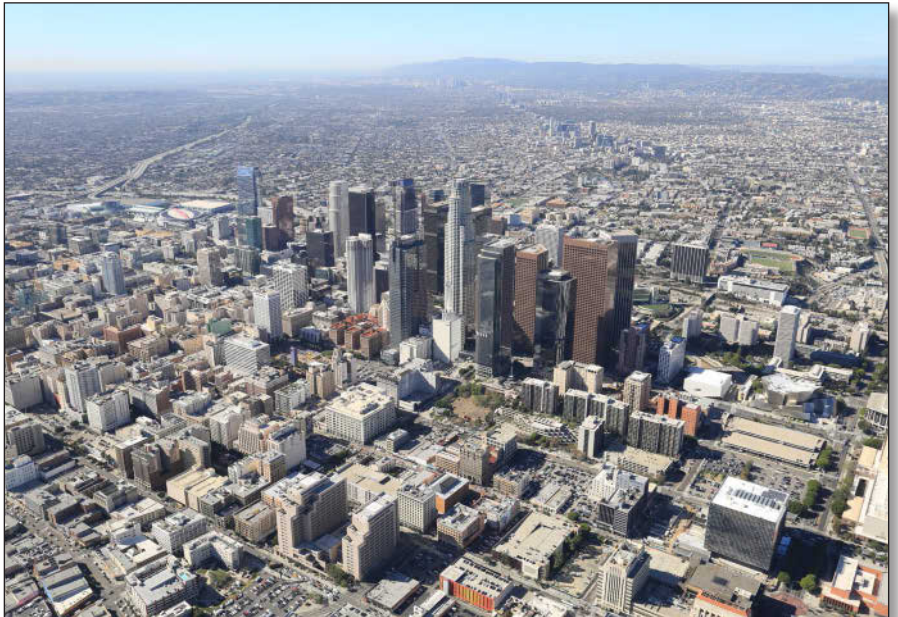
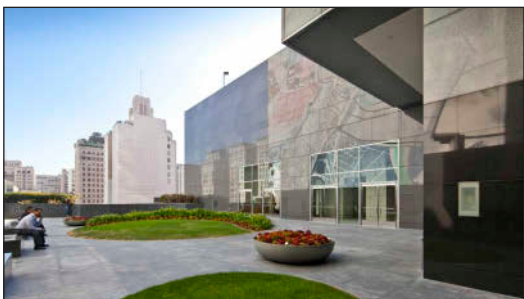


555 West Fifth Street; 350 South Figueroa Street
Los Angeles, CA 90013; Los Angeles, CA 90071

Gas Company Tower & World Trade Center Parking Garage

Cut-off Date Balance:	\$40,000,000
Cut-off Date LTV:	23.6%
U/W NCF DSCR:	5.23x
U/W NOI Debt Yield:	19.9%



555 West Fifth Street; 350 South Figueroa Street
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Gas Company Tower & World Trade Center Parking Garage

Cut-off Date Balance: \$40,000,000
Cut-off Date LTV: 23.6%
U/W NCF DSCR: 5.23x
U/W NOI Debt Yield: 19.9%

Mortgage Loan Information

Loan Seller:	GACC
Loan Purpose:	Refinance
Credit Assessment (Moody's/Fitch/DBRS)⁽¹⁾:	Aa2/AAA/AA(low)
Sponsor:	Brookfield DTLA Holdings LLC
Borrowers:	Maguire Properties-555 W. Fifth, LLC; Maguire Properties - 350 S. Figueroa, LLC
Original Balance⁽²⁾:	\$40,000,000
Cut-off Date Balance⁽²⁾:	\$40,000,000
% by Initial UPB:	5.7%
Interest Rate:	3.4727%
Payment Date:	6 th of each month
First Payment Date:	September 6, 2016
Maturity Date:	August 6, 2021
Amortization:	Interest Only
Additional Debt⁽²⁾⁽³⁾:	\$104,000,000 <i>Pari Passu</i> Debt; \$175,000,000 Subordinate Secured Debt; \$131,000,000 Mezzanine Debt
Call Protection⁽⁴⁾:	L(12), YM1(43), O(5)
Lockbox / Cash Management⁽⁵⁾:	Hard (Office); Soft (Parking) / Springing

Property Information

Single Asset / Portfolio:	Single Asset
Property Type:	CBD Office; Parking Garage
Collateral:	Fee Simple
Location:	Los Angeles, CA
Year Built / Renovated:	1991 / 2010-2015
Total Sq. Ft.:	1,372,329
Property Management:	Brookfield Properties Management (CA) Inc. (Office); ABM Onsite Services - West, Inc. (Parking Garage)
Underwritten NOI:	\$28,671,885
Underwritten NCF:	\$26,521,151
Appraised Value:	\$611,000,000
Appraisal Date:	June 21, 2016

Historical NOI

Most Recent NOI:	\$21,847,155 (T-12 May 31, 2016)
2015 NOI:	\$20,834,820 (December 31, 2015)
2014 NOI:	\$17,512,942 (December 31, 2014)
2013 NOI:	\$22,679,917 (December 31, 2013)

Reserves⁽⁶⁾

	Initial	Monthly
Taxes:	\$2,822,545	\$564,509
Insurance:	\$0	Springing
Replacement:	\$71,744	\$35,872
TI/LC:	\$21,033,588	\$171,541
Outstanding Free Rent:	\$4,478,325	NAP
WeWork Lease:	\$1,000,000	NAP
SCGC Lease:	\$220,760	NAP
Jams and Latham Lease:	\$0	\$14,150
Lease Sweep:	\$0	Springing

Historical Occupancy

Most Recent Occupancy:	83.0% (June 1, 2016)
2015 Occupancy:	81.0% (December 31, 2015)
2014 Occupancy:	80.0% (December 31, 2014)
2013 Occupancy:	72.1% (December 31, 2013)

