

307 West 38th Street

Mortgage Loan Information

Mortgage Loan Seller:	Barclays
Original Principal Balance:	\$35,000,000
Cut-off Date Principal Balance:	\$35,000,000
% of Pool by IPB:	2.8%
Loan Purpose:	Refinance
Borrower:	Glenhill Associates, LLC
Sponsor:	George Comfort & Sons, Inc.
Interest Rate:	4.03300%
Note Date:	5/21/2014
Maturity Date:	6/6/2024
Interest-only Period:	120 months
Original Term:	120 months
Original Amortization:	None
Amortization Type:	Interest Only
Call Protection:	L(25),Def(91),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 - CBD
Net Rentable Area (SF):	302,136
Location:	New York, NY
Year Built / Renovated:	1927 / 2008
Occupancy:	96.8%
Occupancy Date:	5/1/2014
Number of Tenants:	74
2011 NOI⁽¹⁾:	\$3,557,447
2012 NOI⁽¹⁾:	\$3,468,002
2013 NOI⁽¹⁾:	\$3,690,650
TTM NOI (as of 3/2014):	\$3,810,302
UW Economic Occupancy:	95.0%
UW Revenues:	\$8,305,276
UW Expenses:	\$3,961,162
UW NOI⁽¹⁾:	\$4,344,114
UW NCF:	\$3,906,017
Appraised Value / Per SF:	\$110,000,000 / \$364
Appraisal Date:	4/1/2014

Escrows and Reserves

	Initial	Monthly	Initial Cap
Taxes:	\$0	Springing	N/A
Insurance:	\$0	Springing	N/A
Replacement Reserves:	\$0	Springing	N/A
TI/LC:	\$0	Springing	N/A
Other:	\$0	\$0	N/A

Financial Information

Cut-off Date Loan / SF:	\$116
Maturity Date Loan / SF:	\$116
Cut-off Date LTV:	31.8%
Maturity Date LTV:	31.8%
UW NCF DSCR:	2.73x
UW NOI Debt Yield:	12.4%

Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	\$35,000,000	100.0%	Return of Equity	\$24,121,735	68.9%
			Closing Costs	10,878,265	31.1
Total Sources	\$35,000,000	100.0%	Total Uses	\$35,000,000	100.0%

(1) UW NOI is greater than historical figures due to 12 new leases signed or renewed in the past 18 months, contributing approximately \$0.9 million of annual underwritten base rent.

The Loan. The 307 West 38th Street loan has an outstanding balance of \$35.0 million and is secured by a first mortgage lien on a 21-story, 302,136 square foot office building located in New York, New York. The loan has a 10-year term and will be interest-only for the term of the loan. The loan's sponsor and nonrecourse guarantor is George Comfort & Sons, Inc., a commercial real estate firm based in Manhattan that manages and/or has ownership interest in approximately 12.0 million square feet of commercial property.

The Property. The 307 West 38th Street property is a 302,136 square foot Class B office building located on the north side of West 38th Street between Eighth and Ninth Avenues in the Times Square South office submarket of Midtown Manhattan. The property was built in 1927 and renovated in 2008. As of May 1, 2014, the property was 96.8% occupied by 74 tenants, with no tenant comprising more than 6.8% or 5.8% of the net rentable area or underwritten base rent, respectively. The property is currently undergoing a \$5.7 million renovation program which includes upgrading the elevators, HVAC, lighting, plumbing and security systems as well as renovating the lobby, hallways and bathrooms.

The Market. The 307 West 38th Street property is located in the Times Square South office submarket of Midtown Manhattan. According to the appraisal, almost half of the submarket's 31.1 million square feet of office space is Class B space, comprised of 62 buildings totaling approximately 14.3 million square feet with a vacancy rate of 7.5% and average rents of \$45.81 per square foot, as of

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the fourth quarter of 2013. According to the appraisal's market rent conclusion, rental rates at the 307 West 38th Street property are below market. The current weighted average underwritten rent for office-only tenants is \$24.30 per square foot and the appraisal's concluded weighted average market rent is \$37.12, a total dollar difference of approximately \$3.5 million. Current weighted average office-only rent on floors 2-8 is \$21.10 per square foot and the appraisal's concluded market rent is \$36.00 per square foot, a total dollar difference of approximately \$1.8 million. Current weighted average office-only underwritten base rent on floors 9-21 is \$26.79 per square foot and the appraisal's concluded weighted average market rent is \$38.00 per square foot, a total dollar difference of approximately \$1.7 million. According to the loan sponsor, with the \$5.7 million renovation program and as tenants roll in the near term (70.6% of net rentable area by 2018), rental rates for newly executed leases may increase relative to in-place rents.

