

Mortgage Loan No. 12 – Westborough Office Park

Mortgage Loan Information

Mortgage Loan Seller:	JPMCB
Original Principal Balance:	\$27,000,000
Cut-off Date Principal Balance:	\$26,965,086
% of Pool by IPB:	2.4%
Loan Purpose:	Refinance
Borrower:	Westborough Investors Limited Partnership
Sponsors⁽²⁾:	Various
Interest Rate:	4.60000%
Note Date:	8/28/2012
Maturity Date:	9/1/2017
Interest-only Period:	None
Original Term:	60 months
Original Amortization:	360 months
Amortization Type:	Balloon
Call Protection:	L(25),Grtr1%orYM(31),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:	Office - Suburban
Net Rentable Area (SF):	383,361
Location:	Westborough, MA
Year Built/Renovated:	1982-1987 / 2009-2010
Occupancy⁽¹⁾:	81.2%
Occupancy Date:	8/27/2012
Number of Tenants:	43
2009 NOI:	\$2,014,380
2010 NOI:	\$1,971,866
2011 NOI:	\$2,811,283
TTM NOI⁽³⁾:	\$3,091,789
UW Economic Occupancy⁽¹⁾:	81.1%
UW Revenues⁽¹⁾:	\$6,342,657
UW Expenses:	\$3,501,889
UW NOI:	\$2,840,768
UW NCF:	\$2,130,389
Appraised Value / Per SF:	\$43,200,000 / \$113
Appraisal Date:	7/13/2012

Escrows and Reserves

	Initial	Monthly	Initial Cap
Taxes:	\$116,380	\$58,190	N/A
Insurance:	\$0	Springing	N/A
Replacement Reserves:	\$6,389	\$6,389	\$230,017
TI/LC:	\$47,920	\$47,920	\$1,500,000
Other⁽⁵⁾:	\$5,014,707	\$0	N/A

Financial Information⁽⁴⁾

Cut-off Date Loan/SF:	\$70
Maturity Date Loan/SF:	\$65
Cut-off Date LTV:	62.4%
Maturity Date LTV:	57.3%
UW NCF DSCR:	1.28x
UW NOI Debt Yield:	10.5%

(1) Does not include Genzyme Corporation, which is in occupancy, but has given notice that it will be vacating at the end of their lease term in February 2013.

(2) The sponsors are BPG Investment Partnership VIII, L.P. and BPG Private Real Estate Investment Trust II.

(3) TTM NOI represents the trailing twelve month period ending June 30, 2012.

(4) Calculated based on the full loan proceeds of \$27,000,000.

(5) Other Escrows and Reserves include a \$3,500,000 performance reserve (described below), \$1,417,361 for outstanding tenant improvement and leasing commissions and \$97,346 for outstanding rent abatements.

The Loan. The Westborough Office Park loan has an outstanding principal balance of approximately \$27.0 million and is secured by a first mortgage lien on a four building office park located in Westborough, Massachusetts. The five-year loan amortizes on a 30-year schedule. The proceeds of the loan along with approximately \$4.8 million of sponsors' equity were used to repay previously existing debt of approximately \$26.4 million, fund upfront reserves of \$5.2 million and pay closing costs of \$0.2 million. Included in the upfront reserves was a \$3.5 million performance reserve holdback that will be released when the property has achieved a debt service coverage ratio of 1.50x or greater based on the trailing three month period. The loan's sponsors are controlled by entities affiliated with BPG Properties, Ltd. ("BPG"). BPG purchased the property in September 2007 and has a current basis of approximately \$77.1 million. BPG is a private real estate fund manager with over 25 years of experience in the acquisition, development and management of all major property types throughout the United States. Since 1993, BPG has raised over \$2.8 billion of capital.

The Property. Westborough Office Park includes four, free-standing, Class A office buildings totaling 383,361 square feet that are located in Westborough, Massachusetts. The properties were constructed between 1982 and 1987 on a 45.7 acre site. Amenities at the property include a fitness center, café, conference center, as well as several acres of landscaping in a wooded, park-like setting with walking and jogging trails that connect the four buildings. The property is currently 81.2% leased by 43 tenants with no one tenant occupying more than 10.0% of the net rentable area. In July 2012, Genzyme Corporation gave notice that it will vacate its space (39,609 square feet / 10.3% of the net rentable area) in February 2013 to relocate to its newly acquired campus. No income is being underwritten for Genzyme Corporation and they have been excluded from all occupancy calculations. Since acquiring the property in 2007, the sponsors have increased occupancy from approximately 74.0% to 81.2% and since the beginning of 2011, the sponsors have executed new or renewal leases for 134,839 square feet (35.2% of the net rentable area). The largest tenant at the property, DataVantage Corporation, leases approximately 27,234 square feet (7.1% of the net rentable area) through November 2017. DataVantage Corporation is a technology company that specializes in data privacy and protection.

