

Various, OH

Collateral Asset Summary – Loan No. 13

IRG Portfolio**Cut-off Date Balance:** \$27,401,208**Cut-off Date LTV:** 68.8%**U/W NCF DSCR:** 1.46x**U/W NOI Debt Yield:** 11.1%**Mortgage Loan Information**

Loan Seller:	GACC
Loan Purpose:	Refinance
Borrower Sponsors:	Stuart Lichter; Christopher Semarjian
Borrowers:	HBP Euclid I, LLC; LMA Commerce IV, LLC; LMA Commerce V, LLC; LMA Massillon III, LLC; NRR Commerce III, LLC; Rockside Commerce III, LLC
Original Balance⁽¹⁾:	\$27,500,000
Cut-off Date Balance⁽¹⁾:	\$27,401,208
% by Initial UPB:	2.6%
Interest Rate:	4.6600%
Payment Date:	6 th of each month
First Payment Date:	September 6, 2017
Maturity Date:	August 6, 2027
Amortization:	360 months
Additional Debt⁽¹⁾:	\$44,838,341 <i>Pari Passu</i> Debt
Call Protection:	L(27), D(89), O(4)
Lockbox / Cash Management⁽²⁾:	Hard / Springing

Property Information

Single Asset / Portfolio:	Portfolio of five properties
Property Type:	Flex/Warehouse/Distribution - Industrial
Collateral:	Fee Simple
Location:	Various, OH
Year Built / Renovated:	Various / Various
Total Sq. Ft.:	3,882,864
Property Management:	IRG Realty Advisors, LLC
Underwritten NOI⁽⁷⁾:	\$7,985,792
Underwritten NCF:	\$6,569,969
Appraised Value:	\$105,000,000
Appraisal Date:	June 2, 2017

Historical NOI

Most Recent NOI⁽⁷⁾:	\$6,754,191 (T-4 4/30/2017 Ann.)
2016 NOI:	\$9,051,367 (December 31, 2016)
2015 NOI:	\$8,533,347 (December 31, 2015)
2014 NOI:	\$8,702,304 (December 31, 2014)

Reserves

	Initial	Monthly
Taxes:	\$100,625	\$100,625
Insurance⁽³⁾:	\$0	Springing
Replacement⁽⁴⁾:	\$0	\$32,301
TI/LC⁽⁵⁾:	\$500,000	\$44,583
Free Rent:	\$1,235,564	\$0

Historical Occupancy

Most Recent Occupancy:	83.6% (June 27, 2017)
2016 Occupancy:	88.5% (December 31, 2016)
2015 Occupancy:	88.9% (December 31, 2015)
2014 Occupancy:	87.9% (December 31, 2014)

Financial Information⁽⁶⁾

Cut-off Date Balance / Sq. Ft.:	\$19
Balloon Balance / Sq. Ft.:	\$15
Cut-off Date LTV:	68.8%
Balloon LTV:	56.1%
Underwritten NOI DSCR:	1.78x
Underwritten NCF DSCR:	1.46x
Underwritten NOI Debt Yield:	11.1%
Underwritten NCF Debt Yield:	9.1%

- (1) The Original Balance of \$27.5 million and the Cut-off Date Balance of \$27.4 million represents the non-controlling Note A-2 which, together with the controlling Note A-1, comprise the IRG Portfolio Whole Loan with an aggregate original principal balance of \$72.5 million. The Note A-1 was contributed to the JPMDB 2017-C7 mortgage trust.
- (2) In place cash management will be triggered (i) upon an event of default or (ii) if the debt service coverage ratio falls below 1.20x until such time that the debt service coverage ratio is at least 1.25x for two consecutive quarters.
- (3) The borrower will be required to deposit 1/12 of the annual insurance premiums into an Insurance reserve account if an acceptable blanket insurance policy is no longer in place.
- (4) Replacement Reserves are subject to a cap of \$1,000,000.
- (5) TI/LC Reserves are subject to a cap of \$2,000,000.
- (6) DSCR, LTV, Debt Yield and Balance / Sq. Ft. calculations are based on the aggregate Cut-off Date Balance of the IRG Portfolio Whole Loan.
- (7) Most Recent NOI represents the T-4 April 30, 2017 annualized cash flow. The decrease in Most Recent NOI from 2016 NOI is due to Lockheed Martin vacating a portion of its space at the LMA Building D in September 2016, which consisted of 171,167 sq. ft. with annual rent of \$809,340. In addition, the T-4 April 30, 2017 annualized number reflects utilities of approximately \$10.9 million as compared to average utility expenses of approximately \$9.5 million from 2014 to 2016. The increase in utility expense is due to the annualized numbers being higher than typical annual numbers because they are based on facilities operating in Ohio during the winter months. As a result, the increase in U/W NOI reflects the utility expenses being underwritten at a normalized amount.

