

OH, IN, KY, MI

Collateral Asset Summary – Loan No. 13

Melohn Multifamily Portfolio I

Cut-off Date Balance: \$22,100,000
Cut-off Date LTV: 66.3%
U/W NCF DSCR: 1.28x
U/W NOI Debt Yield: 9.6%

Mortgage Loan Information

Loan Seller:	CCRE
Loan Purpose:	Refinance
Borrower Sponsor:	Alfons Melohn
Borrowers⁽¹⁾:	Various
Original Balance:	\$22,100,000
Cut-off Date Balance:	\$22,100,000
% by Initial UPB:	3.4%
Interest Rate:	5.6890%
Payment Date:	6 th of each month
First Payment Date:	January 6, 2017
Maturity Date:	December 6, 2026
Amortization:	360 months
Additional Debt:	None
Call Protection⁽²⁾:	L(24), D(92), O(4)
Lockbox / Cash Management⁽³⁾:	Soft / Springing

Reserves

	Initial	Monthly
Taxes:	\$95,833	\$19,583
Insurance:	\$34,695	\$8,674
Replacement:	\$0	\$12,601
Required Repairs:	\$111,644	NAP

Financial Information

Cut-off Date Balance / Unit:	\$46,624
Balloon Balance / Unit:	\$39,169
Cut-off Date LTV:	66.3%
Balloon LTV:	55.7%
Underwritten NOI DSCR:	1.38x
Underwritten NCF DSCR:	1.28x
Underwritten NOI Debt Yield:	9.6%
Underwritten NCF Debt Yield:	8.9%

Property Information

Single Asset / Portfolio:	Portfolio of four properties
Property Type:	Multifamily
Collateral:	Fee Simple
Location:	OH, IN, KY, MI
Year Built / Renovated:	Various / NAP
Total Units:	474
Property Management:	Efficient Property Management, LLC
Underwritten NOI:	\$2,120,259
Underwritten NCF:	\$1,969,053
Appraised Value:	\$33,350,000
Appraisal Date:	November 2016

Historical NOI

Most Recent NOI:	\$2,144,299 (T-12 October 31, 2016)
2015 NOI:	\$1,921,180 (December 31, 2015)
2014 NOI:	\$1,863,585 (December 31, 2014)
2013 NOI:	\$1,940,720 (December 31, 2013)

Historical Occupancy

Most Recent Occupancy:	94.9% (November 4, 2016)
2015 Occupancy:	96.3% (December 31, 2015)
2014 Occupancy:	90.4% (December 31, 2014)
2013 Occupancy:	91.6% (December 31, 2013)

- (1) The borrowers are Willowood Apartments of Frankfort, LTD., Willowood Apartments of Frankfort II, LTD., Amberidge Apartments of Roseville, Ltd., Cedarwood Apartments of Goshen, Ltd., Dover Place Apartments of Eastlake, Ltd., Dover Place Apartments of Eastlake II, Ltd., Dover Place Apartments of Eastlake III, Ltd. and Dover Place Apartments of Eastlake IV, Ltd.
- (2) After the expiration of the lockout period and prior to the open period, the borrowers may obtain the release of an individual property provided, among other things, the borrowers partially defease the loan in an amount equal to the greater of (i) 120% of the allocated loan amount with respect to such individual property and (ii) an amount such that, after giving effect to such release, (a) the debt service coverage ratio of the remaining properties is greater than or equal to 1.30x and (b) the loan to value ratio of the remaining properties is less than or equal to 67.0%.
- (3) In place cash management will be triggered upon the occurrence of (i) an event of default, or (ii) failure by the borrowers, after the end of two calendar quarters to maintain a debt service coverage ratio of at least 1.15x until the debt service coverage ratio is at least 1.20x for two consecutive calendar quarters.

TRANSACTION HIGHLIGHTS

- Properties.** The Melohn Multifamily Portfolio I consists of four multifamily properties totaling 474 units that are all single-story modular construction, built between 1984 and 1986. The Dover Place property ("Dover Place") is located in Eastlake, Ohio and is a 25-building, garden apartment complex with 229 units that average 536 sq. ft. The Willowood property ("Willowood") is a 110 unit multifamily community located in Frankfort, Kentucky, that has an average unit size of 576 sq. ft. The Cedarwood property ("Cedarwood") is located in Goshen, Indiana and is a 90 unit multifamily community with an average unit size of 595 sq. ft. The Amberidge property ("Amberidge") and collectively, the "Melohn Multifamily Portfolio I Properties") is a 7-building, garden apartment complex with 45 units that average 627 sq. ft. and is located in Roseville, Michigan.
- Strong Historical Occupancy.** As of November 4, 2016, the Melohn Multifamily Portfolio I Properties were 94.9% occupied. The Melohn Multifamily Portfolio I Properties have maintained a combined weighted average occupancy of approximately 94.6% since 2012.
- Market & Location.** Dover Place is located in the Lake County submarket within the Cleveland area, which as of the third quarter 2016 had a vacancy rate of 1.3% and an average asking rental rate of \$862. In 2016, the estimated population and median household income within a five-mile radius of Dover Place was 103,572 and \$52,519, respectively. Willowood is located in the Franklin county market which has a vacancy rate of 7.1% and average market rents ranging from \$440-\$770. In 2016, the estimated population and median household income within a five-mile radius of Willowood was 34,589 and \$43,875, respectively. Cedarwood is located in the Elkhart county market and the average asking rent is \$750 with a vacancy rate of approximately 2.8%. Within a three-mile radius of Cedarwood as of 2016, the estimated population and median household income was 46,425 and \$47,759, respectively. Amberidge is located in the Macomb county submarket within the Detroit area, which has an average asking rent of \$827 and has a vacancy rate of 1.6%. In 2016, the estimated population and median household income within a five-mile radius of Amberidge was 282,002 and \$49,460, respectively.
- The Borrower / Borrower Sponsor.** The sponsor of the borrower and the non-recourse carve-out guarantor is Alfons Melohn. Alfons Melohn is the president of Melohn Properties Inc., a large, privately held real estate company that was founded in 1948 and owns over 1,000,000 sq. ft. of commercial space, residential properties and free standing retail projects in the United States.