

240-250 Cetronia Road
Allentown, PA 18104

Collateral Asset Summary – Loan No. 11

Integrated Health Campus

Cut-off Date Balance: \$31,000,000
Cut-off Date LTV: 64.8%
U/W NCF DSCR: 1.35x
U/W NOI Debt Yield: 9.1%

Mortgage Loan Information

Loan Seller:	GACC
Loan Purpose:	Refinance
Borrower Sponsors:	Thomas D. Meade; James N. Gentile; Clay W. Hamlin, III
Borrower:	Integrated Health Campus, L.P.
Original Balance⁽¹⁾:	\$31,000,000
Cut-off Date Balance⁽¹⁾:	\$31,000,000
% by Initial UPB:	3.4%
Interest Rate:	4.3400%
Payment Date:	1 st of each month
First Payment Date:	October 1, 2017
Maturity Date:	September 1, 2027
Amortization:	Interest only for first 36 months; 360 months thereafter
Additional Debt⁽¹⁾:	\$22,000,000 <i>Pari Passu</i> debt
Call Protection⁽²⁾:	L(24), D(92), O(4)
Lockbox / Cash Management⁽³⁾:	Hard / Springing

Reserves

	Initial	Monthly
Taxes:	\$362,431	\$90,608
Insurance:	\$73,896	\$7,390
Replacement:	\$0	\$6,254
TI/LC:	\$560,428	\$37,525
Lease Sweep⁽⁴⁾:	\$0	Springing

Financial Information

Cut-off Date Balance / Sq. Ft.:	\$177
Balloon Balance / Sq. Ft.:	\$154
Cut-off Date LTV:	64.8%
Balloon LTV:	56.5%
Underwritten NOI DSCR⁽⁵⁾:	1.52x
Underwritten NCF DSCR⁽⁵⁾:	1.35x
Underwritten NOI Debt Yield:	9.1%
Underwritten NCF Debt Yield:	8.1%

(1) The Integrated Health Campus Mortgage Loan is part of the Integrated Health Campus Whole Loan, which also includes a non-controlling *pari passu* note with an aggregate original principal balance of \$53.0 million. See "Description of the Mortgage Pool—The Whole Loan—Integrated Health Campus Whole Loan" in the Prospectus. The relationship between the holders of the notes will be governed by a co-lender agreement as described under "Description of the Mortgage Pool—The Whole Loans —Integrated Health Campus Whole Loan" in the Prospectus.

(2) The defeasance lockout period will be at least 24 payment dates beginning with and including the first payment date on October 1, 2017. Defeasance is permitted at any time after the earlier of (i) the third anniversary of the closing date of the Integrated Health Campus Whole Loan and (ii) two years from the closing date of the securitization of the last Integrated Health Campus Whole Loan promissory note to be securitized.

(3) In place cash management will be triggered (i) upon an event of default, (ii) if the DSCR falls below 1.20x until such time that the DSCR is at least 1.25x for two consecutive quarters or (iii) a Lease Sweep Period (as defined herein).

(4) On each monthly payment date during a Lease Sweep Period, the borrower will be required to deposit all excess cash into the lease sweep reserve. A "Lease Sweep Period" will commence (a) upon the earlier of (i) the date that is 12 months prior to the expiration of any Lease Sweep Lease (defined below) other than the Orthopedic Associates of Allentown, LTD. D/B/A - Orthopedic Specialists ("OAA") lease, (ii) the date that is 24 months prior to the expiration of the OAA lease or (iii) upon the date required under the Sweep Lease by which the Lease Sweep Lease tenant is required to give notice of its exercise of a renewal option there under (and such renewal has not been so exercised) (b) upon (i) the date that a Lease Sweep Lease is surrendered, cancelled or terminated or the tenant under the Lease Sweep Lease discontinues its business, (ii) upon and during the continuance of an event of default due to failure of the tenant to make any basic rent payments that continues beyond any applicable notice and cure periods, (iii) upon an insolvency proceeding of any tenant under a Lease Sweep Lease or (iv) upon a decline in the credit rating of a tenant under a Lease Sweep Lease (or its parent entity), other than the OAA lease, to below "BBB-" or equivalent by any of the rating agencies. A "Lease Sweep Lease" means the (i) the OAA lease; (ii) the Lehigh Valley Health Network lease; and (iii) the St. Luke's Hospital of Bethlehem, Pennsylvania D/B/A St. Luke's University Health Network lease.

