

## Mortgage Loan No. 15 — Yorkshire & Lexington Towers

### Mortgage Loan Information

<b>Mortgage Loan Seller<sup>(1)</sup>:</b>	Natixis
<b>Original Principal Balance<sup>(1)</sup>:</b>	\$20,000,000
<b>Cut-off Date Principal Balance<sup>(1)</sup>:</b>	\$20,000,000
<b>% of Pool by IPB:</b>	2.1%
<b>Loan Purpose:</b>	Refinance
<b>Borrowers:</b>	CF E 88 LLC; SM E 88 LLC; CF E 86 LLC; SM E 86 LLC; LSG E 86 LLC
<b>Sponsors:</b>	The Chetrit Group LLC; Stellar Management LLC
<b>Interest Rate:</b>	2.7400%
<b>Note Date:</b>	10/3/2017
<b>Maturity Date:</b>	10/6/2022
<b>Interest-only Period:</b>	60 months
<b>Original Term:</b>	60 months
<b>Original Amortization:</b>	None
<b>Amortization Type:</b>	Interest Only
<b>Call Protection<sup>(2)</sup>:</b>	L(30), Def(23), O(7)
<b>Lockbox:</b>	Soft
<b>Additional Debt<sup>(1)</sup>:</b>	Yes
<b>Additional Debt Balance<sup>(1)</sup>:</b>	\$530,000,000
<b>Additional Debt Types<sup>(1)</sup>:</b>	<i>Pari Passu</i> , B-Note; Mezzanine
<b>Additional Future Debt Permitted:</b>	No

### Escrows and Reserves

	Initial	Monthly	Initial Cap
<b>Taxes:</b>	\$2,724,408	\$681,102	N/A
<b>Insurance:</b>	\$89,787	\$29,929	N/A
<b>Replacement Reserves:</b>	\$0	\$11,369	<sup>(6)</sup>
<b>TI/LC:</b>	\$0	\$1,053	N/A
<b>Debt Service Reserve:</b>	\$2,000,000	\$0	N/A
<b>Renovation/Tenant Buyout:</b>	\$3,500,000	Springing	N/A
<b>Holdback Reserve Funds:</b>	\$4,102,064	\$0	N/A

### Sources and Uses

Sources	Proceeds	% of Total
<b>Mortgage Loan (A Notes)</b>	\$200,000,000	36.4%
<b>Mortgage Loan (B Note)</b>	200,000,000	36.4
<b>Mezzanine Loans</b>	150,000,000	27.3
<b>Total Sources</b>	<b>\$550,000,000</b>	<b>100.0%</b>

### Property Information

<b>Single Asset / Portfolio:</b>	Portfolio of 2 Properties
<b>Title:</b>	Fee
<b>Property Type - Subtype:</b>	Multifamily – High-Rise
<b>Net Rentable Area (Units):</b>	827
<b>Location:</b>	New York, NY
<b>Year Built / Renovated:</b>	Various / 2014-2017
<b>Occupancy:</b>	92.0%
<b>Occupancy Date:</b>	9/24/2017
<b>Number of Tenants:</b>	N/A
<b>2014 NOI<sup>(3)</sup>:</b>	N/A
<b>2015 NOI:</b>	\$10,053,207
<b>2016 NOI:</b>	\$9,556,571
<b>2017 NOI<sup>(4)</sup>:</b>	\$15,819,028
<b>UW Economic Occupancy:</b>	86.9%
<b>UW Revenues:</b>	\$38,084,023
<b>UW Expenses:</b>	\$14,135,899
<b>UW NOI<sup>(4)</sup>:</b>	\$23,948,124
<b>UW NCF:</b>	\$23,764,985
<b>Appraised Value / Per Unit<sup>(5)</sup>:</b>	\$890,000,000 / \$1,076,179
<b>Appraisal Date:</b>	8/15/2017

### Financial Information<sup>(1)</sup>

<b>Cut-off Date Loan / Unit:</b>	\$241,838
<b>Maturity Date Loan / Unit:</b>	\$241,838
<b>Cut-off Date LTV<sup>(6)</sup>:</b>	22.5%
<b>Maturity Date LTV<sup>(6)</sup>:</b>	22.5%
<b>UW NOI DSCR:</b>	4.31x
<b>UW NCF DSCR:</b>	4.28x
<b>UW NOI Debt Yield:</b>	12.0%
<b>UW NCF Debt Yield:</b>	11.9%

