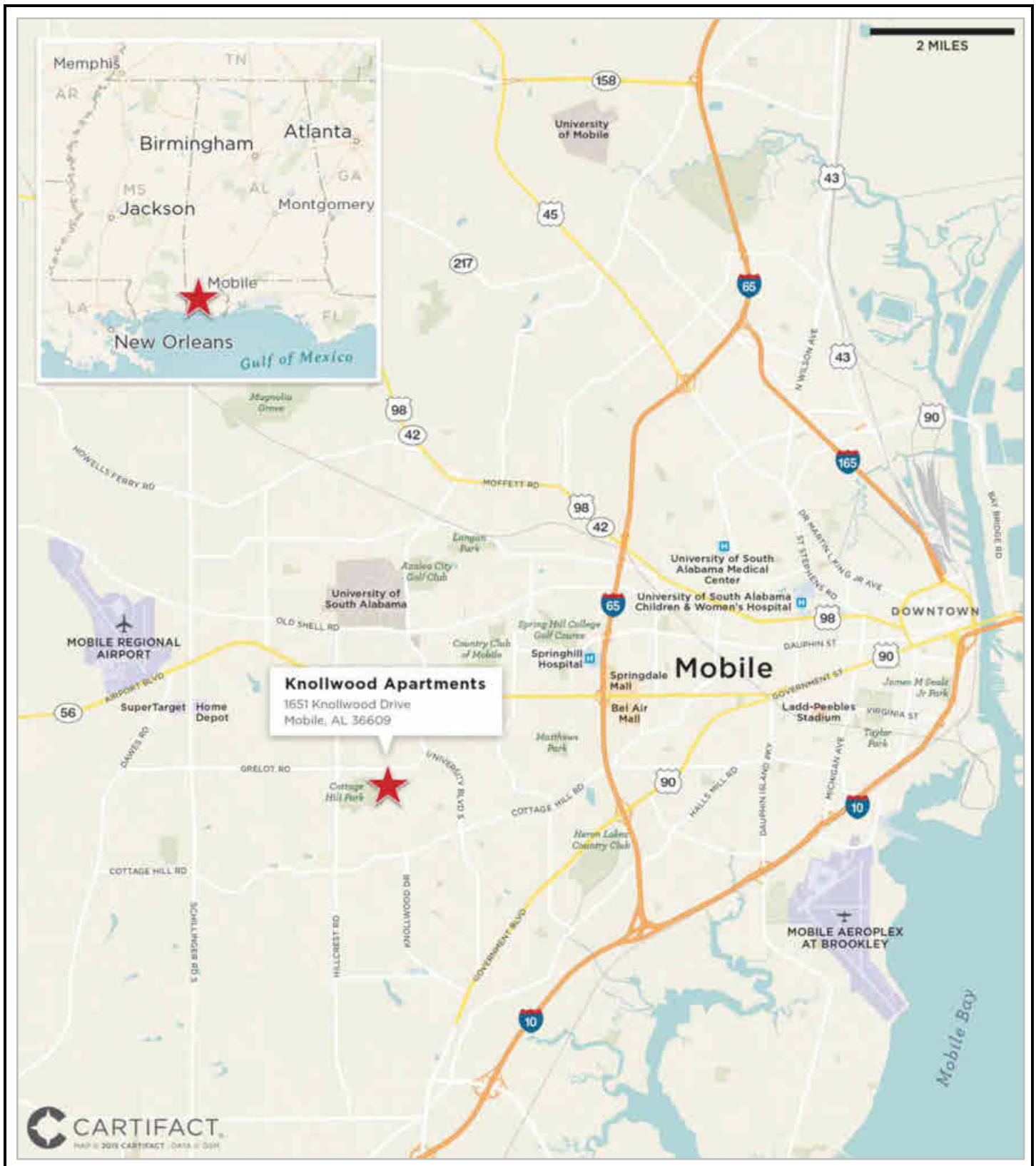


## Knollwood Apartments



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### Mortgage Loan Information

<b>Mortgage Loan Seller:</b>	JPMCB
<b>Original Principal Balance:</b>	\$25,046,000
<b>Cut-off Date Principal Balance:</b>	\$25,046,000
<b>% of Pool by IPB:</b>	3.1%
<b>Loan Purpose:</b>	Refinance
<b>Borrower:</b>	C-K Knollwood LLC
<b>Sponsors:</b>	Craig Koenigsberg and Howard Parnes
<b>Interest Rate:</b>	4.44500%
<b>Note Date:</b>	10/6/2015
<b>Maturity Date:</b>	11/1/2025
<b>Interest-only Period:</b>	60 months
<b>Original Term:</b>	120 months
<b>Original Amortization:</b>	360 months
<b>Amortization Type:</b>	IO-Balloon
<b>Call Protection:</b>	L(25),Grtr1%orYM(91),O(4)
<b>Lockbox:</b>	Springing
<b>Additional Debt:</b>	N/A
<b>Additional Debt Balance:</b>	N/A
<b>Additional Debt Type:</b>	N/A

