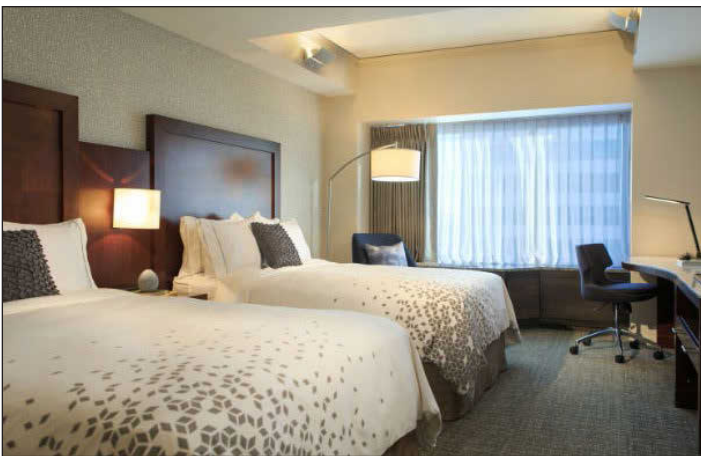


515 Madison Street  
Seattle, WA 98104

Collateral Asset Summary – Loan No. 5

## Renaissance Seattle

<b>Cut-off Date Balance:</b>	\$50,000,000
<b>Cut-off Date LTV:</b>	55.3%
<b>U/W NCF DSCR:</b>	2.15x
<b>U/W NOI Debt Yield:</b>	12.2%