Uses	Proceeds	% of Total
<b>Payoff Existing Debt</b>	\$394,073,271	71.6%
<b>Upfront Reserves</b>	12,416,259	2.3
<b>Closing Cost</b>	19,423,650	3.5
<b>Return of Equity</b>	124,086,820	22.6
<b>Total Uses</b>	<b>\$550,000,000</b>	<b>100.0%</b>

(1) The Yorkshire & Lexington Towers Whole Loan was co-originated by Natixis and UBS AG and is a part of a larger split whole loan evidenced by nine senior *pari passu* notes (collectively, the "A Notes") and one subordinate note (the "B Note", together with the A Notes, the "Yorkshire & Lexington Towers Whole Loan") with an aggregate Cut-off Date balance of \$400.0 million. The Yorkshire & Lexington Towers Whole Loan is accompanied by two mezzanine loans with an aggregate Cut-off Date balance as of the Cut-off Date of approximately \$150.0 million. The financial information presented in the chart above and herein reflects the Cut-off Date balance of the \$200.0 million A Notes, but not the \$200.0 million B Note or the \$150.0 million mezzanine loans.

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- (2) The borrower may obtain the release of the Lexington Towers property, provided that, among other things, (i) no event of default has occurred and is continuing, (ii) the borrower pays an amount equal to the greater of (a) 125% of the allocated amount of the Yorkshire & Lexington Towers Whole Loan with respect to the Lexington Towers property (\$65.2 million) and (b) the net sales proceeds applicable to the Lexington Towers property, (iii) the DSCR with respect to the remaining Yorkshire Towers property is no less than the greater of (a) 1.05x and (b) the DSCR immediately preceding the release of the Lexington Towers property, (iv) the debt yield with respect to the remaining Yorkshire Towers property is no less than the greater of (a) 4.4% and (b) the debt yield immediately preceding the release of the Lexington Towers property and (v) the LTV ratio with respect to the remaining Yorkshire Towers property is no greater than the lesser of (a) 61.8% and (b) the LTV ratio immediately preceding the release of the Lexington Towers property.
- (3) The Yorkshire & Lexington Towers properties were acquired in 2014. As such, historical information is not available.
- (4) The increase in NOI is driven by a combination of higher occupancy levels and higher rental rates due to the conversion of rent stabilized units into free market units, unit renovations and improved property amenities. UW NOI is underwritten to the September 24, 2017 rent roll occupancy of 92.0%, compared to occupancy of 83.6% as of June 30, 2017. For a more detailed description of the financial information, please refer to "Operating History and Underwritten Net Cash Flow" below. See also "Risk Factors—Risks Relating to the Mortgage Loans—Multifamily Properties Have Special Risks" in the Prospectus.
- (5) The Cut-off Date LTV and Maturity Date LTV ratios presented above are based on the aggregate "as-is" appraised value of the Yorkshire & Lexington Towers properties of \$890.0 million, as of August 15, 2017. The appraiser concluded an aggregate "as-stabilized" appraised value, which assumes that the borrowers' planned investments of \$1.03 billion related to tenant buyout costs, recapture and renovation of rent regulated units, leasing costs, and in-unit renovations of market rate and rent regulated units have been completed, as of September 1, 2020. Based on the aggregate "as-stabilized" appraised value and the A Notes, the Cut-off Date LTV ratio and Maturity Date LTV ratio are 19.4% and 19.4%, respectively. Based on the aggregate "as-stabilized" appraised value and the Yorkshire & Lexington Towers Whole Loan, the Cut-off Date LTV ratio and Maturity Date LTV ratio are 38.8% and 38.8%, respectively.
- (6) The replacement reserve is capped at the product of (x) \$750 and (y) the number of free market residential apartment units located at the properties at the time of calculation.

**The Loan.** The Yorkshire & Lexington Towers loan, which is part of a larger split whole loan, is a first mortgage loan secured by the borrowers' fee interest in a two-property, 827-unit high rise multifamily portfolio located at 305 East 86th Street and 160 East 88th Street in New York, New York. The loan has a 5-year term and is interest-only for the entire term.

The Yorkshire & Lexington Towers Whole Loan has a Cut-off Date balance of \$400.0 million, which is evidenced by the A Notes, which includes nine *pari passu* senior notes and one subordinate Note B with a Cut-off Date balance of \$200.0 million (the "Yorkshire & Lexington Towers Subordinate Companion Loan"). For more information see "Description of the Mortgage Pool – The Whole Loans – The Non-Serviced AB Whole Loans – Yorkshire & Lexington Towers Whole Loan" in the Prospectus. Note A-3 is being contributed to the CSAIL 2018-CX11 Commercial Mortgage Trust. The Yorkshire & Lexington Towers Whole Loan is being serviced pursuant to the CSAIL 2017-CX10 pooling and servicing agreement. As the holder of Note A-1 (the "Controlling Noteholder"), the trustee of CSAIL 2017-CX10 is entitled to exercise all of the rights of the Controlling Noteholder with respect to the Yorkshire & Lexington Towers Whole Loan, however, the holder of Notes A-4, A-5, A-6, A-7, A-8-1 and A-8-2 is entitled, under certain circumstances, to consult with respect to certain major decisions.

