

CA and AZ

Collateral Asset Summary – Loan No. 14

West Coast Albertsons Portfolio

Cut-off Date Balance: \$29,000,000
Cut-off Date LTV: 31.7%
U/W NCF DSCR: 4.17x
U/W NOI Debt Yield: 18.0%

Mortgage Loan Information

Loan Seller:	GACC
Loan Purpose:	Acquisition
Borrower Sponsor:	Credit RE Operating Company, LLC
Borrowers:	CLNC NNN Alberts CA, LLC; CLNC NNN Alberts AZ, LLC
Original Balance⁽¹⁾:	\$29,000,000
Cut-off Date Balance⁽¹⁾:	\$29,000,000
% by Initial UPB:	2.7%
Interest Rate⁽²⁾:	4.0473404255%
Payment Date:	6 th of each month
First Payment Date:	October 6, 2018
Anticipated Repayment Date⁽²⁾:	September 6, 2028
Maturity Date⁽²⁾:	September 6, 2033
Amortization:	Interest Only, ARD
Additional Debt:	\$65,000,000 <i>Pari Passu</i> Debt; \$106,000,000 Mezzanine Debt
Call Protection:	L(25), D(91), O(4)
Lockbox / Cash Management⁽³⁾:	Hard / Springing

Property Information

Single Asset / Portfolio:	Portfolio of 2 properties
Property Type:	Warehouse Industrial
Collateral:	Fee Simple
Location:	CA and AZ
Year Built / Renovated:	Various / Various
Total Sq. Ft.:	2,798,877
Property Management:	Self-managed
Underwritten NOI:	\$16,885,887
Underwritten NCF:	\$16,078,025
Appraised Value:	\$296,300,000
Appraisal Date:	July 2018

Historical NOI⁽⁷⁾

Most Recent NOI:	NAV
2017 NOI:	NAV
2016 NOI:	NAV
2015 NOI:	NAV

Reserves⁽⁴⁾

	Initial	Monthly
Taxes:	\$0	Springing
Insurance:	\$0	Springing
Replacement:	\$0	Springing
TI/LC:	\$0	Springing
Rent:	\$0	Springing
Lease Sweep:	\$0	Springing

Historical Occupancy⁽⁷⁾

Most Recent Occupancy:	100.0% (October 6, 2018)
2017 Occupancy:	NAV
2016 Occupancy:	NAV
2015 Occupancy:	NAV

Financial Information

	Whole Loan ⁽⁵⁾	Total Debt ⁽⁶⁾
Cut-off Date Balance / Sq. Ft.:	\$34	\$71
Balloon Balance / Sq. Ft.:	\$34	\$71
Cut-off Date LTV:	31.7%	67.5%
Balloon LTV:	31.7%	67.5%
Underwritten NOI DSCR:	4.38x	1.75x
Underwritten NCF DSCR:	4.17x	1.66x
Underwritten NOI Debt Yield:	18.0%	8.4%
Underwritten NCF Debt Yield:	17.1%	8.0%

- (1) The Original Balance of \$29.0 million and Cut-off Date Balance of approximately \$29.0 million represent the non-controlling Note A-2 which, together with the *pari passu* controlling Note A-1 with an original principal balance of \$45.0 million and the *pari passu* non-controlling Note A-3 with an original principal balance of \$20.0 million, comprise the West Coast Albertsons Portfolio whole loan with an aggregate original principal amount of \$94.0 million. Notes A-1 and A-3 are expected to be contributed to the Benchmark 2018-B6 securitization transaction.
- (2) From and after the anticipated repayment date (the "Anticipated Repayment Date" or "ARD"), the West Coast Albertsons Portfolio whole loan will bear interest at a rate *per annum* equal to the greater of (a) the initial interest rate plus 300 basis points, (b) the then 10-year swap yield plus 419 basis points and (c) the default rate (if applicable).
- (3) Before the ARD, in place cash management will be triggered upon the occurrence of a Trigger Period (as defined below). After the ARD, in place cash management is required.