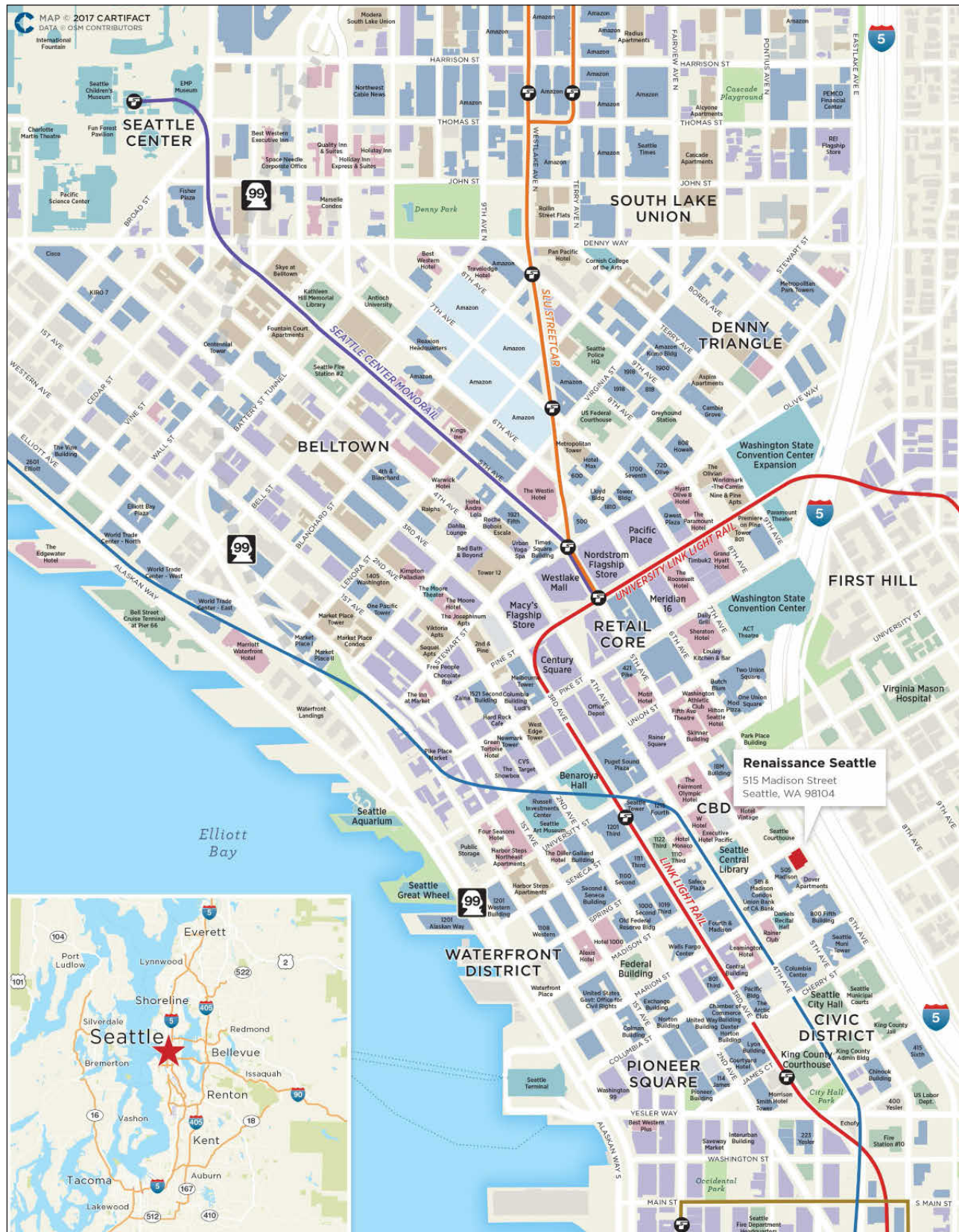


515 Madison Street  
Seattle, WA 98104

Collateral Asset Summary – Loan No. 5

## Renaissance Seattle

Cut-off Date Balance:	\$50,000,000
Cut-off Date LTV:	55.3%
U/W NCF DSCR:	2.15x
U/W NOI Debt Yield:	12.2%



515 Madison Street  
Seattle, WA 98104

Collateral Asset Summary – Loan No. 5

## Renaissance Seattle

**Cut-off Date Balance:** \$50,000,000  
**Cut-off Date LTV:** 55.3%  
**U/W NCF DSCR:** 2.15x  
**U/W NOI Debt Yield:** 12.2%

### Mortgage Loan Information

**Loan Seller:** JLC  
**Loan Purpose:** Refinance  
**Borrower Sponsor<sup>(1)</sup>:** Hedreen Holdings LLC  
**Borrower:** Madison Hotel LLC  
**Original Balance:** \$50,000,000  
**Cut-off Date Balance:** \$50,000,000  
**% by Initial UPB:** 5.5%  
**Interest Rate:** 4.8100%  
**Payment Date:** 6<sup>th</sup> of each month  
**First Payment Date:** June 6, 2017  
**Maturity Date:** June 6, 2027  
**Amortization:** Interest Only  
**Additional Debt<sup>(2)</sup>:** \$77,000,000 *Pari Passu* Debt  
**Call Protection<sup>(3)</sup>:** L(28), D(89), O(4)  
**Lockbox / Cash Management:** Hard / Springing

### Reserves<sup>(4)</sup>

	Initial	Monthly
<b>Taxes:</b>	\$95,000	\$116,000
<b>Insurance:</b>	\$280,000	\$28,000
<b>FF&amp;E:</b>	\$0	1/12 <sup>th</sup> of 5% of gross revenues
<b>PIP:</b>	\$2,866,271	NAP

### Financial Information<sup>(5)</sup>

<b>Cut-off Date Balance / Room:</b>	\$228,007
<b>Balloon Balance / Room:</b>	\$228,007
<b>Cut-off Date LTV<sup>(6)</sup>:</b>	55.3%
<b>Balloon LTV<sup>(6)</sup>:</b>	55.3%
<b>Underwritten NOI DSCR:</b>	2.50x
<b>Underwritten NCF DSCR:</b>	2.15x
<b>Underwritten NOI Debt Yield:</b>	12.2%
<b>Underwritten NCF Debt Yield:</b>	10.5%
<b>Underwritten NOI Debt Yield at Balloon:</b>	12.2%
<b>Underwritten NCF Debt Yield at Balloon:</b>	10.5%