### Whole Loan Note Summary

	Original Balance	Cut-off Date Balance	Note Holder	Lead Servicer for Whole Loan (Y/N)	Controlling Piece (Y/N)
Note A-1	\$40,000,000	\$40,000,000	CSAIL 2017-CX10	Y	N
Note A-2	20,000,000	20,000,000	CSAIL 2017-CX10	N	N
Note A-3	20,000,000	20,000,000	CSAIL 2018-CX11	N	N
Note A-4	40,000,000	40,000,000	UBS 2017-C5	N	N
Note A-5	40,000,000	40,000,000	UBS 2017-C6	N	N
Note A-6	20,000,000	20,000,000	CCUBS 2017-C1	N	N
Note A-7	10,000,000	10,000,000	UBS 2018-C8	N	N
Note A-8-1	5,000,000	5,000,000	CCUBS 2017-C1	N	N
Note A-8-2	5,000,000	5,000,000	UBS 2018-C8	N	N
Note B	200,000,000	200,000,000	CSAIL 2017-CX10 UES Loan-Specific Certificates	N	Y
<b>Total</b>	<b>\$400,000,000</b>	<b>\$400,000,000</b>			

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### Yorkshire & Lexington Towers Total Debt Capital Structure

							Cumulative Basis Per Unit	LTV <sup>(1)</sup>	UW NOI Debt Yield <sup>(2)</sup>	UW NCF DSCR <sup>(3)</sup>	
Yorkshire & Lexington Towers Whole Loan	Senior	CSAIL 2018-CX11 \$20,000,000 Notes A-3	CSAIL 2017-CX10 \$60,000,000 Notes A-1, A-2	UBS 2017- C5 \$40,000,000 Note A-4	UBS 2017- C6 \$40,000,000 Note A-5	CCUBS 2017-C1 \$25,000,000 Notes A-6, A-8-1	UBS 2018-C8 \$15,000,000 Notes A-7, A-8-2	\$241,838	22.5%	12.0%	4.28x
	Subordinate	\$200,000,000 Yorkshire & Lexington Towers Subordinate Companion Loan CSAIL 2017-CX10 UES Loan-Specific Certificates						\$483,676	44.9%	6.0%	1.68x
		\$110,000,000 Senior Mezzanine Loan Third Party Investor						\$616,687	57.3%	4.7%	1.19x
		\$40,000,000 Junior Mezzanine Loan Third Party Investor						\$665,054	61.8%	4.4%	1.04x
	Equity	\$340,000,000 Implied Equity <sup>(4)</sup>						\$1,076,179	NAP	NAP	NAP

(1) Based on an "as-is" appraised value of \$890.0 million as of August 15, 2017.

(2) Based on the UW NOI of \$23,948,124.

(3) Based on the UW NCF of \$23,764,985 and the coupon of 2.74000% on the A Notes, the coupon of 4.25000% on the Yorkshire & Lexington Towers Subordinate Companion Loan, the coupon of 5.20000% on the Yorkshire & Lexington Towers senior mezzanine loan and the coupon of 7.32439375% on the Yorkshire & Lexington Towers mezzanine junior loan.

(4) Implied Equity is based on the "as-is" appraised value of \$890.0 million, less total debt of \$550.0 million.

**The Borrowers.** The borrowing entities for the loan are CF E 88 LLC, SM E 88 LLC, CF E 86 LLC, SM E 86 LLC and LSG E 86 LLC, five tenants-in-common, each a single-purpose Delaware limited liability company structured to be bankruptcy remote with two independent directors.

**The Sponsors.** The nonrecourse carve-out guarantors of the Yorkshire & Lexington Towers Whole Loan are Jacob Chetrit and Laurence Gluck. Jacob Chetrit has been involved in a prior deed in lieu of foreclosure and Laurence Gluck is currently subject to litigation, as described under "*Description of the Mortgage Pool—Default History, Bankruptcy Issues and Other Proceedings*" and "*Description of the Mortgage Pool—Litigation and Other Considerations*" in the Prospectus, respectively.

