







Mortgaged Property Information		Mortgage Loan Information	
Number of Mortgaged Properties	1	Loan Seller	GSMC
Location (City/State)	Loma Linda, California	Cut-off Date Principal Balance ⁽²⁾	\$47,500,000
Property Type	Office	Cut-off Date Principal Balance per SF ⁽¹⁾	\$389.18
Size (SF)	327,614	Percentage of Initial Pool Balance	4.7%
Total Occupancy as of 10/31/2017	100.0%	Number of Related Mortgage Loans	None
Owned Occupancy as of 10/31/2017	100.0%	Type of Security	Fee Simple
Year Built / Latest Renovation	2016 / NAP	Mortgage Rate	3.5900%
Appraised Value	\$215,000,000	Original Term to Maturity (Months)	120
		Original Amortization Term (Months)	NAP
		Original Interest Only Period (Months)	120
Underwritten Revenues	\$16,100,842	Escrows	
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%	Taxes	Upfront Monthly
Maturity Date LTV Ratio ⁽¹⁾	59.3%	Insurance	\$0 \$0
DSCR Based on Underwritten NOI / NCF ⁽¹⁾	2.60x / 2.56x	Replacement Reserves	\$0 \$0
Debt Yield Based on Underwritten NOI / NCF ⁽¹⁾	9.5% / 9.3%	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.