Residence Inn San Mateo

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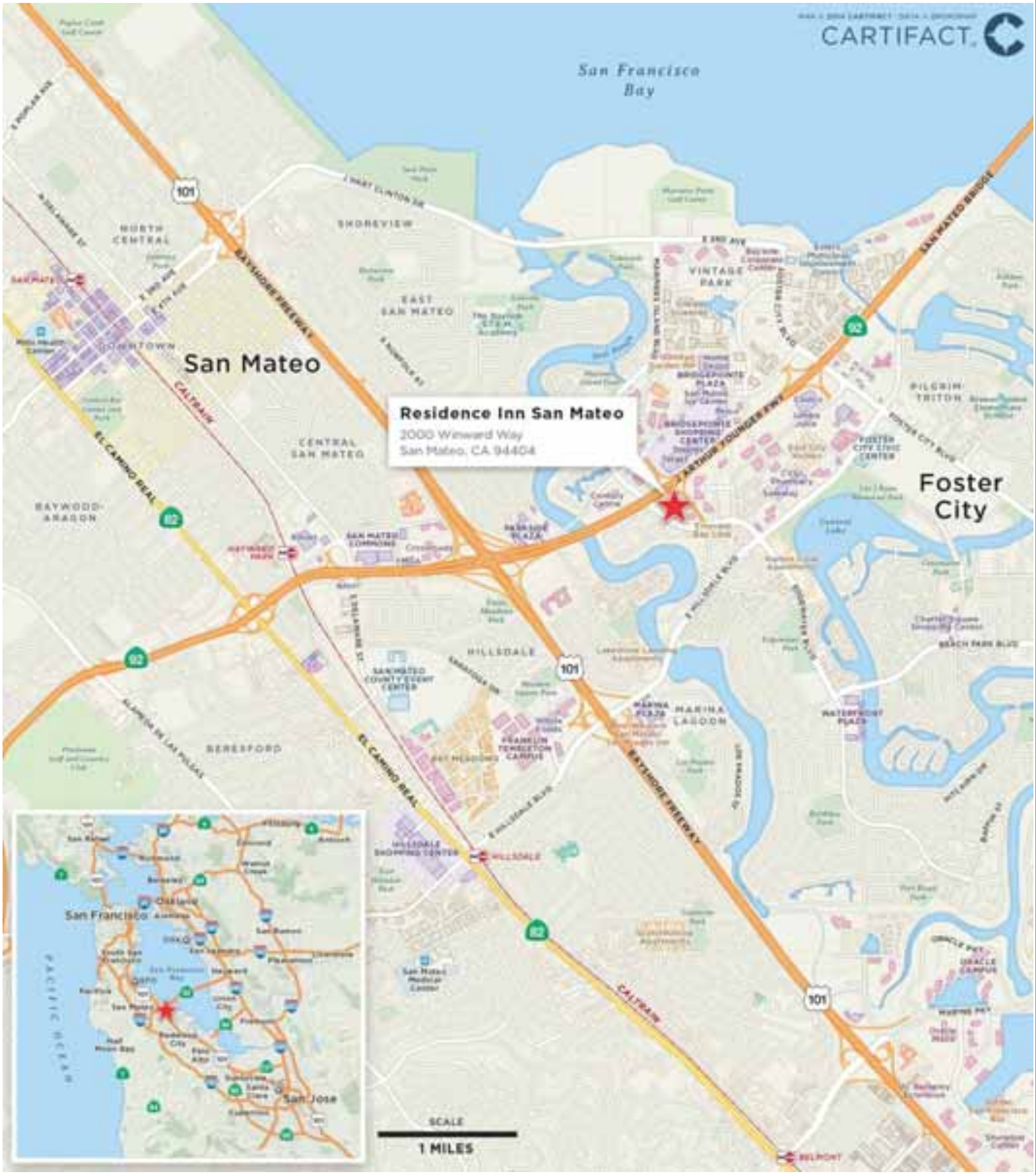