Jacob Chetrit is a principal of The Chetrit Group LLC, a real estate development firm based in New York City, with over 30 years of experience in real estate acquisition and development. Some of The Chetrit Group's projects include the purchase, repositioning and sale of the 100-story Sears Tower, the multifamily and retail development of Columbus Square, the 91-unit condominium and retail development of 135 West 52nd Street, and the 420-key Empire Hotel. Laurence Gluck is the founder of Stellar Management Inc., a real estate development and management firm founded in 1985. Based in New York City, Stellar Management Inc. owns and manages a portfolio of over 12,000 apartments in 100 buildings located across New York City and Miami and over two million SF of office space. Prior to founding Stellar Management Inc., Laurence Gluck served as a real estate attorney at Proskauer, Rose, Goetz & Mendellsohn and later as a partner at Dreyer & Traub. Laurence Gluck is also a member of the Board of Governors of the Real Estate Board of New York. The sponsors of the Yorkshire & Lexington Towers Whole Loan are The Chetrit Group LLC and Stellar Management Inc.

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**The Properties.** The following table represents each property comprising the Yorkshire & Lexington Towers properties:

Property Name	Allocated Cut-off Date Loan Amount <sup>(1)</sup>	% of Allocated Cut-off Date Loan Amount	Year Built/ Renovated	No. of Units <sup>(2)</sup>	No. of Free Market Units <sup>(2)</sup>	No. of Rent Stabilized Units <sup>(2)</sup>	Avg. Unit Size (SF)	Occupancy <sup>(2)</sup>	Appraised Value <sup>(3)</sup>	Allocated Cut-off Date LTV Ratio <sup>(1)</sup>
Yorkshire	\$167,400,000	83.7%	1964 / 2014-2017	690	448	242	895	93.0%	\$745,000,000	22.5%
Lexington	32,600,000	16.3	1963 / 2014-2017	137	65	72	841	86.9%	145,000,000	22.5%
<b>Total/Wtd. Avg.</b>	<b>\$200,000,000</b>	<b>100.0%</b>		<b>827</b>	<b>513</b>	<b>314</b>	<b>886</b>	<b>92.0%</b>	<b>\$890,000,000</b>	<b>22.5%</b>

(1) Based on the Cut-off Date balance of the A Notes.

(2) Information is based on the borrower rent roll and underwritten rent roll dated September 24, 2017.

(3) Based on the aggregate "as-is" appraised value of \$890.0 million (\$1,076,179 per unit), as of August 15, 2017.

**Yorkshire Towers Property.** The Yorkshire Towers property is a 21-story apartment building situated on the northeast corner of East 86th Street and Second Avenue within the Upper East Side of Manhattan totaling 674,399 net rentable SF, which is comprised of 690 residential units (617,810 SF, 91.6% of property net rentable area) including five employee/management units, five commercial units (23,589 SF, 3.5% of property net rentable area) and a 168-space parking garage (33,000 SF, 4.9% of property net rentable area) leased to a local parking operator. Situated on a 1.45-acre site, the Yorkshire Towers property was constructed in 1964 and recently renovated from 2014 to 2017. The five commercial units include a CVS (19,813 SF), two doctor's offices (2,399 SF), a dry cleaner (762 SF) and a vacant unit (615 SF). The Yorkshire Towers property residential unit mix includes 96 studios, 328 one-bedroom units, 208 two-bedroom units, 57 three-bedroom units, and one four-bedroom unit, with an average unit size of 895 SF. There are 448 free market units (64.9% of residential units) totaling 392,652 SF, or 876 SF per unit, and 242 rent stabilized units (35.1% of residential units) totaling 225,158 SF, or 930 SF per unit. See "*Risk Factors—Risks Relating to the Mortgage Loans—Multifamily Properties Have Special Risks*" in the Prospectus. According to the underwritten rent roll dated September 24, 2017, the rent stabilized units and free market units are 100.0% and 89.3% occupied, respectively.

The Yorkshire Towers property features laundry facilities on each floor, which are managed by a third party laundry operator pursuant to a lease, a health club including a fitness center, heated indoor swimming pool, men's and women's locker rooms with saunas and indoor children's playroom, storage units, resident lounge, outdoor landscaped terrace, security cameras throughout, valet service, on-site below-grade parking, and 24/7 doorman. All units feature nearly 9-foot ceiling heights and full kitchen appliances, and many units include a private balcony. Renovated units feature hardwood flooring in a herringbone pattern, marble countertop kitchens, Bosch stainless steel appliances including a refrigerator, dishwasher, microwave, gas-fired stove and oven, California style closets, and Bosch washer and dryer.