### Property Information

**Single Asset / Portfolio:** Single Asset  
**Property Type:** Full Service Hospitality  
**Collateral:** Fee Simple  
**Location:** Seattle, WA  
**Year Built / Renovated:** 1978 / 2012-2017  
**Total Rooms:** 557  
**Property Management:** R.C. Hedreen Co.  
**Underwritten NOI:** \$15,488,805  
**Underwritten NCF:** \$13,316,315  
**"As is" Appraised Value:** \$229,700,000  
**"As is" Appraisal Date:** March 8, 2017  
**"As Stabilized" Appraised Value<sup>(6)</sup>:** \$255,000,000  
**"As Stabilized" Appraisal Date<sup>(6)</sup>:** April 1, 2021

### Historical NOI

<b>Most Recent NOI:</b>	\$16,867,017 (T-12 July 31, 2017)
<b>2016 NOI:</b>	\$16,093,069 (December 31, 2016)
<b>2015 NOI:</b>	\$15,824,756 (December 31, 2015)
<b>2014 NOI:</b>	\$14,462,443 (December 31, 2014)

### Historical Occupancy

<b>Most Recent Occupancy:</b>	85.0% (July 31, 2017)
<b>2016 Occupancy:</b>	84.0% (December 31, 2016)
<b>2015 Occupancy:</b>	82.2% (December 31, 2015)
<b>2014 Occupancy:</b>	84.1% (December 31, 2014)

- (1) The borrower sponsor is also the borrower sponsor of the Grand Hyatt Seattle mortgage loan which has a Cut-off Date Balance of \$50.0 million.
- (2) The Renaissance Seattle Whole Loan is evidenced by three *pari passu* notes in the aggregate original principal amount of \$127.0 million. The controlling Note A-1, with an original principal balance of \$50.0 million, will be included in the COMM 2017-COR2 mortgage trust. The *pari passu* companion loans comprised of the non-controlling Note A-2 and non-controlling Note A-3, with original principal amounts of \$50.0 million and \$27.0 million, respectively, will not be included in the trust and are expected to be initially held by JLC or an affiliate and contributed to a future securitization. For additional information regarding the *pari passu* notes, see "The Loan" herein.
- (3) The lockout period will be at least 28 payment dates beginning with and including the first payment date of June 6, 2017. Defeasance of the full Renaissance Seattle Whole Loan is permitted after the date that is the earlier to occur of (i) two years after the closing date of the securitization that includes the last *pari passu* note to be securitized and (ii) November 6, 2020. The assumed lockout period of 28 payments is based on the expected COMM 2017-COR2 securitization closing date in September 2017. The actual lockout period may be longer.
- (4) See "Initial Reserves" and "Ongoing Reserves" herein.
- (5) DSCR, LTV, Debt Yield, and Balance / Room calculations are based on the aggregate Renaissance Seattle Whole Loan balance of \$127.0 million.
- (6) The "As Stabilized" Appraised Value assumes the Renaissance Seattle Property has achieved a stabilized occupancy of 83.0% and an ADR of \$239.91. Based on the "As Stabilized" Appraised Value of \$255,000,000 as of April 1, 2021, the Cut-off Date LTV and Balloon LTV are equal to 49.8%. There are no assurances that the Renaissance Seattle Property will achieve the appraiser's stabilized occupancy and ADR assumptions in April 2021, or at all. The Renaissance Seattle Loan was underwritten based on the "As is" Appraised Value of \$229,700,000.

515 Madison Street  
Seattle, WA 98104

Collateral Asset Summary – Loan No. 5

## Renaissance Seattle

**Cut-off Date Balance:** \$50,000,000  
**Cut-off Date LTV:** 55.3%  
**U/W NCF DSCR:** 2.15x  
**U/W NOI Debt Yield:** 12.2%

### Historical Occupancy, ADR, RevPAR

Year	Renaissance Seattle Property <sup>(1)(2)</sup>			Competitive Set <sup>(3)</sup>			Penetration Factor		
	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR
2014	84.1%	\$174.69	\$146.85	82.9%	\$208.21	\$172.52	101.4%	83.9%	85.1%
2015	82.2%	\$190.49	\$156.66	84.3%	\$225.52	\$190.05	97.6%	84.5%	82.4%
2016	84.0%	\$195.73	\$164.38	82.2%	\$232.80	\$191.47	102.2%	84.1%	85.8%
T-12 June 2017	85.5%	\$200.92	\$171.70	85.1%	\$240.85	\$205.06	100.4%	83.4%	83.7%