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Mortgage Loan Information

Mortgage Loan Seller:	JPMCB
Original Principal Balance:	$48,600,000
Cut-off Date Principal Balance:	$48,600,000
% of Pool by IPB:	3.8%
Loan Purpose:	Acquisition
Borrower:	Grand Prix San Mateo LLC
Sponsor:	Chatham Lodging, L.P.
Interest Rate:	4.64000%
Note Date:	6/9/2014
Maturity Date:	7/1/2024
Interest-only Period:	60 months
Original Term:	120 months
Original Amortization:	360 months
Amortization Type:	IO-Balloon
Call Protection:	L(24),Def(92),O(4)
Lockbox:	CMA
Additional Debt:	N/A
Additional Debt Balance:	N/A
Additional Debt Type:	N/A

Property Information

Single Asset / Portfolio:	Single Asset
Title:	Fee
Property Type - Subtype:	Hotel – Extended Stay
Net Rentable Area (Rooms):	160
Location:	San Mateo, CA
Year Built / Renovated:	1985 / 2011
Occupancy / ADR / RevPAR:	88.0% / $176.24 / $155.12
Occupancy / ADR / RevPAR Date:	4/30/2014
Number of Tenants:	N/A
2011 NOI:	$2,745,107
2012 NOI:	$3,715,032
2013 NOI:	$4,474,932
TTM NOI (as of 4/2014):	$4,654,227
UW Occupancy / ADR / RevPAR:	88.0% / $176.24 / $155.12
UW Revenues:	$9,163,328
UW Expenses:	$4,793,890
UW NOI:	$4,369,438
UW NCF:	$4,369,438
Appraised Value / Per Room[(1)]:	$73,900,000 / $461,875
Appraisal Date:	5/20/2014

Escrows and Reserves[(2)]

	Initial	Monthly	Initial Cap
Taxes:	$220,556	$24,506	N/A
Insurance:	$55,390	$9,232	N/A
FF&E Reserves:	$30,544	4% of Gross Revenues	N/A
TI/LC:	$0	$0	N/A
Other:	$0	Springing	$3,185,970

Financial Information

Cut-off Date Loan / Room:	$303,750
Maturity Date Loan / Room:	$278,627
Cut-off Date LTV:	65.8%
Maturity Date LTV:	60.3%
UW NCF DSCR:	1.45x
UW NOI Debt Yield:	9.0%

Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	$48,600,000	76.7%	Purchase Price[(3)]	$60,241,467	95.1%
Sponsor Equity[(3)]	14,733,590	23.3	Closing Costs	2,785,632	4.4
			Upfront Reserves	306,491	0.5
Total Sources	**$63,333,590**	**100.0%**	**Total Uses**	**$63,333,590**	**100.0%**

(1) The appraisal concluded land value is $23.2 million.
(2) For a full description of Escrows and Reserves, please refer to "*Escrows and Reserves*" below.
(3) Purchase Price and Sponsor Equity are based on Chatham's acquisition of the majority interest in the Residence Inn San Mateo from Cerberus Capital Management ("Cerberus"). The total purchase price of the property is approximately $71.3 million. For additional detail please refer to "*The Sponsor*" below.

The Loan. The Residence Inn San Mateo loan has an outstanding principal balance of $48.6 million and is secured by a first mortgage lien on the fee interest in a 160-room extended stay Marriott Residence Inn hotel located in San Mateo, California. The loan has a 10-year term, and subsequent to a five-year interest-only period, will amortize on a 30-year schedule.

The Borrower. The borrowing entity for the loan is Grand Prix San Mateo LLC, a Delaware limited liability company and special purpose entity.

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The Sponsor. The loan sponsor and nonrecourse carve-out guarantor is Chatham Lodging, L.P. ("Chatham"). Chatham is a publicly traded (NYSE: CLDT) hotel-focused, real estate investment trust that owns interests in 77 hotels totaling 10,688 keys, including brands such as Residence Inn, Courtyard and Towneplace Suites by Marriott, Westin, Sheraton and Four Points by Sheraton, Hampton Inn by Hilton and Hyatt House. The guarantor's aggregate liability under the full recourse carveouts for any individual breach or violation of the bankruptcy and insolvency carveouts is limited to 20% of the then current principal balance of the mortgage loan at the time of breach or violation, and the guarantor's liability for all breaches or violations of the full recourse carveout provisions for bankruptcy and insolvency matters during the term of the loan is limited to 20% of the initial principal balance.