Prior ownership reportedly completed approximately \$14.3 million (\$20,761 per unit) in renovations at the Yorkshire Towers property, which included installation of new cooling towers, electrical updates, local law 11 repairs, and the conversion of the boilers to a dual-fired system. According to the sponsors, between 2014 and 2017, the sponsors invested approximately \$16.4 million (\$23,806 per unit) towards capital improvements at the Yorkshire Towers property, for a cumulative total of approximately \$30.7 million (\$44,567 per unit). Improvements included renovations to the hallways, lobby, interior and exterior common areas, retail space, health club, updating the main entrance, installing new elevator cabs, and completing numerous apartment renovations. A total of 63 rent stabilized units have been recaptured and renovated over the past 35 months, which equates to approximately 23 units per annum. The upgrades have averaged approximately \$75,000 per unit.

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*Lexington Towers Property.* The Lexington Towers property is a 15-story apartment building situated on the southeast corner of East 88th Street and Lexington Avenue within the Upper East Side of Manhattan totaling 132,938 net rentable SF, which is comprised of 137 residential units (115,188 SF, 86.6% of property net rentable area) including one employee unit, seven commercial units (8,864 SF, 6.7% of property net rentable area) and a 36-space parking garage (8,886 SF, 6.7% of property net rentable area) leased to a local parking operator. Situated on a 0.31-acre site, the Lexington Towers property was constructed in 1963 and recently renovated from 2014 to 2017. The seven commercial units include a Le Pain Quotidien (2,714 SF), a doctor's office (1,320 SF), a nail salon and spa (1,220 SF), a clothing store (913 SF) and three vacant units (2,697 SF). The Lexington Towers property residential unit mix includes 43 studios, 70 one-bedroom units, 16 two-bedroom units, seven three-bedroom units, and one four-bedroom unit, with an average unit size of 841 SF. There are 65 free market units (47.4% of residential units) totaling 54,948 SF, or 845 SF per unit, and 72 rent stabilized units (52.6% of residential units) totaling 60,240 SF, or 837 SF per unit. See "*Risk Factors—Risks Relating to the Mortgage Loans—Multifamily Properties Have Special Risks*" in the Prospectus. According to the underwritten rent roll dated September 24, 2017, the rent stabilized units and free market units are 100.0% and 72.3% occupied, respectively.

The Lexington Towers property features laundry facilities on each floor, which are managed by a third party laundry operator pursuant to a lease, a recently renovated fitness center, security cameras throughout, below-grade parking, and 24/7 doorman. All units feature hardwood floors, nearly 9-foot ceiling heights and full kitchen appliances, and many units include a private balcony. Renovated units feature hardwood flooring in a herringbone pattern, granite countertop kitchens, stainless steel appliances including a refrigerator, dishwasher, microwave, gas-fired stove and oven, and washer and dryer. Prior ownership reportedly completed approximately \$2.9 million (\$21,081 per unit) in renovations in 2014 at the Lexington Towers property, which included boiler and chiller replacement, local law 11 repairs, installation of security cameras, electrical upgrades, condensate pipe relining, and modernization of the elevators. According to the sponsors, between 2014 and 2017, the sponsors invested approximately \$3.3 million (\$24,323 per unit) towards capital improvements at the Lexington Towers property, for a cumulative total of approximately \$6.2 million (\$45,404 per unit). Improvements included renovations to the hallways, lobby, interior and exterior common areas, a newly constructed fitness center, updated the main entrance, and completed numerous apartment renovations. A total of six rent stabilized units have been recaptured and renovated over the past 35 months, which equates to approximately two units per annum. The upgrades have averaged approximately \$75,000 per unit.

Going forward, the sponsors have indicated that they intend to reconfigure unit layouts at the Yorkshire & Lexington Towers properties into more efficient floorplans, modernize dated units through renovation as they become available, and convert currently rent-stabilized units to free market units.

At loan origination, \$3.5 million was reserved for renovations and tenant buyouts. Additionally, a debt service reserve was collected at loan origination in the amount of \$2.0 million that will be available solely for renovations and tenant buyouts if and when the Yorkshire & Lexington Towers properties achieve a debt service coverage ratio (in the aggregate taking into account both the Yorkshire & Lexington Towers Whole Loan and the Yorkshire & Lexington Towers Mezzanine Loans) based on the trailing twelve-month period of 1.10x.

