

1615 South Atlantic Avenue
Daytona Beach, FL 32118

Collateral Asset Summary – Loan No. 18

Holiday Inn Resort Daytona Beach Oceanfront

Cut-off Date Balance: \$18,859,193
Cut-off Date LTV: 67.1%
U/W NCF DSCR: 1.52x
U/W NOI Debt Yield: 11.7%

Mortgage Loan Information

Loan Seller: JLC
Loan Purpose: Acquisition
Sponsor: Eugene Curcio
Borrowers: HIR DB PropCo LLC; HIR DB OpCo LLC
Original Balance: \$19,000,000
Cut-off Date Balance: \$18,859,193
% by Initial UPB: 2.1%
Interest Rate: 5.3340%
Payment Date: 6th of each month
First Payment Date: April 6, 2016
Maturity Date: March 6, 2026
Amortization: 360 months
Additional Debt: None
Call Protection: L(31), D(85), O(4)
Lockbox / Cash Management⁽¹⁾: Hard / Springing

Reserves

	Initial	Monthly
Taxes:	\$39,428	\$9,857
Insurance:	\$25,960	\$12,980
PIP Reserve:	\$1,000,000	\$0
Seasonality Reserve⁽²⁾:	\$84,600	Springing
FF&E:	\$0	1/12 of 4% of annual operating income

Financial Information

Cut-off Date Balance / Room:	\$100,315
Balloon Balance / Room:	\$83,989
Cut-off Date LTV⁽³⁾:	67.1%
Balloon LTV⁽³⁾:	56.2%
Underwritten NOI DSCR:	1.73x
Underwritten NCF DSCR:	1.52x
Underwritten NOI Debt Yield:	11.7%
Underwritten NCF Debt Yield:	10.3%

Property Information

Single Asset / Portfolio: Single Asset
Property Type: Full Service Hospitality
Collateral: Fee Simple
Location: Daytona Beach, FL
Year Built / Renovated: 1973 / 2010-2011
Total Rooms: 188
Property Management: Pelta Management Services, LLC
Underwritten NOI: \$2,203,809
Underwritten NCF: \$1,935,267
As-Is Appraised Value: \$26,500,000
As-Is Appraisal Date: February 1, 2016
As-Complete Appraised Value⁽³⁾: \$28,100,000
As-Complete Appraisal Date⁽³⁾: February 1, 2017

Historical NOI

Most Recent NOI:	\$2,340,075 (December 31, 2015)
2014 NOI:	\$2,311,429 (December 31, 2014)
2013 NOI:	\$2,230,228 (December 31, 2013)
2012 NOI:	\$2,135,839 (December 31, 2012)

Historical Occupancy / ADR / RevPAR

Most Recent Occupancy:	63.4% / \$128.26 / \$81.25 (December 31, 2015)
2014 Occupancy:	67.2% / \$115.07 / \$77.33 (December 31, 2014)
2013 Occupancy:	61.5% / \$116.45 / \$71.58 (December 31, 2013)
2012 Occupancy:	61.2% / \$105.21 / \$64.39 (December 31, 2012)

- (1) Cash management will be triggered (i) upon an event of default, (ii) if the debt yield falls below 7.5%, (iii) upon the early termination of the franchise agreement or (iv) 18 months prior to the expiration of the franchise agreement.
- (2) Borrower is required to deposit the amount scheduled per the Loan Documents (or an amount as determined by lender in its reasonable discretion) on each monthly payment date that occurs in the months of January through and including July of each year for the term of the loan.
- (3) The Cut-off Date LTV and Balloon LTV use the appraised value based on the "as-complete" value, which assumes completion of an estimated \$1.0 million PIP by February 1, 2017. \$1.0 million was reserved at loan origination in connection with the completion of the PIP. Based on the "as-is" appraised value, the Cut-off Date LTV and Balloon LTV are 71.2% and 59.6% respectively.

TRANSACTION HIGHLIGHTS

- **Property.** The Holiday Inn Resort Daytona Beach Oceanfront property is a seven-story, 188-room full service hotel located in Daytona Beach, Florida. Constructed in 1973 and most recently renovated in 2010-2011, the property features a restaurant, bar, outdoor pool, fitness center, sundry shop and approximately 1,750 sq. ft. of dedicated meeting space.
- **Location.** The Holiday Inn Resort Daytona Beach Oceanfront property benefits from 334 linear feet of direct beachfront along the main tourist corridor in Daytona Beach and is located approximately 1.1 miles south of the intersection between Atlantic Avenue and East International Speedway Boulevard, the main artery to the mainland and major Daytona Beach attractions. The 205,000 sq. ft. Ocean Center, Florida's fifth largest convention center, is located 2.1 miles north and the Daytona International Speedway is located approximately 6.5 miles southwest of the property.
- **Performance.** According to an industry report, the Holiday Inn Resort Daytona Beach Oceanfront property is in line with or outperforming the competitive set. As of June 2016, Holiday Inn Resort Daytona Beach Oceanfront Property exhibited trailing 12-month occupancy, ADR and RevPAR of 61.8%, \$137.89, and \$85.17, respectively, resulting in occupancy, ADR and RevPAR penetration rates of 93.9%, 100.6% and 94.4%, respectively.