Chatham has owned a minority interest in the property since 2010, and, as part of this transaction, acquired the majority interest from Cerberus, its previous joint venture partner. Chatham and Cerberus originally acquired the property as part of a larger portfolio acquisition in 2010 as part of a restructuring plan related to the bankruptcy of Innkeepers USA Inc. Chatham's total purchase price of the property including its initial minority stake is approximately $71.3 million. The property was previously securitized in the JPMCC 2013-INN transaction.

The Property. The Residence Inn San Mateo loan is secured by the fee interest in a 160-guest room, extended stay hotel situated on approximately 4.3 acres. The property is located in Silicon Valley, California, and is approximately nine miles south of the San Francisco Airport. The property is comprised of 21 buildings, including twenty three-story guestroom buildings and one two-story gatehouse. The property originally opened in 1985 and was renovated in 2011. Amenities at the property include a fitness center, outdoor pool, outdoor picnic areas with gas grills, basketball court and tennis court. The suite style guest rooms feature flat screen televisions, a full service kitchen including a dishwasher, stove and refrigerator, dining area and fireplace. The property is a Generation One Residence Inn, which is generally characterized by exterior corridors, and was the original Residence Inn design when the concept was introduced by Marriott in the 1980's. From 2010 to 2013 approximately $3.3 million ($20,823 per key) in capital expenditures have been made at the property, the majority of which was spent on room and exterior improvements.

The property is located in San Mateo, California, within the Silicon Valley hotel market. Silicon Valley is home to 18 of the Fortune 500 corporations including Google, Apple, Facebook and Oracle. The Silicon Valley average household income is $122,434, which is 75.8% above the U.S. average, with 43.5% of households earning over $100,000, which is above the U.S. average of 19.5%. Additionally, approximately 45.0% of Silicon Valley's population has a bachelor's or advanced degree, compared to 28.1% nationwide. The property is located adjacent to an off ramp of State Route 92, which provides access to Oakland, CA, across the San Francisco Bay via the San Mateo Bridge. State Route 92 also provides access to U.S. Highway 101 less than one mile from the property, which connects downtown San Francisco to San Jose. According to the appraisal, the property generated approximately 62% of its room nights from extended stay business, 33% from transient business and 5% from meeting and group business. According to the appraisal, there are no new hotels under construction that are expected to be directly competitive with the property.

The loan sponsor plans to expand on the property with the construction of 67 new guestrooms and the demolition of 24 existing guest rooms, which will temporarily reduce the room count at the hotel, but ultimately result in a net increase of 43 rooms. The total expected cost of the expansion is approximately $10.6 million. The expansion is scheduled to begin in January 2015 and is estimated to take nine months to complete. Prior to beginning the expansion, the borrower is required to deposit cash or a letter of credit equal to either (i) 125% of the total budgeted expansion costs or (ii) 110% of the total budgeted expansion costs, if the budget includes a contingency of not less than 10% of the total costs. The borrower will also be required to deposit cash or letter of credit equal to approximately $1.5 million to be used for any cash flow shortfalls that may be incurred during the property expansion.

Historical Occupancy, ADR, RevPAR

	Competitive Set(1)			Residence Inn San Mateo(2)			Penetration Factor(3)		
Year	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR
2011	81.7%	$131.51	$107.48	83.0%	$135.38	$112.43	101.6%	102.9%	104.6%
2012	81.8%	$148.28	$121.33	82.8%	$158.54	$131.57	101.1%	106.9%	108.4%
2013	80.2%	$159.86	$128.15	86.5%	$173.15	$149.82	107.9%	108.3%	116.9%
TTM(4)	80.2%	$162.48	$130.30	88.0%	$176.24	$155.12	109.7%	108.5%	119.1%

(1) Data provided by industry research specialists. The competitive set contains the following properties: Crowne Plaza Foster City San Mateo, Courtyard San Mateo Foster City, Hyatt House Belmont Redwood Shores and Hilton Garden Inn San Mateo.
(2) Based on operating statements provided by the borrower.
(3) Penetration Factor is calculated based on data provided by industry research specialists for the competitive set and borrower provided operating statements for the property.
(4) The TTM row represents the trailing twelve-month period ending April 30, 2014.