Financial Information

	Senior Notes ⁽⁷⁾	Whole Loan ⁽⁸⁾	Total Debt ⁽⁹⁾
Cut-off Date Balance / Sq. Ft.:	\$105	\$232	\$328
Balloon Balance / Sq. Ft.:	\$105	\$232	\$328
Cut-off Date LTV:	23.6%	52.2%	73.6%
Balloon LTV:	23.6%	52.2%	73.6%
Underwritten NOI DSCR:	5.66x	2.55x	1.44x
Underwritten NCF DSCR:	5.23x	2.36x	1.34x
Underwritten NOI Debt Yield:	19.9%	9.0%	6.4%
Underwritten NCF Debt Yield:	18.4%	8.3%	5.9%
Underwritten NOI Debt Yield at Balloon:	19.9%	9.0%	6.4%
Underwritten NCF Debt Yield at Balloon:	18.4%	8.3%	5.9%

- (1) Moody's/Fitch/DBRS provided the above ratings for the Gas Company Tower mortgage loan in the context of its inclusion in the mortgage pool. On a standalone basis, Fitch rated the Gas Company Tower & World Trade Center Parking Garage mortgage loan "A".
- (2) The Original Balance and Cut-off Date Balance of \$40.0 million represents the senior non-controlling Note A-1-C which, together with the remaining *pari passu* Senior Notes with an aggregate original principal balance of \$144.0 million and the Junior Notes with an aggregate original principal balance of \$175.0 million, comprises the Gas Company Tower Whole Loan with an aggregate original principal balance of \$319.0 million. For additional information regarding the *pari passu* Senior Notes and Junior Notes, see "The Loan" and "Current Mezzanine or Subordinate Indebtedness" herein.
- (3) See "Current Mezzanine or Subordinate Indebtedness" herein.
- (4) The borrower has the option of prepayment in whole or part subject to the payment of a prepayment fee in an amount equal to the greater of 1.0% of the unpaid principal balance or the yield maintenance amount. The Whole Loan is prepayable in whole or part without payment of any penalty or premium on or after April 6, 2021.
- (5) See "Lockbox / Cash Management" herein.
- (6) See "Initial Reserves" and "Ongoing Reserves" herein.
- (7) DSCR, LTV, Debt Yield and Balance / Sq. Ft. calculations are based on the Senior Notes only, which have an aggregate principal balance of \$144.0 million.
- (8) DSCR, LTV, Debt Yield and Balance / Sq. Ft. calculations are based on the Gas Company Tower Whole Loan only, which has an aggregate principal balance of \$319.0 million, which includes \$175.0 million of Junior Notes.
- (9) DSCR, LTV, Debt Yield and Balance / Sq. Ft. calculations are based on the Total Debt in the aggregate amount of \$450.0 million, which includes a \$175.0 million Junior Notes and a \$131.0 million mezzanine loan.

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Gas Company Tower & World Trade Center Parking Garage

Cut-off Date Balance: \$40,000,000
Cut-off Date LTV: 23.6%
U/W NCF DSCR: 5.23x
U/W NOI Debt Yield: 19.9%

Tenant Summary

Tenant	Ratings (Fitch/Moody's/S&P) ⁽¹⁾	Net Rentable Area (Sq. Ft.)	% of Net Rentable Area	U/W Base Rent PSF	% of Total U/W Base Rent	Lease Expiration
Southern California Gas Co. ⁽²⁾	A+/A1/A	469,078	34.2%	\$20.79	37.6%	Various ⁽³⁾
Sidley Austin ⁽⁴⁾	NR/NR/NR	164,674	12.0%	\$23.21	14.7%	12/31/2023
Deloitte ⁽⁵⁾	NR/NR/NR	112,028	8.2%	\$23.50	10.1%	1/31/2031
Latham & Watkins ⁽⁶⁾	NR/NR/NR	97,218	7.1%	\$21.72	8.1%	12/31/2020
WeWork ⁽⁷⁾	NR/NR/NR	92,493	6.7%	\$27.00	9.6%	7/31/2033 ⁽⁸⁾
Subtotal / Wtd. Avg.		935,491	68.2%	\$22.25	80.2%	
Other		204,141	14.9%	\$25.18	19.8%	
Total / Wtd. Avg. Occupied		1,139,632	83.0%	\$22.78	100.0%	
Vacant		232,697	17.0%			
Total / Wtd. Avg.		1,372,329	100.0%			

(1) Certain ratings are those of the parent company whether or not the parent company guarantees the lease.

(2) Southern California Gas Co. ("SCGC") has four, 5-year extension options under its main lease for a minimum of six full contiguous floors, starting at either the top or bottom of SCGC's rented floors upon written notice 12 months prior to the expiration at 95% of fair market rent. SCGC's termination and contraction options are summarized under "Major Tenants" below.

(3) SCGC is a tenant under three separate leases, the main lease, floor 22-23 lease and floor 28 lease. Pursuant to the main lease, SCGC leases approximately 385,057 sq. ft. with an expiration date of October 31, 2026. Pursuant to the floor 22-23 lease, SCGC leases approximately 56,014 sq. ft. with a lease expiration date of March 31, 2019. Pursuant to the floor 28 lease, SCGC leases approximately 28,007 sq. ft. with a lease expiration date of December 31, 2017.

(4) Sidley Austin has two, 5-year extension options upon written notice at least 12 months prior to the expiration date at 95% of the fair market rent. Sidley Austin has a contraction right effective as of December 31, 2018 with notice by December 31, 2017. Contraction space can be one full floor or all of the tenant's continuous space on any floor where the tenant leases a portion of the floor and will either be the uppermost or lowermost floor of Sidley Austin's contiguous floors or any noncontiguous floor. The contraction fee is equal to the sum of (a) unamortized free rent, tenant improvement allowance, early refurbishment allowance, brokerage fees and commissions, and (b) three months of base rent and additional rent/pass through (estimated to be \$827,017).