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### Yorkshire & Lexington Towers Properties Unit Mix<sup>(1)</sup>

Unit Type	No. of Units	% of Total	Occupancy	Average Unit Size (SF)	No. of Rent Stabilized Units	Rent Stabilized Unit Occupancy (%)	Monthly Rental Rate Per Rent Stabilized Unit	No. of Free Market Units	Free Market Unit Occupancy (%)	Monthly Rental Rate Per Free Market Unit	Monthly Market Rental Rate Per Unit <sup>(2)</sup>
Studio	139	16.8%	93.5%	571	55	100.0%	\$1,750	84	89.3%	\$2,903	\$3,468
1 BR / 1 BA	389	47.0	93.6%	786	161	100.0%	\$1,858	228	89.0%	\$3,897	\$4,775
1 BR / 1.5 BA	9	1.1	66.7%	1,035	4	100.0%	\$2,358	5	40.0%	\$4,825	\$6,291
2 BR / 1 BA	3	0.4	100.0%	878	0	NAP	NAP	3	100.0%	\$4,417	\$5,333
2 BR / 1.5 BA	4	0.5	100.0%	905	1	100.0%	\$2,687	3	100.0%	\$5,133	\$5,500
2 BR / 2 BA	216	26.1	92.6%	1,120	84	100.0%	\$2,367	132	87.9%	\$5,072	\$6,808
2 BR / 2.5 BA	1	0.1	100.0%	1,266	0	NAP	NAP	1	100.0%	\$8,000	\$7,692
3 BR / 2 BA	59	7.1	79.7%	1,344	9	100.0%	\$3,089	50	76.0%	\$7,580	\$8,165
3 BR / 2.5 BA	1	0.1	0.0%	1,322	0	NAP	NAP	1	0.0%	NAP	\$8,033
3 BR / 3 BA	3	0.4	100.0%	1,216	0	NAP	NAP	3	100.0%	\$7,633	\$7,387
3 BR / 3.5 BA	1	0.1	100.0%	1,237	0	NAP	NAP	1	100.0%	\$7,495	\$7,516
4 BR / 3 BA	1	0.1	100.0%	1,725	0	NAP	NAP	1	100.0%	\$10,300	\$10,481
4 BR / 3.5 BA	1	0.1	100.0%	1,908	0	NAP	NAP	1	100.0%	\$14,000	\$11,593
<b>Total/Wtd. Avg.</b>	<b>827</b>	<b>100.0%</b>	<b>92.0%</b>	<b>886</b>	<b>314</b>	<b>100.0%</b>	<b>\$2,020</b>	<b>513</b>	<b>87.1%</b>	<b>\$4,443</b>	<b>\$5,386</b>

(1) Based on the underwritten rent roll dated September 24, 2017.

(2) Source: Appraisal.

**The Market.** The Yorkshire & Lexington Towers properties are located in the Upper East Side neighborhood of New York, New York. The Upper East Side neighborhood is bordered by Central Park and the East River and is home to some of the city's oldest cultural institutions including the Metropolitan Museum of Art, The Guggenheim Museum, The Museum of the City of New York, and the Frick Collection, as well as upscale retailers and Michelin-starred restaurants. The Yorkshire Towers and Lexington Towers properties are located approximately five blocks and three blocks away from Central Park, respectively, and three blocks and five blocks away from Carl Shurz Park, respectively. The Yorkshire & Lexington Towers properties are within two blocks of Whole Foods and Fairway Market and surrounded by a variety of retail stores including Gap, Urban Outfitters, Banana Republic, LOFT, CVS, Duane Reade, Best Buy, Modell's Sporting Goods, Petco, East 86th Street Cinema and AMC Lowes Orpheum 7. Private and public schools are located throughout the Upper East Side neighborhood, adding to the area's attraction to families. In addition, the Upper East Side is home to several hospitals including Mount Sinai, Lenox Hill, Memorial Sloan-Kettering Cancer Center, Metropolitan, Gracie Square Hospital, Manhattan Eye, Ear and Throat, and Doctors Hospital. According to the appraisal, the vast collection of general and specialist health care creates a multi-billion-dollar industry.

The Yorkshire & Lexington Towers properties are served by numerous transportation options via the 4, 5 and 6 subway lines and the Q subway line, New York City's newest subway line extension along Second Avenue, with a station situated at East 86th Street on the corner of the Yorkshire Towers property and approximately two blocks from the Lexington Towers property, with connections to the F subway line at East 63rd Street. In addition, the M1, M2, M3 and M4 buses run along East 86th Street, providing north/south service to upper and lower Manhattan, while the M72 and M79 buses provide crosstown service to the west side of Manhattan. Metro-North at Grand Central Terminal and the 125th Street Station connect the Upper East Side to locations outside of Manhattan. Additional access to the Yorkshire & Lexington Towers properties is provided by Park Avenue (within three blocks to the west), a north/south thoroughfare that runs parallel to Madison Avenue to the west and Lexington Avenue to the east, and the Franklin D. Roosevelt East River Drive (within five blocks to the east), a freeway-standard parkway that begins north of the Battery Park Underpass at South and Broad Streets and runs along the entire length of the East River to the Triborough Bridge connecting with Harlem River Drive.