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Competitive Hotels Profile[1]

Property	Rooms	Year Opened	2013 Estimated Market Mix: Extended Stay	Meeting & Group	Transient	2013 Estimated Operating Statistics: Occupancy	ADR	RevPAR
Residence Inn San Mateo	**160**	**1985**	**62%**	**5%**	**33%**	**87%**	**$173.15**	**$149.82**
Hyatt House Belmont	132	1995	70%	0%	30%	87%	$174.00	$151.38
Holiday Inn Express San Francisco Airport South	146	1968	2%	10%	88%	82%	$130.00	$106.60
TownePlace Suites Redwood City	95	2002	60%	0%	40%	86%	$152.00	$130.72
Courtyard San Mateo Foster City	147	1987	2%	15%	83%	79%	$172.00	$135.88
Hilton Garden Inn San Mateo	156	1999	2%	5%	93%	83%	$164.00	$136.12
Extended Stay America San Mateo SFO	137	1997	60%	0%	40%	90%	$95.00	$85.50
Total[2]	**813**							

(1) Based on the appraisal.
(2) Excludes the subject property.

Operating History and Underwritten Net Cash Flow

	2011	2012	2013	TTM[1]	Underwritten	Per Room[2]	% of Total Revenue[3]
Occupancy	83.0%	82.8%	86.5%	88.0%	88.0%		
ADR	$135.38	$158.54	$173.15	$176.24	$176.24		
RevPAR[4]	$112.43	$131.21	$149.82	$155.12	$155.12		
Room Revenue	$6,565,984	$7,683,691	$8,749,747	$9,059,226	$9,059,226	$56,620	98.9%
Other Department Revenues	66,880	78,713	90,148	104,103	104,103	651	1.1
Total Revenue	**$6,632,864**	**$7,762,404**	**$8,839,895**	**$9,163,328**	**$9,163,328**	**$57,271**	**100.0%**
Room Expense	$1,326,028	$1,211,918	$1,277,462	$1,306,825	$1,306,825	$8,168	14.4%
Other Departmental Expenses	62,320	62,266	65,450	62,419	62,419	390	60.0
Departmental Expenses	**$1,388,348**	**$1,274,184**	**$1,342,913**	**$1,369,243**	**$1,369,243**	**$8,558**	**14.9%**
Departmental Profit	**$5,244,516**	**$6,488,220**	**$7,496,982**	**$7,794,085**	**$7,794,085**	**$48,713**	**85.1%**
Operating Expenses	**$1,371,711**	**$1,485,959**	**$1,616,210**	**$1,659,465**	**$1,657,900**	**$10,362**	**18.1%**
Gross Operating Profit	**$3,872,805**	**$5,002,261**	**$5,880,771**	**$6,134,620**	**$6,136,185**	**$38,351**	**67.0%**
Management Fees[5]	$198,986	$232,872	$265,197	$274,900	$274,900	$1,718	3.0%
Franchise Fees	328,299	384,185	437,487	483,833	498,257	3,114	5.4
Property Taxes	299,719	272,315	262,359	267,341	538,245	3,364	5.9
Property Insurance	35,379	87,362	87,200	87,786	88,811	555	1.0
FF&E[6]	265,315	310,496	353,596	366,533	366,533	2,291	4.0
Total Other Expenses	**$1,127,698**	**$1,287,230**	**$1,405,839**	**$1,480,393**	**$1,766,746**	**$11,042**	**19.3%**
Net Operating Income	**$2,745,107**	**$3,715,032**	**$4,474,932**	**$4,654,227**	**$4,369,438**	**$27,309**	**47.7%**
Net Cash Flow[4]	**$2,745,107**	**$3,715,032**	**$4,474,932**	**$4,654,227**	**$4,369,438**	**$27,309**	**47.7%**