(5) Deloitte has two, 5-year extension options upon written notice at least 12 months prior to the expiration date at fair market rent. Deloitte has a one-time right to contract up to one full floor of either the highest or lowest floor of the Deloitte space. Deloitte must exercise the right on or before November 30, 2021, which contraction becomes effective February 28, 2023. The contraction fee is equal to a sum of the unamortized concessions allocated to or applicable to such contraction space for tenant improvement allowances, leasehold improvements, any free rent and brokerage fees.

(6) Latham & Watkins has one, 5-year extension option upon written notice at least 15 months prior to the expiration date at fair market rent. Latham & Watkins has no termination options.

(7) WeWork has two, 5-year extension options upon written notice at least 18 months prior to the expiration date at fair market rent. WeWork has no termination options.

(8) The WeWork lease expiration date will occur on the last day of the 204th month after the rent commencement date, which is currently scheduled to occur on July 31, 2033, subject to adjustment in accordance with the terms of the WeWork lease.

Lease Rollover Schedule⁽¹⁾

Year	# of Leases Expiring	Total Expiring Sq. Ft.	% of Total Sq. Ft. Expiring	Cumulative Sq. Ft. Expiring	Cumulative % of Sq. Ft. Expiring	Annual U/W Base Rent PSF	% U/W Base Rent Rolling	Cumulative % of U/W Base Rent
MTM	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2016	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2017	7	70,112	5.1%	70,112	5.1%	\$23.55	6.4%	6.4%
2018	4	28,779	2.1%	98,891	7.2%	\$29.59	3.3%	9.6%
2019	16	127,435	9.3%	226,326	16.5%	\$24.99	12.3%	21.9%
2020	15	97,218	7.1%	323,544	23.6%	\$21.72	8.1%	30.0%
2021	4	8,954	0.7%	332,498	24.2%	\$25.56	0.9%	30.9%
2022	0	0	0.0%	332,498	24.2%	\$0.00	0.0%	30.9%
2023	11	171,610	12.5%	504,108	36.7%	\$23.30	15.4%	46.3%
2024	1	12,924	0.9%	517,032	37.7%	\$22.77	1.1%	47.5%
2025	2	33,022	2.4%	550,054	40.1%	\$22.77	2.9%	50.4%
2026	25	385,057	28.1%	935,111	68.1%	\$20.14	29.9%	80.2%
2027	0	0	0.0%	935,111	68.1%	\$0.00	0.0%	80.2%
Thereafter	9	204,521	14.9%	1,139,632	83.0%	\$25.08	19.8%	100.0%
Vacant	NAP	232,697	17.0%	1,372,329	100.0%	NAP	0.0%	100.0%
Total / Wtd. Avg.	94	1,372,329	100.0%			\$22.78	100.0%	

(1) Certain tenants have lease termination options that may become exercisable prior to the originally stated expiration date of the tenant lease that are not considered in the lease rollover schedule.

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Gas Company Tower & World Trade Center Parking Garage

Cut-off Date Balance: \$40,000,000
Cut-off Date LTV: 23.6%
U/W NCF DSCR: 5.23x
U/W NOI Debt Yield: 19.9%

The Loan. The Gas Company Tower & World Trade Center Parking Garage loan (the “Gas Company Tower Loan”) is a fixed rate loan secured by the borrowers’ fee simple interests in (i) a 50-story, Class A office and retail building and a 979 stall on-site subterranean parking garage located at 555 West Fifth Street, Los Angeles, California (the “Gas Company Tower”) and (ii) the 1,186 stall World Trade Center Parking Garage located at 350 South Figueroa Street, Los Angeles, California (the “WTC Garage” and, together with Gas Company Tower, the “Mortgaged Properties” or the “Property”) with an original principal balance of \$40.0 million. The Gas Company Tower Loan is evidenced by the non-controlling Note A-1-C and is a part of a \$319.0 million whole loan that is evidenced by eight promissory notes: six senior notes with an aggregate original principal balance of \$144.0 million (the “Senior Notes”) and two junior notes with an original principal balance of \$175.0 million (the “Junior Notes” and, together with the Senior Notes, the “Gas Company Tower Whole Loan”). The Gas Company Tower Whole Loan was co-originated by Deutsche Bank AG, New York Branch (an affiliate of GACC) and Barclays Bank PLC (“Barclays”). Only the Gas Company Tower Loan will be included in the CD 2016-CD1 mortgage trust. Four of the Senior Notes with an aggregate original principal balance of \$89.0 million along with the Junior Notes are expected to be contributed to the COMM 2016-GCT mortgage trust. One Senior Note with an original principal balance of \$15.0 million is expected to be held by Barclays or an affiliate and contributed to one or more future securitizations.

The relationship between the holders of the Senior Notes and the Junior Notes will be governed by a co-lender agreement as described under “Description of the Mortgage Pool– The Whole Loans–Gas Company Tower & World Trade Center Parking Garage Whole Loan” in the Prospectus.

Whole Loan Summary				
Note	Original Balance	Cut-off Date Balance	Note Holder	Controlling Piece
A-1-C	\$40,000,000	\$40,000,000	CD 2016-CD1	No
A-1-S1, A-1-S2, A-1-S3, A-2-S	\$89,000,000	\$89,000,000	COMM 2016-GCT	Yes
B-1, B-2	\$175,000,000	\$175,000,000	COMM 2016-GCT	Yes
A-2-C	\$15,000,000	\$15,000,000	Barclays	No
Total	\$319,000,000	\$319,000,000		

The Gas Company Tower Loan has a 5-year term and pays interest only for the term of the loan. The Gas Company Tower Loan accrues interest at a fixed rate equal to 3.47270% and has a Cut-off Date Balance of \$40.0 million. The Gas Company Tower Whole Loan proceeds, in addition to approximately \$18.0 million of cash equity from the sponsor, were used to refinance existing debt of \$458.0 million, fund approximately \$29.6 million in upfront reserves and pay transaction costs of approximately \$3.7 million. Based on the appraised value of \$611.0 million as of June 21, 2016, the Cut-off Date LTV for the Senior Notes is 23.6%. The most recent prior financing of the Gas Company Tower was included in the JPMCC 2006-LP8 and WBCMT 2006-C28 securitizations.

