

2620 Watson Boulevard
Warner Robins, GA 31093

Collateral Asset Summary – Loan No. 19

City Crossing

Cut-off Date Balance: \$20,313,844
Cut-off Date LTV: 74.8%
U/W NCF DSCR: 1.41x
U/W NOI Debt Yield: 9.8%

Mortgage Loan Information

Loan Seller: JPMCB
Loan Purpose: Refinance
Borrower Sponsors: Isaac Sidaoui; David Sedgh; Jeffrey Brandler
Borrower: City Crossing Shopping Center LLC
Original Balance: \$20,362,500
Cut-off Date Balance: \$20,313,844
% by Initial UPB: 1.8%
Interest Rate: 4.7500%
Payment Date: 1st of each month
First Payment Date: May 1, 2017
Maturity Date: April 1, 2027
Amortization: 360 months
Additional Debt: None
Call Protection: L(25), YM1(89), O(6)
Lockbox / Cash Management⁽¹⁾: Hard / Springing

Reserves

	Initial	Monthly
Taxes:	\$62,164	\$12,433
Insurance:	\$19,654	\$2,808
Replacement⁽²⁾:	\$2,444	\$2,444
Ti/LC⁽²⁾:	\$14,314	\$14,314

Financial Information

Cut-off Date Balance / Sq. Ft.:	\$106
Balloon Balance / Sq. Ft.:	\$87
Cut-off Date LTV:	74.8%
Balloon LTV:	61.2%
Underwritten NOI DSCR:	1.56x
Underwritten NCF DSCR:	1.41x
Underwritten NOI Debt Yield:	9.8%
Underwritten NCF Debt Yield:	8.9%

Property Information

Single Asset / Portfolio: Single Asset
Property Type: Anchored Retail
Collateral: Fee Simple
Location: Warner Robins, GA
Year Built / Renovated: 2002 / NAP
Total Sq. Ft.: 190,851
Property Management: Colliers International Management – Atlanta, LLC
Underwritten NOI⁽³⁾: \$1,986,684
Underwritten NCF: \$1,799,230
Appraised Value: \$27,150,000
Appraisal Date: December 21, 2016

Historical NOI

Most Recent NOI: \$1,792,739 (T-12 March 31, 2017)
2016 NOI⁽³⁾: \$1,838,816 (December 31, 2016)
2015 NOI⁽⁴⁾: NAV
2014 NOI: \$1,448,454 (December 31, 2014)

Historical Occupancy

Most Recent Occupancy: 97.8% (March 21, 2017)
2016 Occupancy: 97.8% (December 31, 2016)
2015 Occupancy: 83.0% (December 31, 2015)
2014 Occupancy: NAV

- (1) In place cash management will be triggered upon (i) an event of default, (ii) the bankruptcy or insolvency action of the borrower or property manager or (iii) the debt service coverage ratio based on the trailing three-month-period falling below 1.20x.
- (2) Replacement reserves are subject to a cap of \$90,000. Ti/LC reserves are subject to a cap of \$350,000.
- (3) The increase from 2016 NOI to Underwritten NOI is due primarily to recent leasing at the City Crossing property, including two new tenants, rue21 and Carters, which signed leases in November 2016 accounting for \$170,164 in underwritten base rent. Additionally, HomeGoods underwritten rent represents the straight line average rent over its remaining lease term.
- (4) Due to the timing of the acquisition of the property by the borrower sponsor in 2015, exact 2015 financials were not made available at origination and therefore, 2015 NOI is not available.

TRANSACTION HIGHLIGHTS

- **Property/Tenant Mix:** The property is a 190,851 sq. ft. anchored shopping center located in Warner Robins, Georgia. Built in 2002, the property consists of four single-story buildings and is situated on an approximately 18.7-acre parcel. As of March 2017, the property was 97.8% leased to 18 tenants including national tenants such as Ross Dress for Less (Moody's/S&P: A3/A-), HomeGoods (Moody's/S&P: A2/A+), Michaels, Old Navy (Moody's/S&P/Fitch: Baa2/BB+/BB+), Dollar Tree and ULTA Beauty. The largest tenant, Ross Dress for Less, has been in occupancy at the property since it opened in 2002, renewed its lease in November 2016 two years prior to the original lease expiration in 2018 and has a current lease expiration of January 2023. As of the most recent reporting period in 2015, Ross Dress for Less had sales of approximately \$232 PSF and an occupancy cost of approximately 4.2%. The City Crossing property has 986 parking spaces which equates to a parking ratio of approximately 5.17 spaces per 1,000 sq. ft. HomeGoods has the right to terminate its lease effective as of August 16, 2020, with notice on or prior to February 16, 2020 and the payment of a termination fee.
- **Market/Location.** The City Crossing property is located at the intersection of Watson Boulevard to the south and Carl Vinson Boulevard to the west, each a major thoroughfare with a combined traffic count of 40,280 vehicles daily. The property benefits from its location within the established retail corridor of Warner Robins and the surrounding neighborhood primarily consists of service stations, fast food restaurants, shopping centers and other retail and general commercial uses. Additionally, Houston County Galleria, a 420,843 sq. ft. regional shopping mall anchored by Sears, Belk, JCPenney and Galleria 15 Cinemas, is located approximately 1.5 miles west of the property. According to the appraiser, the estimated 2016 population and average household income in a one-, three- and five-mile radius are 6,786, 57,236 and 106,826 and \$47,328, \$56,786 and \$62,508, respectively.
- **Sponsorship/Loan History.** The sponsors of the borrower, Isaac Sidaoui, David Sedgh and Jeffrey Brandler are each principals of Sedgh Group LLC ("Sedgh Group"). Founded in 1993, the Sedgh Group is a Beverly Hills, California based real estate investment company with a primary focus on retail properties. The Sedgh Group's investment focus is in Georgia, Alabama, Florida, North Carolina, South Carolina, Virginia, Indiana and Ohio, where it collectively owns over 1.0 million sq. ft. of retail, office and multifamily assets. The borrower sponsors purchased the City Crossing property in October 2015 for approximately \$23.0 million (\$120 PSF) when the property was 86.0% occupied. The property was previously collateral for a loan that was securitized in 2007 by Bank of America in the BACM 2007-2 securitization trust. The prior loan of approximately \$17.4 million ultimately defaulted and was transferred to special servicing in 2011. The special servicer eventually foreclosed on the property and the borrower sponsors for the current mortgage loan acquired the property using financing provided by Jeffries LoanCore, LLC. The proceeds of the mortgage loan paid off the acquisition financing in full.