### Property Information

<b>Single Asset / Portfolio:</b>	Single Asset
<b>Title:</b>	Fee
<b>Property Type - Subtype:</b>	Multifamily - Garden
<b>Net Rentable Area (Units):</b>	704
<b>Location:</b>	Mobile, AL
<b>Year Built / Renovated:</b>	1978 / 1983
<b>Occupancy:</b>	93.2%
<b>Occupancy Date:</b>	8/25/2015
<b>Number of Tenants:</b>	N/A
<b>2012 NOI:</b>	\$2,226,522
<b>2013 NOI:</b>	\$2,093,739
<b>2014 NOI:</b>	\$2,310,609
<b>TTM NOI (as of 10/2015):</b>	\$2,596,210
<b>UW Economic Occupancy:</b>	93.1%
<b>UW Revenues:</b>	\$4,957,295
<b>UW Expenses:</b>	\$2,128,664
<b>UW NOI:</b>	\$2,828,631
<b>UW NCF:</b>	\$2,652,631
<b>Appraised Value / Per Unit:</b>	\$33,500,000 / \$47,585
<b>Appraisal Date:</b>	8/26/2015

### Escrows and Reserves<sup>(1)</sup>

	Initial	Monthly	Initial Cap
<b>Taxes:</b>	\$238,984	\$24,500	N/A
<b>Insurance:</b>	\$0	Springing	N/A
<b>Replacement Reserves:</b>	\$312,528	\$14,667	N/A
<b>TI/LC:</b>	\$0	\$0	N/A
<b>Other:</b>	\$214,308	\$0	N/A

### Financial Information

<b>Cut-off Date Loan / Unit:</b>	\$35,577
<b>Maturity Date Loan / Unit:</b>	\$32,525
<b>Cut-off Date LTV:</b>	74.8%
<b>Maturity Date LTV:</b>	68.4%
<b>UW NCF DSCR:</b>	1.75x
<b>UW NOI Debt Yield:</b>	11.3%

### Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	\$25,046,000	100.0%	Payoff Existing Debt	\$23,495,787	93.8%
			Upfront Reserves	765,820	3.1
			Return of Equity	520,716	2.1
			Closing Costs	263,677	1.1
<b>Total Sources</b>	<b>\$25,046,000</b>	<b>100.0%</b>	<b>Total Uses</b>	<b>\$25,046,000</b>	<b>100.0%</b>

(1) For a full description of Escrows and Reserves, please refer to "Escrows and Reserves" below.

**The Loan.** The Knollwood Apartments loan has an outstanding principal balance of approximately \$25.0 million and is secured by a first mortgage lien on the borrower's fee interest in a 704-unit, Class B garden-style multifamily property located in Mobile, Alabama. The loan has a 10-year term and, subsequent to a five-year interest-only period, will amortize on a 30-year schedule. The previously existing debt was securitized in the WBCMT 2005-C22 transaction.

**The Borrower.** The borrowing entity for the loan is C-K Knollwood LLC, a Delaware limited liability company and special purpose entity.



## Knollwood Apartments

**The Loan Sponsors.** The loan sponsors and nonrecourse carve-out guarantors are Craig Koenigsberg and Howard Parnes. Craig Koenigsberg is co-founder, president and CEO of CLK Properties, a privately owned real estate holding company currently headquartered in Woodbury, New York. Founded in 1980, CLK Properties has more than 95 assets in 31 cities, with over 22,000 residential units and over 2.5 million square feet of commercial space. Howard Parnes has been active in real estate finance, management and ownership for over 49 years. Over the past four decades Howard Parnes has been involved in the acquisition, ownership and sale of over 5,000 properties, largely throughout the New York area and around the country.

The loan sponsors acquired the property in 2001 for \$19.2 million. The property has undergone renovations consisting of carpet replacement, new appliances, HVAC replacement and new tiles and flooring. The loan sponsors have invested approximately \$986,244 (or \$1,401 per unit) in capital expenditures between 2012 and July 2015.

