100.0% | | | | |

(1) Based on the underwritten rent roll.

1500 Champa Street

| Operating History and Underwritten Net Cash Flow | | | | | | | |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|-----------------|------------------|
| | 2012 | 2013 | 2014 | TTM ⁽¹⁾ | Underwritten | Per Square Foot | % ⁽²⁾ |
| Rents in Place ⁽³⁾ | \$2,682,522 | \$2,907,340 | \$3,033,128 | \$3,078,629 | \$3,594,418 | \$24.97 | 68.5% |
| Vacant Income | 0 | 0 | 0 | 0 | 1,616,785 | 11.23 | 30.8 |
| Gross Potential Rent | \$2,682,522 | \$2,907,340 | \$3,033,128 | \$3,078,629 | \$5,211,203 | \$36.20 | 99.3% |
| Total Reimbursements | 71,111 | 70,440 | 24,656 | 36,246 | 36,246 | 0.25 | 0.7 |
| Net Rental Income | \$2,753,633 | \$2,977,780 | \$3,057,783 | \$3,114,875 | \$5,247,450 | \$36.45 | 100.0% |
| (Vacancy/Credit Loss) | 0 | 0 | 0 | 0 | (1,616,785) | (11.23) | (30.8) |
| Other Income ⁽⁴⁾ | 511,305 | 677,561 | 688,797 | 740,650 | 740,650 | 5.14 | 14.1 |
| Effective Gross Income | \$3,264,937 | \$3,655,342 | \$3,746,581 | \$3,855,525 | \$4,371,314 | \$30.36 | 83.3% |
| Total Expenses | \$1,004,745 | \$1,136,390 | \$1,167,333 | \$1,182,921 | \$1,221,097 | \$8.48 | 27.9% |
| Net Operating Income⁽³⁾ | \$2,260,193 | \$2,518,951 | \$2,579,247 | \$2,672,604 | \$3,150,217 | \$21.88 | 72.1% |
| Total TI/LC, Capex/RR | 0 | 0 | 0 | 0 | 160,067 | 1.11 | 3.7 |
| Net Cash Flow | \$2,260,193 | \$2,518,951 | \$2,579,247 | \$2,672,604 | \$2,990,150 | \$20.77 | 68.4% |
| Occupancy⁽⁵⁾ | 59.9% | 59.8% | 57.7% | 64.4% | 69.2% | | |

(1) TTM historical financials are based on the trailing 12-month period ending on March 31, 2015.

(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) The increase from 2014 NOI to UW NOI is primarily due to Zayo Collocation, LLC executing a new lease, resulting in an approximately \$677,900 increase in Rents in Place.

(4) Other Income consists primarily of conduit, power, cross connect, fiber and raceway fees.

(5) Historical Occupancies are as of December 31 of each respective year. TTM Occupancy is as of May 6, 2015. Underwritten occupancy represents economic occupancy.