- (4) During a Trigger Period (as defined herein), on each monthly payment date, the West Coast Albertsons Portfolio borrowers are required to deposit (i) payments of rent under the two leases (which provide for quarterly rental payments), (ii) an amount equal to one-twelfth of the taxes that the lender estimates will be payable during the next ensuing 12 months into the tax reserve account, (iii) an amount equal to one-twelfth of the insurance premiums that lender estimates will be payable for the renewal of the coverage afforded by the policies upon the expiration thereof into the insurance reserve account, (iv) an amount equal to \$23,324 for annual capital expenditures into the capital expenditure reserve account, (v) an amount equal to \$46,648 for tenant improvements and leasing commissions into the TI/LC reserve account and (vi) during a Lease Sweep Period (as defined herein), available cash will be swept into the lease sweep reserve account. A "Trigger Period" will commence upon the occurrence of (i) an event of default, (ii) the commencement of a Low Debt Service Period, (iii) a mezzanine loan default, (iv) the commencement of a Lease Sweep Period or (v) the ARD. A "Low Debt Service Period" will commence if (i) the combined debt service coverage ratio of the West Coast Albertsons Portfolio whole loan and West Coast Albertsons Portfolio mezzanine loan ("West Coast Albertsons Portfolio Total Debt") is less than 1.40x, and will end when the West Coast Albertsons Portfolio Total Debt has achieved a debt service coverage ratio of at least 1.40x for two consecutive quarters or (ii) the West Coast Albertsons Portfolio whole loan debt service coverage ratio is less than 3.10x, and will end if the West Coast Albertsons Portfolio whole loan has achieved a debt service coverage ratio of at least 3.10x for two consecutive calendar quarters. A "Lease Sweep Period" will commence prior to the ARD upon the occurrence of (i) the date that a Lease Sweep Lease (as defined below), or a material portion thereof, is surrendered, cancelled or terminated prior to its then current expiration date or the receipt by the West Coast Albertsons Portfolio borrowers or the property manager of notice from any tenant under a Lease Sweep Lease of its intent to surrender, cancel, terminate or not renew the Lease Sweep Lease (or a material portion thereof) (it being understood and agreed that, for purposes of this clause (i) 25% or more of the Lease Sweep Lease space under a Lease Sweep Lease will constitute a "material portion" of such Lease Sweep Lease space), (ii) the date that any tenant under a Lease Sweep Lease discontinues its business (i.e., "goes dark") at its greater than 50% of its Lease Sweep Lease space at any individual property or give notice that it intends to discontinue its business at greater than 50% of its Lease Sweep Lease space at any individual property (a "Go-Dark Event"), (iii) upon a default under a Lease Sweep Lease by the tenant thereunder that continues beyond any applicable notice and cure period or (iv) the occurrence of a Lease Sweep Lease tenant party insolvency proceeding. A "Lease Sweep Lease" means any of (i) the Safeway lease, (ii) the Albertsons lease, (iii) any other lease whereby Albertsons Companies Inc. is a tenant or guarantor of such lease or (iv) any replacement lease covering a majority of space demised pursuant to (i), (ii) or (iii) hereof.
- (5) Whole Loan DSCR, LTV, Debt Yield and Balance / Sq. Ft. calculations are based on the aggregate Cut-off Date Balance of the West Coast Albertsons Portfolio whole loan, which has an aggregate principal balance of \$94.0 million.
- (6) Total Debt DSCR, LTV, Debt Yield and Balance / Sq. Ft. calculations are based on the aggregate Cut-off Date Balance of the West Coast Albertsons Portfolio whole loan and the principal balance of the related mezzanine loan, totaling \$200.0 million.
- (7) The Borrower Sponsors acquired the West Coast Albertsons Portfolio property in August 2018. As a result, historical financial information and occupancy information prior to 2018 is unavailable.

TRANSACTION HIGHLIGHTS

- Property and Tenancy.** The West Coast Albertsons Portfolio consists of two industrial warehouse distribution facilities totaling approximately 2.8 million sq. ft. located in Tracy, California (the "CA Property") and Tolleson, Arizona (the "AZ Property"). The West Coast Albertsons Portfolio is currently 100.0% leased to Safeway, Inc. ("Safeway") and Albertsons, LLC ("Albertsons") with both leases guaranteed by the global parent company Albertsons Companies, Inc. (rated B1/B by Moody's/S&P). The CA Property was built in 1992 for Safeway and the AZ Property was originally built in 1993 for Albertsons. As part of the sale-leaseback transaction with CLNC, Albertsons entered into two individual, absolute triple-net ("NNN") leases on August 16, 2018 with an initial term of 20 years and nine, 5-year extension options. Albertsons has invested approximately \$135.0 million to upgrade and customize both properties including (i) approximately \$95.0 million of capital invested since 2017 for the AZ Property related to expansion, robotic automation, site work and associated upgrades and (ii) approximately \$40.0 million of capital invested in 2015 for the CA Property related to mechanical automation.
- Strategic Location.** The West Coast Albertsons Portfolio plays an important role in Albertsons' west coast retail supply chain. The CA Property was built for Safeway and services all of Northern California and 22 stores in Hawaii via shipping containers. The AZ Property was built for Albertsons and represents the only distribution center in Arizona for Albertsons.
- Borrower Sponsor.** Credit RE Operating Company, LLC is the borrower sponsor and the guarantor of certain nonrecourse carve-outs under the West Coast Albertsons Portfolio whole loan. The West Coast Albertsons Portfolio guarantor is wholly owned by Colony Credit Real Estate, Inc. Colony Credit Real Estate, Inc. (NYSE: CLNC) ("CLNC") is a large publicly traded commercial real estate credit REIT focused on originating, acquiring, financing and managing a diversified portfolio of commercial real estate debt and net leased real estate investments. CLNC primarily invests in senior mortgage loans, mezzanine loans, preferred equity, debt securities and net leased properties predominantly in the United States. CLNC is externally managed by an affiliate of Colony Capital, Inc. (NYSE: CLNY) ("CLNY"), a global real estate and investment management firm, which invests across the real estate capital structure and manages public, diversified mortgage REITs. As of June 30, 2018, CLNY employs more than 400 people worldwide across 19 locations.