**The Property.** The Knollwood Apartments property is a 704-unit, Class B garden-style multifamily property located in Mobile, Alabama. Built in 1978 and renovated in 1983, the property is situated on 40.2 acres and consists of 46 two-story apartment buildings comprised of 320 one-bedroom units, 272 two-bedroom/one-bathroom units and 112 two-bedroom/two-bathroom units. As of August 25, 2015, the property was 93.2% occupied. The unit features include washer and dryer connections, dishwashers and garbage disposals, while selected units feature outside storage, fireplaces and pool views. Property amenities include six landscaped swimming pools, two lighted tennis courts, a fitness center, six laundry facilities, a party room and office space. Additionally, the property has 1,250 parking spaces, resulting in a parking ratio of approximately 1.78 spaces per unit.

The Knollwood Apartments property is situated approximately 8.5 miles west of the Mobile central business district and approximately 6.0 miles east of Mobile Regional Airport. The Knollwood Apartments property is located within the Mobile market statistical area, which is the third largest metro area in Alabama with approximately 416,500 residents. Its location has strong transportation infrastructure, with increased traffic expected to come through the Port of Mobile after the Panama Canal expansion project's expected completion in 2016. Located approximately 10.0 miles northeast of the property, it is reported that the Port of Mobile is actively making investments in its facilities to accommodate the new capacity, including approximately \$50 million of improvements to its port facilities, two super-Post Panamax cranes and additional container capacity. The property is located approximately 1.0 mile from Cottage Hill Park, a family-friendly park with baseball, football and soccer fields, a children's playground, a dog park and multiple running and walking paths. The property is also approximately 3.0 miles from Providence Hospital, a 349-bed high-rise hospital, which is one of the major private employers in the Mobile metro area. Other primary employers in the area include the University of South Alabama & University of South Alabama Health System, Mobile Infirmary Medical Center, Austal, Walmart, AltaPointe, Springhill Medical Hospital, Winn Dixie Food Stores and UTC Aerospace Systems. Employment in the Mobile metro area has been growing since 2011 and is projected to grow through 2020, with the greatest concentration of growth to occur in the next few years. Regional access to the property's neighborhood is mainly provided by Interstate 65, which is located approximately 5.0 miles to the east.

The property is located within the Mobile apartment market. The market had a 4.1% vacancy rate as of the second quarter of 2015. The market vacancy has trended downward over the last three years with average vacancies of 6.6% in 2012, 5.3% in 2013 and 4.9% in 2014. According to the appraisal, the 2015 estimated population within a one-, three- and five-mile radius of the property is 11,522, 75,090 and 142,559 people, respectively. The 2015 estimated average household income within a one-, three- and five-mile radius of the property is \$67,813, \$65,352 and \$64,404, respectively. As of June 2015, the market contained 18,883 units across 114 properties, according to a third party data provider. The appraisal identified four comparable rentals proximate to the Knollwood Apartments property. The Knollwood Apartments property's comparables range in average unit size from 695 to 923 square feet with an average of 770 square feet, and indicate an effective rental range of \$530 to \$682, with an average of \$619. The comparable properties reported occupancies ranging from 85.0% to 98.0% with a weighted average occupancy of approximately 93.4%. Currently, the Mobile apartment submarket has 295 units under construction and another 774 units in planning.

Historical and Current Occupancy <sup>(1)</sup>			
2012	2013	2014	Current <sup>(2)</sup>
87.3%	87.8%	88.7%	93.2%

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

(2) Current Occupancy is as of August 25, 2015.

## Knollwood Apartments

Multifamily Unit Mix <sup>(1)</sup>							
Unit Type	# of Units	% of Total	Occupied Units	Occupancy <sup>(2)</sup>	Average Unit Size (SF)	Average Market Rent Per Unit <sup>(2)</sup>	Average Monthly In-Place Rents <sup>(2)</sup>
1 BR / 1 BA	319	45.3%	298	93.4%	670	\$552	\$526
2 BR / 1 BA	272	38.6	254	93.4%	1,000	\$644	\$628
2 BR / 2 BA	112	15.9	104	92.9%	1,000	\$683	\$670
Model Unit	1	0.1	0	0.0%	670	\$0	\$0
<b>Total / Wtd. Average</b>	<b>704</b>	<b>100.0%</b>	<b>656</b>	<b>93.2%</b>	<b>850</b>	<b>\$607</b>	<b>\$588</b>

(1) Based on the rent roll dated August 25, 2015 provided by the borrower.

(2) Occupancy, Average Market Rent Per Unit and Average Monthly In-Place Rents represent a weighted average of the various unit type layouts.