(1) Beginning in 2014, following the extension of the original Marriott franchise agreement through August 2028, the borrower commenced a \$24.7 million (\$44,343 per room), chain-mandated property improvement plan ("PIP") encompassing guestroom renovations, elevator upgrades, noise mitigation for windows, ballroom HVAC and lighting upgrades, renovations to the public space, fitness center, 28th floor meeting room, and public restroom renovations and life safety upgrades. As of April 2017, a total of \$21.83 million had been spent and the future costs of the remaining PIP work was estimated to be approximately \$2.87 million, which amount was deposited into a PIP reserve account at loan closing. The remaining PIP work includes upgrades to the entry vestibules, lounge area, public restrooms, public escalators, elevator lobby, and the renovation of the Maxwell's Restaurant and Lounge.

(2) Source: Borrower provided financials.

(3) Source: Hospitality research report.

**The Loan.** The Renaissance Seattle mortgage loan (the "Renaissance Seattle Loan") is evidenced by a \$50.0 million fixed rate *pari passu* note that is part of a whole loan (the "Renaissance Seattle Whole Loan") secured by the borrower's fee simple interest in a 557-room full-service hotel located at 515 Madison Street in downtown Seattle, Washington (the "Renaissance Seattle Property"). The Renaissance Seattle Loan is evidenced by the controlling Note A-1, with an original principal balance of \$50.0 million, which will be included in the COMM 2017-COR2 mortgage trust. The Renaissance Seattle Whole Loan also includes the *pari passu* non-controlling Note A-2 and non-controlling Note A-3, with original principal balances of \$50.0 million and \$27.0 million, respectively, which are expected to be initially held by JLC or an affiliate and contributed to a future securitization.

The relationship between the holders of the Note A-1, Note A-2, and Note A-3 will be governed by a co-lender agreement as described under "Description of the Mortgage Pool—The Whole Loans—Renaissance Seattle Whole Loan" in the Prospectus.

Whole Loan Summary				
	Original Balance	Cut-off Date Balance	Note Holder	Controlling Piece
Note A-1	\$50,000,000	\$50,000,000	COMM 2017-COR2	Yes
Note A-2	\$50,000,000	\$50,000,000	JLC <sup>(1)</sup>	No
Note A-3	\$27,000,000	\$27,000,000	JLC <sup>(1)</sup>	No
<b>Total</b>	<b>\$127,000,000</b>	<b>\$127,000,000</b>		

(1) The notes held thereby are expected to be contributed to one or more future commercial mortgage securitization transactions.

The Renaissance Seattle Loan has an approximately 10-year term and requires interest only payments for the term of the loan. The Renaissance Seattle Loan accrues interest at a fixed rate equal to 4.8100% and has a cut-off date balance of \$50.0 million. Proceeds of the Renaissance Seattle Whole Loan were used to retire existing debt of approximately \$92.4 million, fund upfront reserves of approximately \$3.2 million, pay closing costs of approximately \$0.4 million and return approximately \$31.0 million of equity to the borrower sponsor. Based on the "As is" appraised value of \$229.7 million as of March 8, 2017, the Cut-off Date LTV ratio is 55.3%. The most recent prior financing of the Renaissance Seattle Property was not included in a securitization.

Sources and Uses					
Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Whole Loan Amount	\$127,000,000	100.0%	Loan Payoff	\$92,423,041	72.8%
			Return of Equity	\$30,950,266	24.4%
			Upfront Reserves	\$3,241,271	2.6%
			Closing Costs	\$385,422	0.3%
<b>Total Sources</b>	<b>\$127,000,000</b>	<b>100.0%</b>	<b>Total Uses</b>	<b>\$127,000,000</b>	<b>100.0%</b>

**The Borrower / Borrower Sponsor.** The borrower, Madison Hotel LLC, is a single purpose Delaware limited liability company structured to be bankruptcy-remote, with two independent directors in its organizational structure. The sponsor of the borrower and the nonrecourse carve-out guarantor is Hedreen Holdings LLC.