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According to a third party market research report, the estimated 2017 population and average household income within a one-, three-, and five-mile radius of the Yorkshire Towers property is 223,511, 1,227,080, and 2,936,240, respectively, and \$168,900, \$129,618, and \$108,388, respectively, and the estimated 2017 population and average household income within a one-, three-, and five-mile radius of the Lexington Towers property is 239,420, 1,234,297, and 2,884,223, respectively, and \$165,737, \$129,064, and \$108,766, respectively.

According to a third party market research report, as of the first quarter of 2017, the Manhattan rental market exhibited average rents of \$2,328 for studios, \$3,098 for one-bedrooms, \$4,098 for two-bedrooms, and \$5,261 for three-bedrooms. The market saw a vacancy rate of 1.92% as of the first quarter of 2017, compared to 2.06% as of the fourth quarter of 2016 and 1.77% as of the first quarter of 2016. According to a third party market research report, the Yorkshire & Lexington Towers properties are located in the Upper East Side apartment submarket, which exhibited an effective rent of \$4,247 per unit and a vacancy rate of 2.3%, as of the second quarter of 2017. There are 452 units scheduled to be delivered to the Upper East Side submarket over the next four years.

### Competitive Set Summary<sup>(1)</sup>

Unit Type	Minimum Monthly Rent	Average Monthly Rent	Maximum Monthly Rent
Studio	\$2,502	\$3,034	\$3,491
One-bedroom	\$2,802	\$4,054	\$4,982
Two-bedroom	\$3,803	\$6,376	\$7,926
Three-bedroom	\$5,505	\$9,353	\$12,143

(1) Source: Appraisals.

### Historical and Current Occupancy<sup>(1)</sup>

Property	2014	2015	2016	Current <sup>(2)</sup>
Yorkshire Towers	75.0%	65.0%	80.0%	93.0%
Lexington Towers	90.0%	77.0%	72.0%	86.9%

(1) Historical Occupancy is provided by the sponsor. Occupancies are as of December 31 of each respective year.

(2) Based on the September 24, 2017 underwritten rent roll.



## Mortgage Loan No. 15 — Yorkshire & Lexington Towers

### Operating History and Underwritten Net Cash Flow

	2015	2016	2017 <sup>(1)</sup>	Underwritten <sup>(2)</sup>	Appraisal Stabilized Year 4 <sup>(3)</sup>	Stabilized UW Year 4 <sup>(4)</sup>	Per Unit <sup>(5)</sup>	% <sup>(6)</sup>
Rents in Place <sup>(7)(8)</sup>	\$18,619,740	\$20,916,142	\$27,179,994	\$31,189,462	\$42,943,803	\$43,464,126	\$37,714	86.9%
Vacant Income	0	0	0	4,683,815	1,705,390	1,344,251	\$5,664	13.1%
<b>Gross Potential Rent</b>	<b>\$18,619,740</b>	<b>\$20,916,142</b>	<b>\$27,179,994</b>	<b>\$35,873,277</b>	<b>\$44,649,193</b>	<b>\$44,808,378</b>	<b>\$43,378</b>	<b>100.0%</b>
Total Reimbursements	0	0	0	0	0	0	\$0	0.0%
<b>Net Rental Income</b>	<b>\$18,619,740</b>	<b>\$20,916,142</b>	<b>\$27,179,994</b>	<b>\$35,873,277</b>	<b>\$44,649,193</b>	<b>\$44,808,378</b>	<b>\$43,378</b>	<b>100.0%</b>
(Vacancy/Collection Loss) <sup>(9)</sup>	(180,604)	(1,647,218)	(2,500,789)	(5,074,133)	(1,705,390)	(1,344,251)	(\$6,136)	(14.1%)
Other Income <sup>(10)</sup>	4,492,920	3,013,861	4,954,324	7,284,878	7,318,294	7,239,421	\$8,809	20.3%
<b>Effective Gross Income</b>	<b>\$22,932,055</b>	<b>\$22,282,785</b>	<b>\$29,633,529</b>	<b>\$38,084,023</b>	<b>\$50,262,097</b>	<b>\$50,703,547</b>	<b>\$46,051</b>	<b>106.2%</b>
<b>Total Expenses</b>	<b>\$12,878,848</b>	<b>\$12,726,214</b>	<b>\$13,814,501</b>	<b>\$14,135,899</b>	<b>\$16,235,888</b>	<b>\$16,576,405</b>	<b>\$17,093</b>	<b>37.1%</b>
<b>Net Operating Income</b>	<b>\$10,053,207</b>	<b>\$9,556,571</b>	<b>\$15,819,028</b>	<b>\$23,948,124</b>	<b>\$34,026,209</b>	<b>\$34,127,142</b>	<b>\$28,958</b>	<b>62.9%</b>
Total TI/LC, Capex/RR	0	0	0	183,139	263,191	183,139	\$221	0.5%
<b>Net Cash Flow</b>	<b>\$10,053,207</b>	<b>\$9,556,571</b>	<b>\$15,819,028</b>	<b>\$23,764,985</b>	<b>\$33,763,018</b>	<b>\$33,944,003</b>	<b>\$28,736</b>	<b>62.4%</b>