Sources and Uses					
Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	\$319,000,000	64.9%	Refinance Existing Debt	\$458,000,000	93.2%
First Mezzanine Loan	\$131,000,000	26.7%	Reserves	\$29,626,962	6.0%
Existing Reserves	\$23,319,629	4.7%	Closing Costs	\$3,657,687	0.7%
Sponsor Equity	\$17,965,020	3.7%			
Total Sources	\$491,284,649	100.0%	Total Uses	\$491,284,649	100.0%

The Borrowers / Sponsor. The borrowers, Maguire Properties-555 W. Fifth, LLC and Maguire Properties – 350 S. Figueroa, LLC, are each a single purpose Delaware limited liability company structured to be bankruptcy-remote with two independent directors in its organizational structure. The sponsor of the borrowers and the non-recourse carve-out guarantor is Brookfield DTLA Holdings LLC, which is approximately 47.3% owned and 100.0% controlled by Brookfield Office Properties Inc. and affiliates. The remaining interest in Brookfield DTLA Holdings LLC is owned by two sovereign wealth funds, each of which owns approximately 17.5% of Brookfield DTLA Holdings LLC, and a pension fund which owns the remaining approximately 17.7%.

Brookfield Office Properties Inc. is 100.0% owned by Brookfield Property Partners and Brookfield Asset Management Inc. Brookfield Property Partners is the real estate platform of Brookfield Asset Management. Brookfield Asset Management is a global alternative asset manager with over \$240.0 billion of assets-under-management (“AUM”) as of March 31, 2016, concentrated in property, infrastructure, renewable energy and private equity. Founded in 1899, Brookfield Asset Management has 28,000 employees in over 100 offices in 20 different countries as of 2014.

Brookfield Property Partners (“Brookfield”) (NYSE: BPY) is a global commercial property company that owns, operates, and invests in best-in-class office, retail, multifamily, industrial, hotel, self-storage and triple net lease assets. Brookfield’s diversified portfolio includes interests in 428 office and retail properties encompassing approximately 277 million sq. ft., 206 industrial properties totaling over 54 million sq. ft., 39,500 multifamily units across 140 properties, 18,214 hotel rooms spread across 27 assets, over 300 properties of triple net leased automotive dealerships and 31 million sq. ft. of total office and multifamily developments. As of December 31, 2015,

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Gas Company Tower & World Trade Center Parking Garage

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U/W NCF DSCR:	5.23x
U/W NOI Debt Yield:	19.9%

Brookfield reported total net operating income across its assets of \$2.3 billion, FFO of \$710.0 million and net income of \$3.8 billion. As of March 31, 2016, Brookfield reported total assets of \$66.3 billion.

The Property. The Gas Company Tower, constructed in 1991 and designed by Skidmore, Owings & Merrill, is a 50-story, approximately 1.4 million square foot, LEED Gold certified, Class A, office building with a 979 stall on-site subterranean parking garage located in the Los Angeles, California central business district (“Los Angeles CBD”), within the greater downtown Los Angeles County Market Area. The Gas Company Tower’s net rentable area (“NRA”) consists of approximately 1.3 million sq. ft. of office space, 10,436 sq. ft. of retail space and 44,044 sq. ft. of storage space. In addition, the Gas Company Tower includes 2,165 parking stalls (1.6 stalls per 1,000 NRA) comprised of a 979 stall on-site subterranean parking garage and the 1,186 stall WTC Garage, and offers tenants a complimentary shuttle to and from the WTC Garage. Additional amenities include a full-service cafeteria, Starbucks and a location adjacent to the Pershing Square metro station, which provides commuter rail service to Santa Monica and connectivity to the greater Los Angeles area via the Metro Rail (red/purple lines) and Metro Busway (silver line).

The Gas Company Tower is also located adjacent to Civic Center, the largest government center in the United States outside of Washington D.C. and is in close proximity to several cultural destinations, including the Broad Museum, the Walt Disney Concert Hall and the Museum of Contemporary Art.

In October 2013, the sponsor acquired MPG Office Trust (“MPG”) for approximately \$3.2 billion and took control of four office towers totaling approximately 5.0 million sq. ft. As part of the acquisition of MPG, the sponsor acquired the Gas Company Tower for an allocated purchase price of approximately \$458.7 million and subsequently invested approximately \$41.1 million in base building capital expenditures, tenant improvements and landlord work, leasing commissions, and other leasing costs. Of the approximately \$41.1 million, the Gas Company Tower has undergone approximately \$4.1 million in capital improvements in an effort to modernize and upgrade building attributes. The sponsor is also currently completing a lobby renovation with a total budget of approximately \$8.4 million. The renovation is expected to be completed by the end of 2016.

At the time of acquisition, the Gas Company Tower was approximately 68.0% occupied and the sponsor has since executed approximately 493,000 sq. ft. of leasing (including new leases, renewal leases and expansion leases) to increase the Gas Company Tower to an current occupancy of approximately 83.0% as of June 1, 2016. Moreover, since April 2015, the sponsor has completed 329,294 sq. ft. of major office leasing at a weighted average triple net rent of \$24.43 PSF through new leases, expansion and renewals at the Gas Company Tower.

As of June 1, 2016, the Gas Company Tower is approximately 83.0% occupied. The Gas Company Tower’s five largest tenants are SCGC (A+/A1/A by Fitch/Moody’s/S&P, 34.2% of NRA, lease expiration date: Various), Sidley Austin (2016 AMLaw Top 100: #7 ranking, 12.0% of NRA, lease expiration date: 12/31/2023), Deloitte (8.2% of NRA, lease expiration date: 1/31/2031), Latham & Watkins (2016 AMLaw Top 100: #1, 7.1% of NRA, lease expiration date: 12/31/2020), and WeWork (6.7% of NRA, anticipated lease expiration date: 7/31/2033). The top five tenants represent approximately 68.2% of NRA and 80.2% of the underwritten gross rent and have a weighted average remaining term of 9.6 years. In addition, only 23.8% of the NRA expires during the term of the Gas Company Tower Whole Loan. According to industry reports, the Gas Company Tower has averaged approximately 87.0% occupancy over the past 20 years.

