

1033 West Centennial Boulevard
Highlands Ranch, CO 80129

Collateral Asset Summary – Loan No. 11

AMC Theatres Denver

Cut-off Date Balance: \$23,500,000
Cut-off Date LTV: 59.8%
U/W NCF DSCR: 1.65x
U/W NOI Debt Yield: 11.1%

Mortgage Loan Information

Loan Seller: CCRE
Loan Purpose: Refinance
Sponsors: Hugh M. Boss; James S. Taylor; Mark A. Dunn
Borrower: AMC – Florida Sherwood Forest, LLC
Original Balance: \$23,500,000
Cut-off Date Balance: \$23,500,000
% by Initial UPB: 3.3%
Interest Rate: 5.1100%
Payment Date: 6th of each month
First Payment Date: January 6, 2016
Maturity Date: December 6, 2025
Amortization: Interest only for first 36 months; 360 months thereafter
Additional Debt: None
Call Protection⁽¹⁾: L(25), D(91), O(4)
Lockbox / Cash Management⁽²⁾: Hard/ Springing

Reserves

	Initial	Monthly
Taxes⁽³⁾:	\$45,000	Springing
Insurance⁽³⁾:	\$12,375	Springing
Replacement⁽⁴⁾:	\$0	Springing
Renovation Reserve⁽⁵⁾:	\$4,500,000	NAP

Financial Information

Cut-off Date Balance / Sq. Ft.:	\$215
Balloon Balance / Sq. Ft.:	\$191
Cut-off Date LTV⁽⁶⁾:	59.8%
Balloon LTV:	53.1%
Underwritten NOI DSCR:	1.70x
Underwritten NCF DSCR:	1.65x
Underwritten NOI Debt Yield:	11.1%
Underwritten NCF Debt Yield:	10.8%

Property Information

Single Asset / Portfolio: Single Asset
Property Type: Retail / Single Tenant
Collateral: Fee Simple
Location: Highlands Ranch, CO
Year Built / Renovated: 1998 / 2015
Total Sq. Ft.: 109,260
Property Management: Self-managed
Underwritten NOI: \$2,609,686
Underwritten NCF: \$2,533,204
Appraised Value⁽⁶⁾: \$39,300,000
Appraisal Date: September 24, 2015

Historical NOI

Most Recent NOI:	\$2,910,700 (T-8 August 30, 2015 Ann.)
2014 NOI:	\$2,917,895 (December 31, 2014)
2013 NOI:	\$2,851,774 (December 31, 2013)
2012 NOI:	\$2,653,506 (December 31, 2012)

Historical Occupancy

Most Recent Occupancy:	100.0% (December 30, 2015)
2014 Occupancy:	100.0% (December 31, 2014)
2013 Occupancy:	100.0% (December 31, 2013)
2012 Occupancy:	100.0% (December 31, 2012)

- (1) On December 30, 2015, the borrower requested and the mortgage loan seller consented to the release of a 6.05 acre non-income producing portion of the collateral, which parcel was not included in the appraised value and was not included in the loan underwriting. The free release was subject to and satisfied the conditions set forth in the loan agreement.
- (2) A cash management period is required to commence upon the occurrence of (i) any event of default under the mortgage loan; (ii) any bankruptcy action of the borrower, managing member of the borrower, guarantor or manager has occurred; (iii) AMC, among other things, (a) terminates or gives notice of its intent to terminate its lease, (b) fails to continuously operate or (c) is the subject of a bankruptcy action; or (iv) after the end of a calendar quarter, the borrower has failed to maintain a debt service coverage ratio of at least 1.15x, until such time as the debt service coverage ratio is at least 1.20x.
- (3) The borrowers will be required to deposit 1/12 of the annual real estate taxes and insurance premiums if, among other things, (i) the AMC lease is no longer in effect, (ii) the premise has been sublet by AMC, (iii) a cash management period has occurred and is continuing, (iv) an event of default has occurred, (v) with respect to the taxes, the tenant fails to pay all taxes in a timely manner or (vi) with respect to insurance, the tenant fails to pay all insurance premiums in a timely manner.
- (4) Upon the occurrence of an event of default, the borrower is required to make monthly deposits of \$1,821 into the replacement reserve account. The replacement reserve is subject to a cap of \$50,000 so long as no default or event of default has occurred and is continuing.
- (5) On the origination date, the borrower deposited \$4,500,000 into the AMC renovation reserve for payment of the costs of the AMC renovation project.
- (6) Based on the "As Complete" appraised value, which assumes, among other things, that the lease extension has been completed and the renovations have been complete. Based on the "As-Is" appraised value of \$34,800,000, the Cut-off Date LTV is 67.5%. At origination, the borrower deposited \$4,500,000 into the renovation reserve for payment of the costs of the AMC renovation project.

TRANSACTION HIGHLIGHTS

- **Property.** AMC Theatres Denver is a 24-screen, 109,260 sq. ft. movie theater located at 103 West Central Boulevard in Highlands Ranch, Colorado. The property is 100.0% occupied by American Multi-Cinema, Inc. ("AMC") and has been an AMC Theatre since its opening in 1998. In addition, the AMC Theatres Denver is the fourth highest performing theater in the state of Colorado. In 2015, the AMC Theatre Denver property reported sales of \$11,248,755 (\$468,698 per screen).
- **Lease Extension & Renovation.** AMC Theatres recently executed a lease renewal/extension through 2031, with three successive five-year extension options. In conjunction with the lease extension, AMC has indicated it will be renovating the property for a total cost of \$9.6 million (\$4.5 million contributed by the borrower and \$5.1 million contributed by AMC). The renovation will include full re-seating of the auditoriums, restroom upgrades, exterior/entrance/box office updates, lobby and hallway upgrades, and concessions upgrades to reconfigure the theater. The new seats in the auditoriums will consist of La-Z-Boy-type, fully reclining, seats.
- **Market & Location.** The property is located in Highlands Ranch, which is a bedroom community for many who work in the nearby Denver Technical Center, Meridian Business Park and Inverness Business Park. The surrounding three mile radius of the property reported a population of 97,172 and an average household income exceeding \$115,000. Many local and national restaurants are located in the immediate area, which include Outback Steak House, Red Robin, CB & Potts and The Rock. In addition, Highlands Ranch is located in Douglas County, which is ranked as one of America's top 10 wealthiest counties by Forbes and CNN Money.