- (1) Represents the trailing twelve-month period ending December 31, 2017.
- (2) The increase in NOI is driven by a combination of higher occupancy levels and higher rental rates due to the conversion of rent stabilized units into free market units, unit renovations, and improved property amenities. Underwritten NOI is underwritten to the September 24, 2017 rent roll occupancy of 92.0%, compared to occupancy of 83.6% as of June 30, 2017.
- (3) Appraisal Stabilized Year 4 information is based on the appraisal, forecasting operating performance for September 1, 2020 to September 1, 2021 under the following assumptions: annual rent growth rates of 1.5% for Years 1 and 2 and 3.0% for Years 3 and 4 for rent stabilized units, and 4.0% for Year 1 and 4.0% in Years 2 to 4 for free market units, stabilized occupancy rate of 97.0%, real estate tax expenses at 5.75% for the Yorkshire Towers property and 8.0% for the Lexington Towers property annually, and operating expenses growing at 3.5% annually.
- (4) Stabilized UW Year 4 information is projected based on the following assumptions: annual rent growth rates of 1.5% for Years 1 and 2 and 3.0% for Years 3 and 4 for rent stabilized units, and 0.0% for Year 1 and 4.0% in Years 2 to 4 for free market units, rent-regulated units are converted at a rate of 10% (32 units in the first year and 220 units over holding period) to free market status, stabilized occupancy rate of 97.0%, rent regulated units assumed to be converted at a recapture rate of 10% to free market status (25 units for Year 1 and 170 units over the holding period at the Yorkshire Towers property and seven units for Year 1 and 50 units over the holding period at the Lexington Towers property), real estate tax expenses growing at 5.75% annually at the Yorkshire Towers property and 8.00% annually at the Lexington Towers property, and operating expenses growing at 3.5% annually. See "Description of the Mortgage Pool—Litigation and Other Considerations" in the Prospectus.
- (5) Per Unit values are based on 827 units.
- (6) % column representing percent of Net Rental Income for all revenue lines and represents percent of Effective Gross Income for the remainder of fields.
- (7) Rents In Place have been increasing due to higher asking rents for 69 rent regulated units that were converted and renovated into free market units over the 35 months ending August 2017 in combination with property-wide improvements, unit reconfigurations, and renovations of existing free market rents with luxury finishes.
- (8) Underwritten Rents in Place are underwritten to the September 24, 2017 rent roll, which reflects physical occupancy of 92.0% and includes the gross up of vacant space based on the appraiser's concluded market rents of \$4,683,815 and credit loss of (\$253,990). Underwritten Gross Potential Rent excludes four management units and two employee units with assumed rental rates of \$1 per month.
- (9) Vacancy/Collection Loss increased in 2016 over 2015 due to leasing incentives offered while the lobbies, hallways, roofs, and apartment units underwent renovation and construction.
- (10) Other Income includes contractual rent paid by the laundry operator of \$234,000 at the Yorkshire & Lexington Towers properties, contractual rent paid by six commercial tenants at the Yorkshire Towers property of \$5,278,134, contractual rent paid by six commercial tenants at the Lexington Towers property of \$1,127,432, eight storage leases at the Yorkshire Towers property of \$12,000, straight-line rent of \$414,930 for CVS Pharmacy at the Yorkshire Towers property and other non-rental income such as late fees, and pet fees. Total Other Rental Income was lower in 2015, 2016, and June 30, 2017 TTM primarily due to the CVS Pharmacy lease commencing May 2017 and A&P, a previous retail tenant, vacating in 2015.