Environmental Matters. The Phase I environmental report dated June 28, 2016 recommended no further action at the Gas Company Tower.

Major Tenants.

SCGC (469,078 sq. ft.; 34.2% of NRA; 37.6% of U/W Base Rent; A+/A1/A by Fitch/Moody’s/S&P). SCGC, headquartered in Los Angeles, California is a utility company that provides natural gas distribution services. SCGC is a subsidiary of Sempra Energy (NYSE: SRE), a natural gas utilities holding company in San Diego, California. SCGC is the nation’s largest natural gas distribution utility, serving over 21 million customers in more than 500 communities throughout southern California, including Los Angeles, Orange, and Riverside counties. The Gas Company Tower has served as the corporate headquarters for SCGC since 1991. SCGC executed a 15-year renewal that commenced in November 2011 and has four, five-year renewal options remaining under its main lease.

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SCGC Termination and Contraction Options

Suite	Sq. Ft.	Option Status	Notice Date	Effective Date	Suite Expiration Date
Various ⁽¹⁾	374,402	One-time	5/9/2020	11/9/2021	10/31/2026
- Suite 270	21,852	Ongoing	3 Months	Ongoing	10/31/2026
- Full Floor ⁽²⁾	Up to 28,007	One-time	8/9/2018	11/9/2019	10/31/2026
- Two Full Floors ⁽³⁾	Up to 56,014	One-time	8/9/2019; 5/9/2019	11/9/2020	10/31/2026
Various Storage ⁽⁴⁾	10,655	Ongoing	30 Days	Ongoing	10/31/2026
Suite 2200	28,007	Ongoing	3 Months	Ongoing	3/31/2019
- Suite 2200	12,805	One-time	9/30/2016	12/31/2016	3/31/2019
Suite 2300	28,007	One-time	9/24/2016, 9/24/2017	3/24/2017; 3/24/2018	3/31/2019

(1) Termination right for the entire 374,402 sq. ft. Payment of a termination fee equal to the sum of unamortized TI/LC, and free rent (estimated to be approximately \$8.2 million). Applicable to suites 200, 270, 900, 1000, 1100, 1200, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, C011, C023, C027, CC30, GE08.

(2) Applicable to uppermost or lowest full floor.

(3) If SCGC does not exercise the preceding Full Floor option, may exercise up to Two Full Floors consisting of (a) two uppermost full floors or (b) two lowest full floors. Payment of a termination fee equal to the sum of unamortized TI/LC, and free rent. Termination fees are estimated to be (i) \$893,844 for one full floor effective 11/9/19, (ii) \$766,152 if one full floor effective 11/9/20 and (iii) \$1,532,304 if two full floors effective 11/9/20.

(4) Applicable to suites 0650S, GE05, P604, P605, P706, P717.

Sidley Austin (164,674 sq. ft.; 12.0% of NRA; 14.7% of U/W Base Rent) Sidley Austin, a law firm, focuses on business transactions and litigation, and the firm's geographic diversity enables it to handle multinational matters. Sidley Austin's clients are in the agribusiness, energy, financial services, insurance, investment fund, life sciences, and technology sectors. Notable clients include Toys "R" Us, China Horizon Investments, Wanxiang America, UBS, GlaxoSmithKline, and Flextronics International.

Sidley Austin has been a tenant at the Gas Company Tower since 1992 and executed a 15-year renewal that commenced in January 2009. Sidley Austin has two, five-year renewal options remaining. Sidley Austin has a contraction right effective as of December 31, 2018 with notice by December 31, 2017. Contraction space can be one full floor or all of the tenant's continuous space on any floor where the tenant leases a portion of the floor and will either be the uppermost or lowermost floor of Sidley Austin's contiguous floors or any noncontiguous floor. The contraction fee is equal to the sum of (a) unamortized free rent, tenant improvement allowance, early refurbishment allowance, brokerage fees and commissions, and (b) three months of base rent and additional rent/pass through (estimated to be \$827,017).

Deloitte (112,028 sq. ft.; 8.2% of NRA; 10.1% of U/W Base Rent) Deloitte is a global professional services firm headquartered in New York, New York. Deloitte provides audit, tax, consulting, and financial advisory services and employs over 220,000 professionals worldwide. Deloitte reported revenues of \$35.2 billion in 2015 and was named number one in both global consulting and management consulting based on aggregate revenue by Kennedy Consulting Research and Advisory. Additionally, it has the highest market share in consulting worldwide and has been named one of Fortune magazine's "100 Best Companies to Work For."

Deloitte took occupancy at the Gas Company Tower in December 2014 and is the first tenant to have their logo affixed to the peak of the building.

The Market. The Mortgaged Properties are located in the Los Angeles central business district ("CBD"), within the greater Los Angeles County market area. The downtown Los Angeles market area consists of five submarkets which contain a total inventory of approximately 34.1 million sq. ft. in 90 buildings. The direct vacancy rate in the downtown Los Angeles market area was 16.8% as of the first quarter of 2016, with a direct weighted average gross rental rate of \$37.19 PSF.

