

5308 Liberty Avenue  
Pittsburgh, PA 15224

Collateral Asset Summary – Loan No. 15

## Courtyard Marriott Shadyside

**Cut-off Date Balance:** \$15,500,000  
**Cut-off Date LTV:** 56.4%  
**U/W NCF DSCR:** 1.79x  
**U/W NOI Debt Yield:** 12.3%

### Mortgage Loan Information

<b>Loan Seller:</b>	CCRE
<b>Loan Purpose:</b>	Refinance
<b>Sponsors:</b>	Carey Watermark Investors Inc.
<b>Borrower:</b>	CWI Shadyside Hotel, LLC
<b>Original Balance:</b>	\$15,500,000
<b>Cut-off Date Balance:</b>	\$15,500,000
<b>% by Initial UPB:</b>	2.4%
<b>Interest Rate:</b>	5.9320%
<b>Payment Date:</b>	6 <sup>th</sup> of each month
<b>First Payment Date:</b>	April 6, 2017
<b>Maturity Date:</b>	March 6, 2022
<b>Amortization:</b>	Interest Only
<b>Additional Debt:</b>	None
<b>Call Protection:</b>	L(27), D(29), O(4)
<b>Lockbox / Cash Management<sup>(1)</sup>:</b>	Hard / Springing

### Reserves

	Initial	Monthly
<b>Taxes:</b>	\$239,068	\$37,314
<b>Insurance<sup>(2)</sup>:</b>	\$0	Springing
<b>FF&amp;E:</b>	\$0	4.0% of gross income from operations of the preceding month
<b>Closing Ground Rent<sup>(3)(4)</sup>:</b>	\$7,401	\$7,401

### Financial Information

<b>Cut-off Date Balance / Keys:</b>	\$117,424
<b>Balloon Balance / Keys:</b>	\$117,424
<b>Cut-off Date LTV:</b>	56.4%
<b>Balloon LTV:</b>	56.4%
<b>Underwritten NOI DSCR:</b>	2.04x
<b>Underwritten NCF DSCR:</b>	1.79x
<b>Underwritten NOI Debt Yield:</b>	12.3%
<b>Underwritten NCF Debt Yield:</b>	10.8%

### Property Information

<b>Single Asset / Portfolio:</b>	Single Asset
<b>Property Type:</b>	Select Service Hospitality
<b>Collateral<sup>(4)</sup>:</b>	Fee Simple / Leasehold
<b>Location:</b>	Pittsburgh, PA
<b>Year Built / Renovated:</b>	2003 / 2014
<b>Total Keys:</b>	132
<b>Property Management:</b>	Concord Hospitality Enterprises Company
<b>Underwritten NOI:</b>	\$1,899,708
<b>Underwritten NCF:</b>	\$1,666,949
<b>Appraised Value:</b>	\$27,500,000
<b>Appraisal Date:</b>	January 1, 2017

### Historical NOI

<b>Most Recent NOI:</b>	\$1,919,019 (December 31, 2016)
<b>2015 NOI:</b>	\$2,362,358 (December 31, 2015)
<b>2014 NOI:</b>	\$2,190,288 (December 31, 2014)
<b>2013 NOI:</b>	\$2,093,809 (December 31, 2013)

### Historical Occupancy

<b>Most Recent Occupancy:</b>	66.7% (December 31, 2016)
<b>2015 Occupancy:</b>	73.0% (December 31, 2015)
<b>2014 Occupancy:</b>	69.1% (December 31, 2014)
<b>2013 Occupancy:</b>	69.4% (December 31, 2013)

- (1) In-place cash management will commence upon and continue during the occurrence of (i) any event of default, or (ii) the failure by the borrower to maintain a DSCR of at least 1.45x at the end of two consecutive calendar quarters, until such time that the borrowers maintains a DSCR of at least 1.55x for two consecutive quarters.
- (2) The borrower is required to make monthly deposits for the payment of insurance in an amount equal to 1/12<sup>th</sup> of the estimated annual insurance premium if an event of default has occurred or is continuing or if the borrower has failed to provide satisfactory evidence that it maintains the required coverage under a reasonably acceptable blanket insurance policy.
- (3) The borrower is required to deposit \$7,401 into a ground rent reserve account on each payment date. The ground lease expires February 26, 2042.
- (4) The borrower owns a (i) fee simple interest in the hotel property, and (ii) a leasehold interest in an adjacent outside parking facility. The borrower has leased its fee interest in the Courtyard Marriott Shadyside Property to a wholly-owned entity, as operating lessee. The operating lessee is not an obligor under the Courtyard Marriott Shadyside Loan, but has collaterally assigned all rents and assets to lender pursuant to a separate security agreement. The operating lease is subordinate to the Courtyard Marriott Shadyside Loan and in the event of a foreclosure, the lender has the right to dissolve the operating lease.

## TRANSACTION HIGHLIGHTS

- **Property.** The Courtyard Marriott Shadyside property consists of the borrower's fee simple interest in a 132-key, six-story select service lodging facility and leasehold interest in a 131-space outdoor parking facility in Pittsburgh, Pennsylvania. The Courtyard Marriott Shadyside Property was built in 2003 and acquired by the Carey Watermark Investors in 2013 for \$29.9 million (\$226,136/key). Additionally in 2014, Carey Watermark Investors Inc. invested approximately \$2.2 million (\$16,667/key) in capital expenditures, including a full soft-goods renovation of the guest rooms and lobby. The Courtyard Marriott Shadyside Property is comprised of 126 guest rooms and 6 suites. Amenities include an indoor pool and whirlpool, fitness center, a business center, approximately 1,700 sq. ft. of meeting space, a Marriott Courtyard Bistro and a Starbucks. The Courtyard Marriott Shadyside Property operates as a Marriott Courtyard under a Marriott International, Inc. franchise agreement that expires on March 11, 2033.
- **Location.** The Courtyard Marriott Shadyside Property is located at 5308 Liberty Avenue in Pittsburgh, Pennsylvania, approximately 3.3 miles from downtown Pittsburgh. Additionally, the Courtyard Marriott Shadyside Property is situated directly adjacent to the University of Pittsburgh Medical Center Shadyside (520 beds), within 1 mile of Western Pennsylvania Hospital (412 beds), and less than 2 miles from the main campuses of the University of Pittsburgh and Carnegie Mellon University, which together enroll over 39,000 students.
- **Market.** According to hospitality research reports as of December 31, 2016, the Courtyard Marriott Shadyside Property exhibited trailing-12 month occupancy, ADR and RevPAR of 66.3%, \$158.07 and \$104.73, respectively, resulting in occupancy, ADR and RevPAR penetration rates of 94.9%, 115.8% and 109.9%, respectively.
- **Borrower Sponsor.** The borrower sponsor is Carey Watermark Investors Inc., a publicly registered non-traded REIT. Carey Watermark Investors Inc. is managed by W.P. Carey Inc. and Watermark Capital Partners, LLC. W.P. Carey Inc. is a New York-based REIT with approximately \$17 billion in total assets under ownership and management.