Richard Hedreen, the CEO of R.C. Hedreen Co., the parent company of Hedreen Holdings LLC, has over 50 years of experience in real estate development, acquisition, and management. The company has shifted its focus primarily to luxury hotels over the past decade, but its portfolio of projects includes retail, high-rise office buildings and single and multi-family homes. Mr. Hedreen's current real estate portfolio includes the Renaissance Seattle Property, the Grand Hyatt Seattle (also an asset in the COMM 2017-COR2 mortgage trust), the Hyatt @ Olive 8 and the 7th & Pine retail and parking property which is located directly below the Grand Hyatt Seattle hotel (but is not collateral for the Grand Hyatt Seattle Loan). All of the properties in Mr. Hedreen's current portfolio are located in downtown Seattle and all were originally developed by Mr. Hedreen.

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Collateral Asset Summary – Loan No. 5

## Renaissance Seattle

**Cut-off Date Balance:** \$50,000,000  
**Cut-off Date LTV:** 55.3%  
**U/W NCF DSCR:** 2.15x  
**U/W NOI Debt Yield:** 12.2%

Other notable developments by Mr. Hedreen include the Hilton Seattle, the Crowne Plaza Seattle Downtown hotel and the Olive 8 Condominiums which are 229 residential condominium units located above the Hyatt @ Olive 8 hotel, which were sold to individual owners after completion in 2009. The 40-story Hyatt @ Olive 8 tower has one of the largest green roofs in downtown Seattle (8,355 sq. ft.) and is LEED certified. The borrower sponsor's current portfolio is valued in excess of \$750.0 million.

**The Property.** The Renaissance Seattle Property is a 557-room, 28-story, AAA Four-Diamond rated, full-service hotel located at 515 Madison Street in downtown Seattle, Washington, within the Seattle central business district. The borrower completed the construction of the Renaissance Seattle Property in 1978. Beginning in 2014, following the extension of the original Marriott franchise agreement through August 2028, the borrower commenced a \$24.7 million (\$44,343 per room), chain-mandated PIP encompassing guestroom renovations, elevator upgrades, noise mitigation for windows, ballroom HVAC and lighting upgrades, renovations to the public space, fitness center, 28th floor meeting room and public restroom renovations and life safety upgrades. As of April 2017, a total of \$21.83 million had been spent and the future costs of the remaining PIP work, estimated to be \$2.87 million, was deposited into a PIP reserve account at loan closing. The remaining PIP work includes upgrades to the entry vestibules, lounge area, public restrooms, public escalators, elevator lobby, and the renovation of the Maxwell's Restaurant and Lounge. Of the \$24.7 million PIP, \$11.68 million (\$20,963 per room) was invested in replacement of all hard and soft goods, as well as bathroom upgrades, in every guestroom. The guestroom renovations were completed in April 2016. A summary of the recent PIP renovations is depicted below:

PIP Renovation Summary <sup>(1)</sup>				
Item	Status	Total	% of Total	Per Room
Guestrooms & Suites	Completed	\$11,676,490	47.3%	\$20,963
Function Space	Completed	\$2,890,916	11.7%	\$5,190
Public Elevators	Completed	\$2,403,659	9.7%	\$4,315
Food & Beverage Outlets	In Progress	\$2,078,773	8.4%	\$3,732
Public Entry/Lobby	In Progress	\$1,733,109	7.0%	\$3,112
Fitness Center	Completed	\$1,453,797	5.9%	\$2,610
Building Systems & Facilities	Completed	\$1,317,070	5.3%	\$2,365
Building Exterior & Windows	Completed	\$1,145,188	4.6%	\$2,056
<b>Total</b>		<b>\$24,699,004</b>	<b>100.0%</b>	<b>\$44,343</b>

(1) Source: Borrower.