The most significant component of the downtown office supply is concentrated in the Los Angeles CBD. This district is bordered by the Harbor Freeway (Interstate 110) on the west, Ninth Street to the south, Second Street on the north, and Hill Street to the east. The Los Angeles CBD comprises approximately 79.4% of the existing inventory in the downtown market, and represents the greatest concentration of office space within the greater Los Angeles area. The downtown Los Angeles market area submarkets are detailed below:

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Cut-off Date Balance: \$40,000,000
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U/W NCF DSCR: 5.23x
U/W NOI Debt Yield: 19.9%

Downtown Los Angeles Market Area Office Market – Q1 2016⁽¹⁾

	CBD/Financial District	South Park	Central City East	Little Tokyo/Chinatown	Central City West	Submarkets Summary
Number of Buildings	53	9	7	7	14	90
Inventory (SF)	27,076,998	1,880,137	801,448	610,213	3,726,291	34,095,087
Total Space Available (SF)	4,878,711	380,908	104,406	114,243	262,633	5,740,901
Direct Space Available (SF)	4,859,743	380,908	104,406	112,062	256,633	5,713,752
Direct Vacancy Rate	17.9%	20.3%	13.0%	18.4%	6.9%	16.8%
Total Vacancy Rate	18.0%	20.3%	13.0%	18.7%	7.0%	16.8%
Direct Gross Rental Rate	\$39.30	\$31.49	\$32.72	\$35.30	\$26.05	\$37.19
Direct Net Absorption (SF)	421,285	(23,946)	3,877	1,336	7,112	409,664

(1) Source: Appraisal.

The Gas Company Tower primarily competes with other Class A office buildings in the Los Angeles CBD. The appraiser identified 22 competitive properties in the downtown Los Angeles market area totaling approximately 20.5 million sq. ft.

Of the 22 competitive buildings, seven were built in the period between 1989 and 1992 and are the newest Class A major office buildings in the downtown Los Angeles market area. The weighted average direct vacancy for the seven newer vintage assets is approximately 21.7%, compared to approximately 17.3% for the full competitive set. The following chart summarizes the seven properties completed between 1989 and 1992:

Directly Competitive Buildings⁽¹⁾

Property	Office Area (NRA)	Available Sq. Ft. (Direct)	Available Sq. Ft. (Sublease)	Direct Occupancy	Total Occupancy	Direct Asking Rent (Low)	Direct Asking Rent (High)	Lease Type
U.S. Bank Tower	1,432,539	358,689	10,000	70.0%	74.3%	\$42.50	\$46.00	Gross
Two California Plaza	1,415,445	661,333	0	53.3%	53.3%	\$41.40	\$41.40	Gross
777 Tower	1,024,834	140,623	0	86.3%	86.3%	\$23.00	\$28.00	NNN
Figueroa at Wilshire	1,118,941	135,514	46,650	87.9%	83.7%	\$24.00	\$28.00	NNN
865 S. Figueroa	688,016	18,229	0	97.4%	97.4%	\$24.96	\$24.96	NNN
KPMG Center	590,207	48,201	3,145	91.8%	91.3%	\$28.00	\$28.00	NNN
801 Tower	458,570	99,498	10,000	78.3%	76.1%	\$26.00	\$27.00	NNN
Total / Wtd. Avg.	6,728,552	1,462,087	69,795	78.3%	77.3%			

(1) Source: Appraisal.

The appraiser's market rent conclusions demonstrate that triple net rents for office space at the Gas Company Tower are approximately 9.0% below market. The following table details the appraiser's rent conclusions by type and location:

Office Market Rents

Type	Lease Term	Market Rent PSF ⁽¹⁾	In Place Annual NNN Rent PSF ⁽²⁾	% Above (Below) Market	Free Rent (months)	TI's New / Renew
Office Floors 2-16	7 years	\$24.50	\$20.87	-14.8%	7.0	\$60 / \$30
Office Floors 17-29	7 years	\$25.00	\$22.31	-10.8%	7.0	\$60 / \$30
Office Floors 30-50	7 years	\$26.50	\$25.65	-3.2%	7.0	\$60 / \$30
Retail	7 years	\$36.00	\$23.91	-33.6%	0.0	\$60 / \$30
Total / Wtd. Avg.		\$25.42	\$23.14⁽³⁾	-9.0%		

(1) Source: Appraisal.

(2) Based on the underwritten rent roll.

(3) Excluding retail and storage space

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Gas Company Tower & World Trade Center Parking Garage

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Cash Flow Analysis.

Cash Flow Analysis							
	2013	2014	2015	T-12 5/31/2016	Sponsor Year 1 Pro Forma	U/W	U/W PSF
Total Minimum/Base Rent	\$22,246,902	\$19,674,225	\$23,850,390	\$24,922,467	\$27,937,915	\$25,957,481	\$18.91
Step Rent Credit ⁽¹⁾	0	0	0	0	0	700,212	0.51
NPV Rent Credit ⁽²⁾	0	0	0	0	0	685,918	0.50
Value of Vacant Space	0	0	0	0	0	9,352,584	6.82
Gross Potential Rent	\$22,246,902	\$19,674,225	\$23,850,390	\$24,922,467	\$27,937,915	\$36,696,196	\$26.74
CAM and Other Recoveries	12,497,311	12,565,419	13,182,582	13,491,173	16,583,831	17,771,709	12.95
GCT Gross Parking Revenue	3,762,731	3,893,055	4,404,867	4,442,471	4,882,438	4,882,438	3.56
WTC Net Parking Revenue	1,354,041	1,216,303	1,153,967	1,234,899	1,350,430	1,350,430	0.98
Miscellaneous Income	4,250	128,861	78,697	57,518	60,192	57,518	0.04
Less: Vacancy	0	0	0	0	0	(9,352,584)	(6.82)
Effective Gross Income	\$39,865,235	\$37,477,863	\$42,670,504	\$44,148,529	\$50,814,806	\$51,405,707	\$37.46
Total Expenses	17,185,318	19,964,921	21,835,684	22,301,374	23,339,499	22,733,822	16.57
Net Operating Income	\$22,679,917	\$17,512,942	\$20,834,820	\$21,847,155	\$27,475,307	\$28,671,885	\$20.89
TI/LC	0	0	0	0	9,347,135	1,720,268	1.25
Capital Expenditures	0	0	0	0	233,653	430,466	0.31
Net Cash Flow	\$22,679,917	\$17,512,942	\$20,834,820	\$21,847,155	\$17,894,519	\$26,521,151	\$19.33

(1) Step Rent Credit represent contractual rent steps through September 1, 2017.