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The Market. The property is located in Westborough, Massachusetts, approximately 30 miles west of Boston. The property is located just off of Interstate 495 and is approximately 5 miles north of Interstate 90, which provides access to Boston to the east and Springfield to the west. According to the appraiser, the property is located in the Route 495 Mass Pike West office submarket which as of second quarter of 2012 has 12.9 million square feet. The submarket reports a vacancy rate of 22.9% with average asking rents of \$17.35 per square foot. The appraiser identified 19 competitive properties ranging from approximately 38,000 to 305,000 square feet that reported a weighted average occupancy of 90.6%.

Tenant Summary ⁽¹⁾					
Tenant	Ratings Moody's/S&P/Fitch	Net Rentable Area (SF)	% of Total NRA	Base Rent PSF	Lease Expiration Date
DataVantage Corporation	NA / NA / NA	27,234	7.1%	\$17.00	11/30/2017
Exagrid Systems, Inc.	NA / NA / NA	25,430	6.6%	\$18.00	12/31/2013
Courion Corporation	NA / NA / NA	24,834	6.5%	\$18.75	2/29/2016
Virtusa Corporation	NA / NA / NA	22,147	5.8%	\$18.75	2/28/2018
Fat City LLC	NA / NA / NA	14,969	3.9%	\$21.00	10/7/2014
Mirick, O'Connell, Demallie, LLC	NA / NA / NA	14,776	3.9%	\$19.00	3/31/2021
Tilera Corporation	NA / NA / NA	14,188	3.7%	\$17.50	11/30/2017
Highfields Capital	NA / NA / NA	13,750	3.6%	\$17.00	10/31/2017
Transitional Data Services	NA / NA / NA	10,419	2.7%	\$13.25	10/31/2014
JCSI Corporate Staffing, Inc.	NA / NA / NA	9,810	2.6%	\$18.60	4/1/2014

(1) Based on the underwritten rent roll.

Operating History and Underwritten Net Cash Flow							
	2009	2010	2011	TTM ⁽¹⁾	Underwritten	Per Square Foot	% ⁽²⁾
Rents in Place	\$5,246,113	\$4,915,220	\$5,751,911	\$6,038,131	\$5,722,436	\$14.93	73.2%
Vacant Income	0	0	0	0	1,331,747	3.47	17.0
Gross Potential Rent	\$5,246,113	\$4,915,220	\$5,751,911	\$6,038,131	\$7,054,183	\$18.40	90.2%
Total Reimbursements	639,118	682,009	619,309	648,681	764,561	1.99	9.8
Net Rental Income	\$5,885,231	\$5,597,229	\$6,371,220	\$6,686,812	\$7,818,744	\$20.40	100.0%
(Vacancy/Credit Loss)	(12,948)	0	0	0	(1,476,087)	(3.85)	(18.9)
Other Income	7,008	979	9,866	6,806	0	0.00	0.0
Effective Gross Income	\$5,879,291	\$5,598,208	\$6,381,086	\$6,693,618	\$6,342,657	\$16.54	81.1%
Total Expenses	\$3,864,911	\$3,626,342	\$3,569,803	\$3,601,829	\$3,501,889	\$9.13	55.2%
Net Operating Income	\$2,014,380	\$1,971,866	\$2,811,283	\$3,091,789	\$2,840,768	\$7.41	44.8%
Total TI/LC, Capex/RR	0	0	0	0	710,379	1.85	11.2
Net Cash Flow	\$2,014,380	\$1,971,866	\$2,811,283	\$3,091,789	\$2,130,389	\$5.56	33.6%
Occupancy	69.0%	80.0%	87.0%	81.2%	81.2%		

(1) TTM column represents the trailing twelve month period ending June 30, 2012.

(2) Percentage column represents percent of Net Rental Income for all revenue lines and represents percent of Effective Gross Income for the remainder of fields.