The Renaissance Seattle Property features 557 newly renovated guestrooms and suites, a Maxwell's Restaurant and Lounge, the Lobby Court Coffee Bar & Lounge, R View Restaurant which also serves as the Renaissance Seattle Property's concierge lounge, approximately 27,900 sq. ft. of flexible meeting space, a newly renovated fitness center, a business center and a five-level subterranean parking garage containing 193 parking spaces. The Renaissance Seattle Property offers four guestroom configurations and suites. The configurations include 274 king guestrooms (350 sq. ft.), 207 double/double guestrooms (350 sq. ft.), 71 corner king guestrooms (750 sq. ft.) and 5 luxury suites (750 sq. ft.). Each guestroom at the Renaissance Seattle Property includes either a king or two double beds, at least one TV, a mini-fridge, a coffeemaker, work area with desk, dual line phones with voicemail, iron and ironing board, bathrobes, in-room safe, alarm clock radio and Wi-Fi throughout. Suites include a separate sitting area.

The Renaissance Seattle Property is subject to a franchise agreement with Marriott International, Inc. The franchise agreement commenced on March 1, 1998 and currently runs through August 14, 2028.

**Environmental Matters.** The Phase I environmental report, dated March 16, 2017, recommended no further action at the Renaissance Seattle Property.

**The Market.** The Renaissance Seattle Property is located in the area known as the retail core neighborhood in downtown Seattle, just south of the Denny Triangle, situated near South Lake Union, which represents one of the finest dining and shopping districts in the greater Seattle area. According to the appraiser, the Renaissance Seattle Property is located near the area's primary generators of lodging demand including dozens of upscale retailers and restaurants, major department stores, shopping centers, hotels, office buildings and the Washington State Convention Center ("WSCC"). Because of its central location, the retail core has a substantial daytime population throughout the week. According to the appraiser, the nearby neighborhoods Denny Triangle and South Lake Union represent two of the city's fastest growing neighborhoods. Amazon's corporate headquarters was relocated to South Lake Union in 2015.

According to the Downtown Seattle Association, Amazon's footprint totals 7.6 million sq. ft. with another 3.1 million sq. ft. under development. Amazon reportedly will occupy a total of 12.0 million sq. ft. by 2022, or equal to about a fifth of the inventory of downtown's best-in-class office space. The company's growth has allowed it to expand its headquarters in Seattle; in 2016, Amazon reportedly employed about 300,000 globally (24,000 in Washington), compared to 230,000 in 2015.

In 2015, Expedia announced plans to relocate its headquarters from Bellevue to Downtown Seattle. The development plans will allow Expedia to transition its 3,500 employees to the Seattle campus, with full occupancy by 2019. Additionally, several Silicon Valley high-tech companies, such as Google and Facebook, also have a presence in Seattle. In 2016, Google announced plans to relocate its Fremont campus to South Lake Union by 2019. Google's new campus, which began construction in the second quarter of 2017, will occupy 607,000 sq. ft. of office space and will be able to accommodate 3,000 to 4,000 employees.

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Collateral Asset Summary – Loan No. 5

## Renaissance Seattle

**Cut-off Date Balance:** \$50,000,000  
**Cut-off Date LTV:** 55.3%  
**U/W NCF DSCR:** 2.15x  
**U/W NOI Debt Yield:** 12.2%

The borrower sponsor is currently in the process of developing Seattle's largest hotel, the Hyatt Regency located 8th & Howell. The 1,260 room Hyatt Regency hotel broke ground in 2016, on a site previously owned by an affiliate of the borrower sponsor and has an estimated completion date in 2019. The Hyatt Regency will be adjacent to the Washington State Convention Center Addition ("WSCC Addition"), which is scheduled to open in 2020. The preliminary cost of the WSCC Addition project is estimated at over \$1.5 billion, and the expansion is expected to more than double the size of the existing WSCC, with an additional 440,000 sq. ft. of meeting space planned for the project. The WSCC Addition project is expected to provide several economic benefits, including as much as \$240.0 million annually in visitor spending, as many as 3,900 direct and indirect jobs, and some 6,000 jobs during construction.