Tenant Summary ⁽¹⁾					
Tenant	Ratings ⁽²⁾ Moody's/S&P/Fitch	Net Rentable Area (SF)	% of Total NRA	UW Base Rent PSF	Lease Expiration Date
Tiger Button Company, Inc.	NA / NA / NA	20,411	6.8%	\$19.67	12/31/2017
Creative Local Park, Inc.	NA / NA / NA	18,679	6.2%	\$18.26	6/30/2017
Mitchell/Martin, Inc.	NA / NA / NA	17,265	5.7%	\$23.61	8/31/2020
Kaleidoscope Imaging of New York, Inc.	NA / NA / NA	16,887	5.6%	\$23.65	9/30/2018
Vanguard Construction	NA / NA / NA	16,807	5.6%	\$19.95	10/31/2019
EMSL Analytical, Inc.	NA / NA / NA	13,439	4.4%	\$30.96	10/31/2022
A & K Fashion, Inc.	NA / NA / NA	9,209	3.0%	\$16.28	10/31/2014
Color by number 123 Designs, Inc.	NA / NA / NA	7,605	2.5%	\$25.07	1/31/2016
Primary Stages Company, Inc.	NA / NA / NA	6,631	2.2%	\$26.48	5/31/2016
Punctual Trading Inc.	NA / NA / NA	5,880	1.9%	\$25.71	3/31/2016

(1) Based on the underwritten rent roll.

(2) Ratings provided are for the parent company of the entity listed in the "Tenant" field whether or not the parent company guarantees the lease.

Operating History and Underwritten Net Cash Flow							
	2011	2012	2013	TTM ⁽¹⁾	Underwritten ⁽²⁾	Per Square Foot	% ⁽³⁾
Rents in Place	\$5,921,047	\$6,135,121	\$6,351,463	\$6,483,850	\$7,542,264	\$24.96	86.3%
Vacant Income	0	0	0	0	0	0.00	0
Gross Potential Rent	\$5,921,047	\$6,135,121	\$6,351,463	\$6,483,850	\$7,542,264	\$24.96	86.3%
Total Reimbursements	1,238,243	1,016,156	1,124,402	1,156,969	1,200,132	3.97	13.7
Other Income	56,889	35,734	32,464	26,549	0	0.00	0
Net Rental Income	\$7,216,180	\$7,187,011	\$7,508,329	\$7,667,368	\$8,742,396	\$28.94	100.0%
(Vacancy/Credit Loss)	0	0	0	0	(437,120)	(1.45)	(5.0)
Effective Gross Income	\$7,216,180	\$7,187,011	\$7,508,329	\$7,667,368	\$8,305,276	\$27.49	95.0%
Total Expenses	\$3,658,732	\$3,719,009	\$3,817,679	\$3,857,066	\$3,961,162	\$13.11	47.7%
Net Operating Income	\$3,557,447	\$3,468,002	\$3,690,650	\$3,810,302	\$4,344,114	\$14.38	52.3%
Total TI/LC, Capex/RR	0	0	0	0	438,097	1.45	5.3
Net Cash Flow	\$3,557,447	\$3,468,002	\$3,690,650	\$3,810,302	\$3,906,017	\$12.93	47.0%
Occupancy⁽⁴⁾	97.7%	95.0%	96.6%	96.8%	95.0%		

(1) TTM column represents the trailing twelve-month period ending in March 2014.

(2) UW NOI is greater than historical figures due to 12 new leases signed or renewed in the past 18 months, contributing approximately \$0.9 million of annual underwritten base rent.

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

(4) Historical Occupancies are as of December 31 of each respective year. TTM Occupancy is as of May 1, 2014.