(2) NPV Rent Credit of contractual rent increases through lease expiration for SCGC, Sidley Austin, Latham & Watkins and Bank Leumi.

Property Management. The Gas Company Tower is managed by Brookfield Properties Management (CA) Inc., an affiliate of the borrower. The Gas Company Tower's 979 stall on-site subterranean parking garage and the WTC Garage's parking operations is managed by ABM Onsite Services – West, Inc., a subsidiary of ABM (NYSE: ABM), a provider of facility solutions with revenues of approximately \$4.9 billion and over 100,000 employees across more than 300 offices globally.

Lockbox / Cash Management. With respect to the Gas Company Tower Loan and excluding the 979 stall on-site subterranean parking garage, the Gas Company Tower Whole Loan is structured with a hard lockbox and springing cash management. All rents are required to be directly deposited by the tenants of the Mortgaged Properties into a clearing account controlled by the lender. Funds in the clearing account will be swept daily into the deposit account. In the absence of a Trigger Period (as defined below), the deposit bank is directed by the lender to sweep all amounts in the deposit account to the borrower account controlled by the borrower. During a Trigger Period, funds in the clearing account will be swept daily into a deposit account controlled by the lender and applied and disbursed in accordance with the loan documents. With respect to the WTC Garage and the Gas Company Tower's 979 stall on-site subterranean parking garage, the Gas Company Tower Whole Loan is structured with a soft lock box and springing cash management. All gross revenue collected by an unaffiliated parking manager of the WTC Garage and the on-site subterranean parking garage, net of such parking manager's fees and expenses, are required to be deposited monthly into the clearing account controlled by the lender. Funds in the clearing account will be swept daily into the deposit account. In the absence of a Trigger Period, the deposit bank is directed by the lender to sweep all amounts in the deposit account to the borrower account controlled by the borrower. During a Trigger Period, funds in the clearing account will be swept daily into a deposit account controlled by the lender and applied and disbursed in accordance with the loan documents.

A "Trigger Period" will commence upon the occurrence of (i) an event of default, (ii) the commencement of a Low Debt Service Period (as defined below), (iii) the commencement of a Material Tenant Sweep Period (as defined below) or (iv) the commencement of a mezzanine loan default; and will end if, (A) with respect to clause (i), the event of default commencing the Trigger Period has been cured and such cure has been accepted by the lender (and no other event of default is then continuing), (B) with respect to clause (ii), the Low Debt Service Period has ended, (C) with respect to clause (iii) the Material Tenant Sweep Period has ended or (D) with respect to clause (iv), the mezzanine loan default has been cured.

A "Material Tenant Sweep Period" will commence on the first monthly payment date following the occurrence of: (a) May 9, 2020 (unless (x) prior to such date the Material Tenant (as defined below) did not exercise the right to terminate or contract any of its space and the time period to exercise such option has lapsed or (y) the Material Tenant waived in writing its option to cause the earlier expiration, cancellation, termination or contraction of any of the space demised under the Material Tenant Lease (as defined below)); (b) upon the receipt by borrower or the property manager of notice of the early expiration, cancellation, termination and/or contraction of the Material Tenant Lease or a portion of the Material Tenant Lease, which when combined with all other previous contractions, expirations, terminations or cancellations (exclusive of the first 10,655 sq. ft. of storage space terminated, expired, cancelled or contracted) of any or all space for the Material Tenant (as defined below) exceeds the Material Space Amount (as defined below) for

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such Material Tenant; (c) if the Material Tenant has ceased operating its business (i.e., “goes dark”) at the Mortgaged Properties (or at substantially all of its space at the Mortgaged Properties); (d) if the Material Tenant is in monetary or material non-monetary default under the Material Tenant Lease which has remained uncured for a period of sixty (60) days, or (e) upon a bankruptcy or insolvency proceeding of the Material Tenant. During a Material Tenant Sweep Period, all excess cash flow will be swept into a lender-controlled reserve account to be used for leasing costs and to serve as additional collateral for the loan (the “Lease Sweep Reserve”). A Material Tenant Sweep Period will end upon the earliest of: (A) if as a result of clause (a) above, the Material Tenant (x) did not exercise the right to terminate or contract any of its space and the time period to exercise such option has lapsed, or (y) if the Material Tenant waived the termination or contraction option in writing, (B) if as a result of clause (b) or (c) above, then upon the earlier to occur of (1) the occupancy by one or more replacement tenant(s) of substantially all the space demised under the Material Tenant Lease pursuant to one or more Replacement Leases (as defined below) in order to achieve a DSCR equal to or greater than the applicable Exit DSCR Trigger (defined below) for two consecutive calendar quarters and (2) solely with respect to a Material Tenant Sweep Period that was trigger as a result of clause (b) above and so long as the total sq. ft. of space terminated, expired, cancelled or contracted in the aggregate since closing of the Gas Company Tower Whole Loan is less than 92,366 sq. ft., the deposit of funds into the Lease Sweep Reserve in an amount equal to the product of \$75 and the total amount of space terminated, expired, cancelled or contracted by Material Tenant (exclusive of the first 10,655 sq. ft. of storage space terminated, expired, cancelled or contracted), (C) if as a result of clause (d) above, such monetary default or non-monetary default has been cured and no defaults have occurred for three months, and (D) if as a result of clause (e) above, then (1) in the event the Material Tenant Lease is rejected in the applicable bankruptcy or insolvency proceeding, the date on which substantially all of the space demised under the Material Tenant Lease is leased pursuant to one or more Replacement Leases in order to achieve a DSCR equal to or greater than the applicable Exit DSCR Trigger (as defined below) for two consecutive quarters, or (2) the date on which the Material Tenant Lease is assumed, or is assigned by the trustee or debtor-in-possession in a bankruptcy proceeding pursuant to either (a) a final and non-appealable order of the applicable bankruptcy court approving such assumption, or (b) a plan of reorganization which has become effective and, in either case, is not the subject of a stay pending appeal or otherwise.