The demand segmentation for the Renaissance Seattle Property consists of 50.0% corporate demand, 20.0% meeting and group demand, 15.0% leisure demand and 15.0% contract demand. The Renaissance Seattle Property's top corporate accounts include Boeing, Pricewaterhouse, Accenture, Deloitte and Ernst & Young.

The Renaissance Seattle Property's immediate marketplace serves eight competitive properties. The eight primary competitors range in size from 237 to 891 rooms and including the Renaissance Seattle Property, the overall competitive set collectively contains an aggregate of 4,137 rooms.

In total, the borrower sponsor has developed approximately 55.6% of the appraiser's competitive set by number of hotels (five of nine) and 48.6% by number of rooms (2,012 of 4,137), and currently owns 33.3% of the appraiser's competitive set by number of hotels (three of nine) and 32.9% by number of rooms (1,360 of 4,137).

The appraiser's primary competitors for the Renaissance Seattle Property are summarized in the table below:

Primary Competitive Set <sup>(1)</sup>						
Property	Rooms	Year Opened	Meeting Space (Sq. Ft.)	Estimated 2016 Occupancy	Estimated 2016 ADR	Estimated 2016 RevPAR
<b>Renaissance Seattle Property<sup>(2)</sup></b>	<b>557</b>	<b>1978</b>	<b>27,900</b>	<b>80-85%</b>	<b>\$190-200</b>	<b>\$160-170</b>
Grand Hyatt Seattle <sup>(2)</sup>	457	2001	22,000	80-85%	\$230-240	\$200-210
Hilton Seattle <sup>(3)</sup>	237	1970	6,000	90-95%	\$210-220	\$200-210
Fairmont Olympic Hotel Seattle	450	1924	17,500	65-70%	\$250-260	\$180-190
Westin Seattle	891	1929	48,000	80-85%	\$210-220	\$170-180
Marriott Seattle Waterfront Hotel	358	2003	11,000	80-85%	\$260-270	\$210-220
Hyatt @ Olive 8 <sup>(2)</sup>	346	2009	10,500	80-85%	\$220-230	\$190-200
Crowne Plaza Seattle Downtown <sup>(3)</sup>	415	1983	8,500	80-85%	\$170-180	\$140-150
W Hotel Seattle	426	1999	10,000	70-75%	\$230-240	\$170-180
<b>Total / Wtd. Avg.<sup>(4)</sup></b>	<b>4,137</b>			<b>81.6%</b>	<b>\$221.90</b>	<b>\$181.18</b>

(1) Source: Appraisal.

(2) Originally developed and currently owned by the borrower sponsor.

(3) Originally developed by the borrower sponsor and subsequently sold to a third party.

(4) The Renaissance Seattle Property is included in the calculations.



515 Madison Street  
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Collateral Asset Summary – Loan No. 5

## Renaissance Seattle

**Cut-off Date Balance:** \$50,000,000  
**Cut-off Date LTV:** 55.3%  
**U/W NCF DSCR:** 2.15x  
**U/W NOI Debt Yield:** 12.2%