TRANSACTION HIGHLIGHTS

- Properties.** The IRG Portfolio consists of five industrial properties totaling approximately 3.9 million sq. ft. The properties are located across Ohio, with the largest concentrations located in Akron (1,653,065 sq. ft.) and Euclid (1,600,000 sq. ft.). The properties were built between 1940 and 1986, with some of the properties having undergone renovations between 1983 and 2010. The properties range in size from approximately 256,000 sq. ft. to 1,600,000 sq. ft. The properties were acquired by Industrial Realty Group ("IRG") between 2004 and 2011 for an aggregate cost of approximately \$31.8 million. According to the borrower sponsor, since acquisition, approximately \$32.6 million has been invested into the properties on building renovations and tenant improvements, increasing the borrower sponsor's cost basis to approximately \$64.3 million. As of June 27, 2017, the IRG Portfolio was 83.6% leased to 27 tenants across a wide range of industries including logistics, manufacturing, distribution and engineering, among others.
- Market.** HBP Euclid, LMA Massillon & Building E, LMA Building D and Rockside Commerce are all located in the Cleveland-Akron metropolitan statistical area. The region is home to seven Fortune 500 firms including Progressive, Goodyear Tire, First Energy, Parker-Hannifin, Sherwin Williams, TravelCenters of America, and J.M. Smucker. The Cleveland Industrial Market consists of a total inventory of approximately 490.9 million sq. ft. in 12,820 buildings as of the first quarter 2017. The flex sector makes up 5.2% of the industrial market and consists of approximately 25.6 million sq. ft. within 854 projects. The warehouse sector consists of 465,280,804 sq. ft. within 11,966 buildings. The NRR Commerce building is located in the Youngstown-Warren-Boardman metropolitan statistical area, anchored by three cities: Youngstown, Warren, and Boardman. The area is considered to be within Ohio's rustbelt region and sits within the Utica and Marcellus shale regions, two of the nation's most important natural gas producing sites. Top employers include General Motors Corp., Mercy Health, ValleyCare Health System, and Youngstown Air Reserve Station. The MSA's industrial market consists of a total inventory of approximately 58.6 million sq. ft. located within 1,571 buildings. With respect to the three largest properties by allocated loan amount, according to the appraisal and as of the first quarter of 2017, (i) the submarket for the HBP Euclid property (Euclid Industrial submarket), has a vacancy rate of 8.8% and an average asking rent of \$2.76 PSF and (ii) the submarket for the LMA Massillon and Building E and LMA Building D properties (Akron Industrial submarket) has a vacancy rate of 4.3% and an average asking rate of \$3.99 PSF.
- Borrower Sponsors.** The loan sponsors are Stuart Lichter, President and Chairman of IRG and Christopher Semarjian, Owner of IRG. IRG is a large owner of commercial and industrial properties with a portfolio of over 100.0 million sq. ft. of rentable space. The company is based in Los Angeles and owns and operates more than 150 properties in 28 states. IRG engages in retrofitting otherwise obsolete buildings, corporate campuses, and industrial complexes. IRG founded two independent property management companies which have since merged to create IRG Realty Advisors. IRG Realty Advisors has offices in both New York and Ohio.