“Material Tenant” means SCGC.

“Material Tenant Lease” means, collectively, the leases with SCGC.

“Material Space Amount” means 77,866 total sq. ft. in the aggregate for such Material Tenant (exclusive of the first 10,655 sq. ft. of storage space terminated, expired, cancelled or contracted).

“Replacement Lease” means a replacement lease with tenants reasonably acceptable to lender which (i) is written substantially in accordance with the form of lease which is approved by the lender (subject to commercially reasonable changes) or is otherwise in form and substance acceptable to the lender, (ii) has a term for the greater of (A) at least two years beyond August 6, 2021 or (B) at least five years, (iii) for which all landlord obligations that are associated with initial tenant occupancy, including the payment of all tenant improvements and leasing commissions under such lease or leases, have been fulfilled or reserved for in the Lease Sweep Reserve, such tenants are in occupancy and paying full unabated rent or in the lender’s reasonable judgment there are sufficient funds that have been collected in the Lease Sweep Reserve to cover any then-tenant improvements, leasing commissions, remaining free rent periods or rent abatements then outstanding associated with such lease or leases, and (iv) which is otherwise entered into in accordance with the loan documents.

“Exit DSCR Trigger” means a debt service coverage ratio of at least 1.9455x for the Gas Company Tower Whole Loan and a debt service coverage ratio of at least 1.10x for the total debt of the Gas Company Tower Whole Loan and a \$131.0 million mezzanine loan (the “Total Debt”).

A “Low Debt Service Period” will commence if, as of the last day of any quarter, (i) the Gas Company Tower Whole Loan DSCR falls below 1.9455x for two consecutive quarters or (ii) the Total Debt DSCR (based on the balance of the Gas Company Tower Whole Loan and the mezzanine loan) falls below 1.10x for two consecutive quarters and will cease to exist if (A) with respect to clause (i), the Whole Loan DSCR is at least 1.9455x for two consecutive quarters or (B) with respect to clause (ii) the Total Debt DSCR (based on the balance of the Gas Company Tower Whole Loan and mezzanine loan) is at least 1.10x for two consecutive quarters.

Initial Reserves. At loan origination, the borrower deposited (i) \$20,690,506 into the rollover reserve account for outstanding TI/LC’s and \$343,082 for future TI/LC’s, (ii) \$4,478,325 into the outstanding free rent reserve account for free rent and operating expenses for various tenants, of which \$4,160,630 is free rent and operating expenses for SCGC, (iii) \$1,000,000 into the WeWork lease reserve to fund rent and operating expenses related to the WeWork lease in the event the WeWork rent commencement date is delayed beyond July 16, 2016, (iv) \$2,822,545 into the tax reserve account, (v) \$220,760 into the SCGC lease reserve to fund certain reimbursement abatements relating to Proposition 13 of the California Constitution and (vi) \$71,744 into the capital expenditure reserve account for future capital expenditures at the mortgaged properties.

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Ongoing Reserves. On a monthly basis, the borrower is required to deposit monthly reserves of (i) 1/12 of the estimated annual real estate taxes, which currently equates to \$564,509, into the tax reserve account (ii) \$171,541 into the rollover reserve account, (iii) \$35,872 into the capital expenditures reserve account and (iv) \$14,150 into the Jams and Latham lease reserve account in order to pay all free rent and operating expense amounts under the Jams Lease and the Latham & Watkins lease. In addition, the borrower is required to deposit 1/12 of the estimated annual insurance premiums into an insurance reserve account if an acceptable blanket insurance policy is no longer in place and at the beginning of each lease year under any lease, the borrower is required to deposit any rent paid more than one month in advance into the prepaid rent reserve account.

Current Mezzanine or Subordinate Indebtedness. The Gas Company Tower Whole Loan includes the Junior Notes with an original principal balance of \$175,000,000 that are expected to be contributed to the COMM 2016-GCT transaction. In addition, a \$131,000,000 mezzanine loan was funded concurrently with the origination of the Gas Company Tower Whole Loan and thereafter sold to GCT Magnus, LLC. The mezzanine loan is coterminous with the Gas Company Tower Whole Loan and accrues interest at a fixed per annum rate equal to 6.50000%. An intercreditor agreement is in place with respect to the Gas Company Tower Whole Loan and the related mezzanine loan.

Future Mezzanine or Subordinate Indebtedness Permitted. None.

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52	Storage 1,130 SF				Storage 1,628 SF				Storage 121 SF				Vacant Storage 3,795 SF				Vacant Storage 583 SF				Vacant Storage 983 SF				Vacant Storage 66 SF																																																							
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44	Vacant 7,955 SF - 6/2017				Vacant 874 SF		Vacant 202 SF		Vacant 883 SF		Vacant 108 SF																Vacant 17,761 SF																																																					
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6	Vacant 6,684 SF				Vacant 410 SF				Theranos 3,871 SF - 9/2018				Vacant Grd110 3,370 SF - 8/2017				Southern California Gas Co. 5,927 SF - 10/2026				JT 4,379 SF - 10/2023				2,158 SF - 10/2020																																																							
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4	Latham & Watkins 9,204 SF - 12/2020				Vacant 131 SF				Vacant 1,015 SF				Vacant 5,248 SF				Vacant 186 SF				Vacant 4,294 SF				Vacant 919 SF				Latham & Watkins 4,336 SF - 12/2020				Vacant 2,400 SF																																															
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2	Southern California Gas Co. 11,308 SF - 10/2026								Vacant 215 SF				Vacant 1,033 SF				Southern California Gas Co. 21,852 SF - 10/2026																																																															
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	Maguire Properties - Storage 1,521 SF - 12/2019										Southern California Gas Co. - Storage 568 SF - 10/2026																																																																					
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