### Cash Flow Analysis.

Cash Flow Analysis <sup>(1)</sup>						
	2014	2015	2016	T-12 7/31/2017	U/W	U/W per Room
Occupancy	84.1%	82.2%	84.0%	85.0%	83.0%	
ADR	\$174.69	\$190.49	\$195.73	\$201.68	\$204.77	
RevPAR	\$146.85	\$156.66	\$164.38	\$171.47	\$170.00	
Room Revenue	\$29,640,521	\$31,735,225	\$33,509,972	\$34,861,220	\$34,561,710	\$62,050
F&B Revenue	7,140,724	7,434,644	6,886,049	7,128,714	7,128,714	\$12,798
Other Revenue <sup>(2)</sup>	1,895,293	1,738,457	1,754,032	1,759,384	1,759,384	\$3,159
<b>Total Revenue</b>	<b>\$38,676,538</b>	<b>\$40,908,326</b>	<b>\$42,150,053</b>	<b>\$43,749,318</b>	<b>\$43,449,808</b>	<b>\$78,007</b>
Operating Expenses	13,384,095	14,018,669	14,478,567	14,870,542	14,800,453	\$26,572
Undistributed Expenses	7,646,897	7,726,135	7,946,486	8,158,495	8,140,706	\$14,615
<b>Gross Operating Profit</b>	<b>\$17,645,546</b>	<b>\$19,163,522</b>	<b>\$19,725,000</b>	<b>\$20,720,281</b>	<b>\$20,508,650</b>	<b>\$36,820</b>
Management Fee	590,086	609,244	579,003	531,690	1,303,494	\$2,340
Franchise Fee	1,188,186	1,272,210	1,343,966	1,396,939	1,728,086	\$3,102
Total Fixed Charges	1,404,830	1,457,312	1,708,963	1,924,634	1,988,265	\$3,570
<b>Net Operating Income</b>	<b>\$14,462,443</b>	<b>\$15,824,756</b>	<b>\$16,093,069</b>	<b>\$16,867,017</b>	<b>\$15,488,805</b>	<b>\$27,808</b>
FF&E <sup>(3)</sup>	1,933,827	2,045,416	2,107,503	2,187,466	2,172,490	\$3,900
<b>Net Cash Flow</b>	<b>\$12,528,617</b>	<b>\$13,779,339</b>	<b>\$13,985,567</b>	<b>\$14,679,551</b>	<b>\$13,316,315</b>	<b>\$23,907</b>

(1) Beginning in 2014, following the extension of the original Marriott franchise agreement through August 2028, the borrower commenced a \$24.7 million (\$44,343 per room), chain-mandated property improvement plan ("PIP") encompassing guestroom renovations, elevator upgrades, noise mitigation for windows, ballroom HVAC and lighting upgrades, renovations to the public space, fitness center, 28th floor meeting room, and public restroom renovations and life safety upgrades. As of April 2017, a total of \$21.83 million had been spent and the future costs of the remaining PIP work was estimated to be approximately \$2.87 million, which amount was deposited into a PIP reserve account at loan closing. The remaining PIP work includes upgrades to the entry vestibules, lounge area, public restrooms, public escalators, elevator lobby, and the renovation of the Maxwell's Restaurant and Lounge.

(2) Other Revenue includes telephone revenue, rental revenue, parking revenue, and miscellaneous other revenue.

(3) U/W FF&E represents approximately 5.0% of U/W Total Revenue.

**Property Management.** The Renaissance Seattle Property is managed by R.C. Hedreen Co., an affiliate of the borrower.

**Lockbox / Cash Management.** The Renaissance Seattle Loan is structured with a hard lockbox and springing cash management. All credit card receipts are required to be deposited by credit card processing companies directly into a lockbox account, and all non-credit card receipts are required to be deposited into the lockbox account within one business day of receipt by borrower or property manager. Amounts on deposit in the lockbox accounts will be transferred daily to an account controlled by the borrower unless a Cash Management Period (as defined below) is continuing. During a Cash Management Period, all funds in the lockbox account are required to be deposited into a lender-controlled cash management account and will be applied to pay monthly amounts due as required under the Renaissance Seattle Loan, and any excess amounts will be retained by the lender as additional collateral for the Renaissance Seattle Loan.

A "Cash Management Period" will occur (i) during the continuation of an event of default or (ii) if the debt yield is less than 7.5% for two consecutive quarters (until such time that the debt yield is at least 7.5% for two consecutive quarters).

**Initial Reserves.** At loan origination, the borrower deposited (i) \$2,866,271 into a PIP reserve account, (ii) \$95,000 into a tax reserve account and (iii) \$280,000 into an insurance reserve account.

**Ongoing Reserves.** On a monthly basis, the borrower is required to deposit reserves of (i) 1/12 of the estimated annual real estate taxes, which currently equates to \$116,000, into a tax reserve account, (ii) 1/12 of the estimated annual insurance premiums into an insurance account, which currently equates to \$28,000 and (iii) 1/12 of 5.0% of annual gross income, into an FF&E reserve account.

**Current Mezzanine or Subordinate Indebtedness.** None.

**Future Mezzanine or Subordinate Indebtedness Permitted.** None.