Operating History and Underwritten Net Cash Flow							
	2012	2013	2014	TTM <sup>(1)</sup>	Underwritten	Per Unit	% <sup>(2)</sup>
Rents in Place	\$4,059,653	\$3,968,433	\$4,143,709	\$4,381,037	\$4,628,472	\$6,575	93.1%
Vacant Income	0	0	0	0	344,768	490	6.9
<b>Gross Potential Rent</b>	<b>\$4,059,653</b>	<b>\$3,968,433</b>	<b>\$4,143,709</b>	<b>\$4,381,037</b>	<b>\$4,973,240</b>	<b>\$7,064</b>	<b>100.0%</b>
Total Reimbursements	0	0	0	0	0	0	0.0
<b>Net Rental Income</b>	<b>\$4,059,653</b>	<b>\$3,968,433</b>	<b>\$4,143,709</b>	<b>\$4,381,037</b>	<b>\$4,973,240</b>	<b>\$7,064</b>	<b>100.0%</b>
(Vacancy/Credit Loss)	0	0	0	0	(343,154)	(487)	(6.9)
Other Income <sup>(3)</sup>	270,282	293,442	298,627	341,535	327,209	465	6.6
<b>Effective Gross Income</b>	<b>\$4,329,936</b>	<b>\$4,261,875</b>	<b>\$4,442,336</b>	<b>\$4,722,572</b>	<b>\$4,957,295</b>	<b>\$7,042</b>	<b>99.7%</b>
<b>Total Expenses</b>	<b>\$2,103,414</b>	<b>\$2,168,136</b>	<b>\$2,131,727</b>	<b>\$2,126,362</b>	<b>\$2,128,664</b>	<b>\$3,024</b>	<b>42.9%</b>
<b>Net Operating Income</b>	<b>\$2,226,522</b>	<b>\$2,093,739</b>	<b>\$2,310,609</b>	<b>\$2,596,210</b>	<b>\$2,828,631</b>	<b>\$4,018</b>	<b>57.1%</b>
Replacement Reserves <sup>(4)</sup>	176,000	176,000	176,000	176,000	176,000	250	3.6
<b>Net Cash Flow</b>	<b>\$2,050,522</b>	<b>\$1,917,739</b>	<b>\$2,134,609</b>	<b>\$2,420,210</b>	<b>\$2,652,631</b>	<b>\$3,768</b>	<b>53.5%</b>

(1) TTM column represents the trailing 12-month period ending on October 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) Other Income represents bad debt recoveries, late fee income, legal fee income, termination fees, pet fees, telephone commissions and other miscellaneous income.

(4) Historical Replacement Reserves have been normalized to reflect \$250 per unit.

**Property Management.** The Knollwood Apartments property is managed by CLK Multi Family Management, LLC, an affiliate of the borrower. The current management agreement became effective on October 1, 2015, has a 12-month term and will automatically renew on a month-to-month basis, unless otherwise terminated by either party. The management agreement provides for a contractual management fee of 3.0% of rental income, payable on a monthly basis. The management fees are subordinate to the liens and interests of the Knollwood Apartments loan.

**Escrows and Reserves.** At origination, the borrower deposited into escrow \$312,528 for replacement reserves, \$238,984 for real estate taxes and \$214,308 for an immediate repairs reserve.

**Tax Escrows** - On a monthly basis, the borrower is required to escrow 1/12 of the annual estimated tax payments, which currently equates to \$24,500.

**Insurance Escrows** - The requirement for the borrower to make deposits to the insurance escrow is waived so long as no event of default has occurred and is continuing and the borrower provides satisfactory evidence that the property is insured as part of a blanket policy in accordance with the loan documents.

**Replacement Reserves** - On a monthly basis, the borrower is required to escrow \$14,667 (approximately \$250 per unit annually) for replacement reserves. The reserve is not subject to a cap.

**Knollwood Apartments**

**Lockbox / Cash Management.** The loan is structured with a springing lockbox. Upon the occurrence of a Lockbox Event (as defined below), the borrower is required to establish the lockbox account and deposit all rents and payments into the lockbox account. During a Cash Sweep Event (as defined below), all funds in the lockbox account are swept on each business day to a segregated cash management account under the control of the lender and all excess cash flow after payment of the mortgage debt service, required reserves and operating expenses will be held as additional collateral for the loan. The lender has a first priority security interest in the cash management account.

“Lockbox Event” means the occurrence of (i) a Cash Sweep Event or (ii) the date on which the debt service coverage ratio as calculated in the loan documents based on a trailing six months of gross income from operations is less than 1.25x.

“Cash Sweep Event” means the occurrence of (i) an event of default, (ii) any bankruptcy action of the borrower or property manager or (iii) the date on which the debt service coverage ratio as calculated in the loan documents based on a trailing six months of gross income from operations is less than 1.20x.