(1) The TTM column represents the trailing twelve months ending April 30, 2014.
(2) Per Room values based on 160 guest rooms.
(3) % of Total Revenue column for Room Expense and Other Departmental Expenses is based on their corresponding revenue line item.
(4) Historical RevPAR for 2008, 2009 and 2010 was $110.36, $94.15 and $98.25, respectively, and Net Cash Flow was approximately $3.0 million, $2.0 million and $2.4 million, respectively.
(5) Historical Management Fees were adjusted to 3.0% of Total Revenue.
(6) Historical FF&E was adjusted to 3.0% of Total Revenue.

Property Management. The hotel is managed by Island Hospitality Management, Inc. ("Island"), which is a national hotel management company with expertise in managing upscale extended stay, limited service and full service hotels. Island is headquartered in Palm Beach, Florida and manages a portfolio of more than 80 hotels representing 15 brands across 22 states and the District of Columbia. Island is entitled to a contractual management fee equal to 3.0% of total revenue, as well as an accounting and revenue management fee equal to $2,200 per month. Island is approximately 90% owned by Jeffrey Fisher, the Chairman and CEO of Chatham.

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Franchise Agreement. In conjunction with the closing of the acquisition, a 15-year franchise agreement with Marriott was executed with an expiration of June 2029. Marriott is entitled to a contractual franchise fee equal to 5.5% of room revenue, as well as a marketing fee equal to 2.5% of room revenue.

The franchise agreement requires the borrower to complete two separate property improvement plans ("PIP"). The first PIP is for the renovation of the hotel's public spaces and must be completed by June 2016. The first PIP is expected to cost approximately $810,117 ($5,063 per key). Upon completion of the first PIP, a new, 20-year franchise agreement through 2036 will be executed. The second PIP is related to renovations of the hotel's rooms and corridors and must be completed by September 2017. The second PIP is expected to cost approximately $2.4 million ($14,849 per key). Both PIPs will be funded by an excess cash flow sweep as described below in "*PIP Reserve*".

Escrows and Reserves. At origination, the borrower was required to deposit into escrow $220,556 for real estate taxes, $55,390 for insurance premiums and $30,544 for FF&E.

Tax Escrows - The borrower is required to escrow 1/12 of the annual estimated tax payments monthly, which currently equates to $24,506.

Insurance Escrows - The borrower is required to escrow 1/12 of the annual estimated insurance premiums monthly, which currently equates to $9,232.

FF&E Reserve - On a monthly basis, the borrower is required to escrow an amount equal to 4.0% of gross revenue from the hotel for the calendar month two months prior to such payment date for FF&E.

PIP Reserve - On a monthly basis commencing on the payment date in December 2014 and continuing until the aggregate amount of funds deposited in the reserve is equal to $810,117 ($5,063 per key), all excess cash flow after the payment of debt service, required reserves and operating expenses will be swept into a reserve to renovate the public areas at the property. On a monthly basis commencing on the payment date in March 2016 and continuing until the aggregate amount of funds deposited in the reserve is equal to $2,375,853 ($14,849 per key), all excess cash flow after the payment of debt service, required reserves and operating expenses will be swept into a reserve to renovate the rooms and corridors at the property.

Lockbox / Cash Management. The loan is structured with a CMA lockbox. The borrower, operating lessee and property manager are required to deposit all revenues into the lockbox account controlled by the lender. All funds in the lockbox account are returned to an account controlled by the borrower until the occurrence of a Cash Sweep Event. During a Cash Sweep Event, all funds on deposit in the lockbox account will be swept on a daily basis to a cash management account established upon the occurrence of a Cash Sweep Event, and all excess cash flow will be held as additional collateral for the loan.

A "Cash Sweep Event" occurs if (i) there is an event of default under the loan documents, (ii) the debt yield (as calculated in the loan documents) falls below 7.5% or (iii) the borrower or operating lessee (subject to certain qualifications set forth in the loan documents) becomes the subject of a bankruptcy, insolvency or similar action.