(5) Based on amortizing payments. Based on the current interest only debt service payments, the Underwritten NOI DSCR and Underwritten NCF DSCR are 2.06x and 1.84x, respectively.

Property Information

Single Asset / Portfolio:	Single Asset
Property Type:	Medical Office
Collateral:	Fee Simple
Location:	Allentown, PA
Year Built / Renovated:	2007-2008 / NAP
Total Sq. Ft.:	300,197
Property Management:	Summit Management and Realty Company, T/A NAI Summit
Underwritten NOI:	\$4,806,966
Underwritten NCF:	\$4,281,621
Appraised Value:	\$81,750,000
Appraisal Date:	July 20, 2017

Historical NOI

Most Recent NOI:	\$5,141,296 (T-12 June 30, 2017)
2016 NOI:	\$5,399,170 (December 31, 2016)
2015 NOI:	\$5,381,366 (December 31, 2015)
2014 NOI:	\$5,278,954 (December 31, 2014)

Historical Occupancy

Most Recent Occupancy:	84.9% (August 1, 2017)
2016 Occupancy:	84.9% (December 31, 2016)
2015 Occupancy:	91.8% (December 31, 2015)
2014 Occupancy:	91.8% (December 31, 2014)

TRANSACTION HIGHLIGHTS

- Property.** The property consists of two Class A multi-tenant medical office buildings that contain 300,197 sq. ft., which makes it the largest medical complex in the immediate area. The property, which is located in Allentown, Pennsylvania, is within a five mile radius of the area's three hospitals, which include, Lehigh Valley Health Network's hospital located approximately 4 miles east, St. Luke's Allentown Campus approximately 4.5 miles east towards central Allentown and the immediately adjacent to St. Luke's West End Medical Center.
- Tenancy.** The property is 84.9% leased as of August 1, 2017 to nine tenants. The top three tenants comprise 68.8% of the NRA and include OAA, an affiliate of the borrower, (116,617 sq. ft.; expiring on 6/30/2026; 38.8% of NRA), St. Luke's Hospital of Bethlehem, Pennsylvania D/B/A St. Luke's University Health Network (50,114 sq. ft.; Moody's/S&P A1/A+; expiring on 9/30/2028, 16.7% of NRA) and Lehigh Valley Health Network (39,857 sq. ft.; Moody's/S&P A1/A+; expiring on 6/30/2026, 13.3% of NRA). OAA subleases a portion of its space, (53,000 sq. ft.) to Steel Fitness Premier, a local gym with 2 locations. The gym includes cardio rooms, weight training area, an indoor track and several swimming pools.
- Market.** As of first quarter 2017, the medical office inventory within a five-mile radius of the property comprised approximately 1.4 million sq. ft. within 74 properties, according to the appraisal. This inventory has not changed over the past five years and no new construction was reported. As of the first quarter 2017, medical office occupancy was at 97.3% with quoted rents of \$22.95 per sq. ft., which compares to the property's in-place weighted average rents of \$19.63 per sq. ft.
- Borrower Sponsors.** The sponsors of the borrower are Thomas D. Meade, James N. Gentile and Clay W. Hamlin, III, on a joint and several basis. Thomas D. Meade is a former senior partner of OAA, the largest tenant, and is its sole general partner. James N. Gentile is the principal of North Star, a commercial construction and management firm which developed the property. Clay W. Hamlin, III is the founder and vice chairman of Corporate Office Properties Trust and Managing Partner of The Shidler Group, Allentown based privately held real estate companies. The borrower and an affiliated management company are currently subject to litigation concerning the death of two people from Legionnaire's disease that occurred in 2013 at the property, which is being covered by the insurance provider. The mortgage loan documents include a loss recourse carveout for any losses related to the ongoing litigation and any future litigation arising with respect to the outbreak of Legionnaire's disease that occurred in 2013. See "Description of the Mortgage Pool—Litigation and Other Considerations" in the Prospectus.