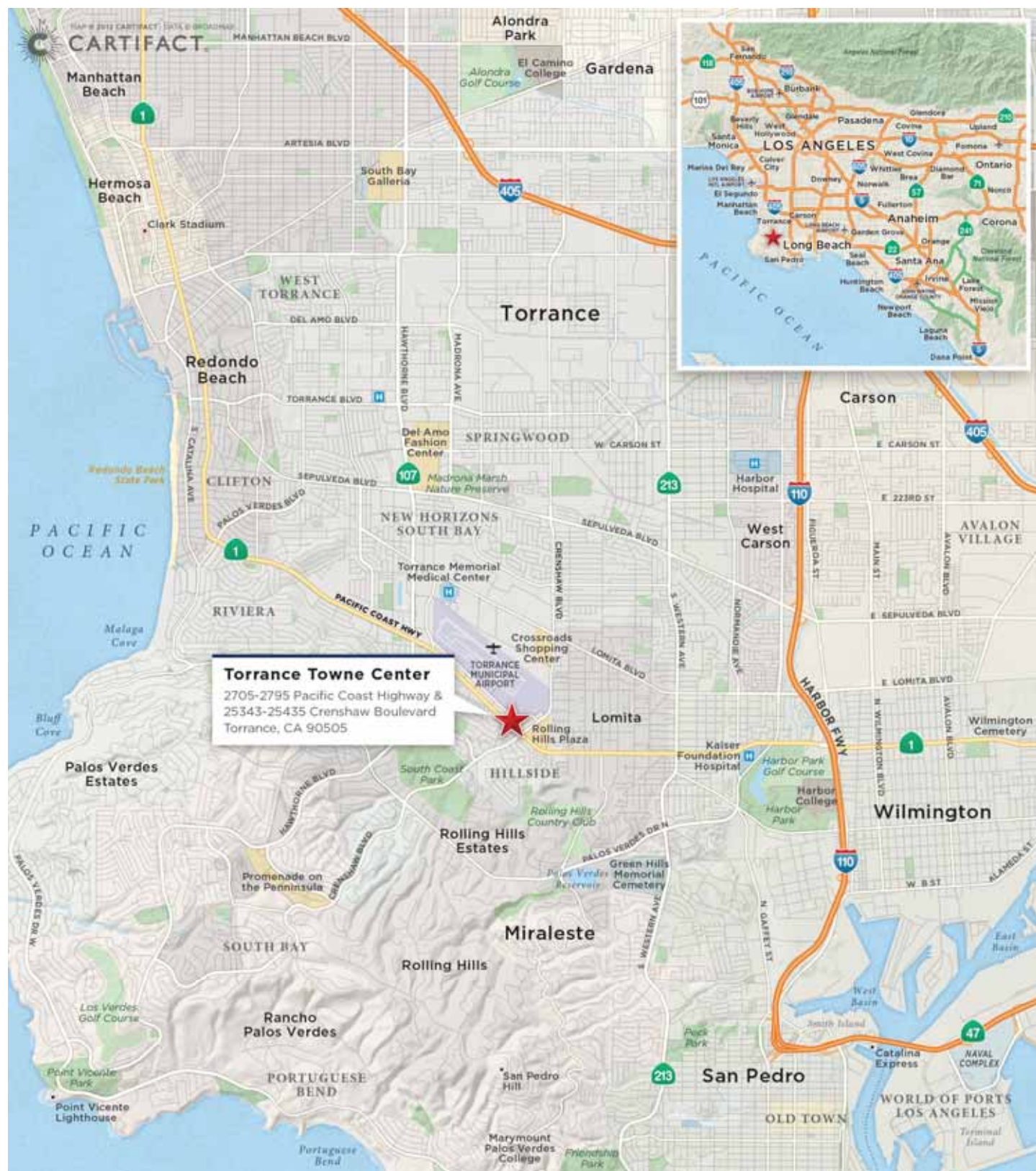


Mortgage Loan No. 9 – Torrance Towne Center

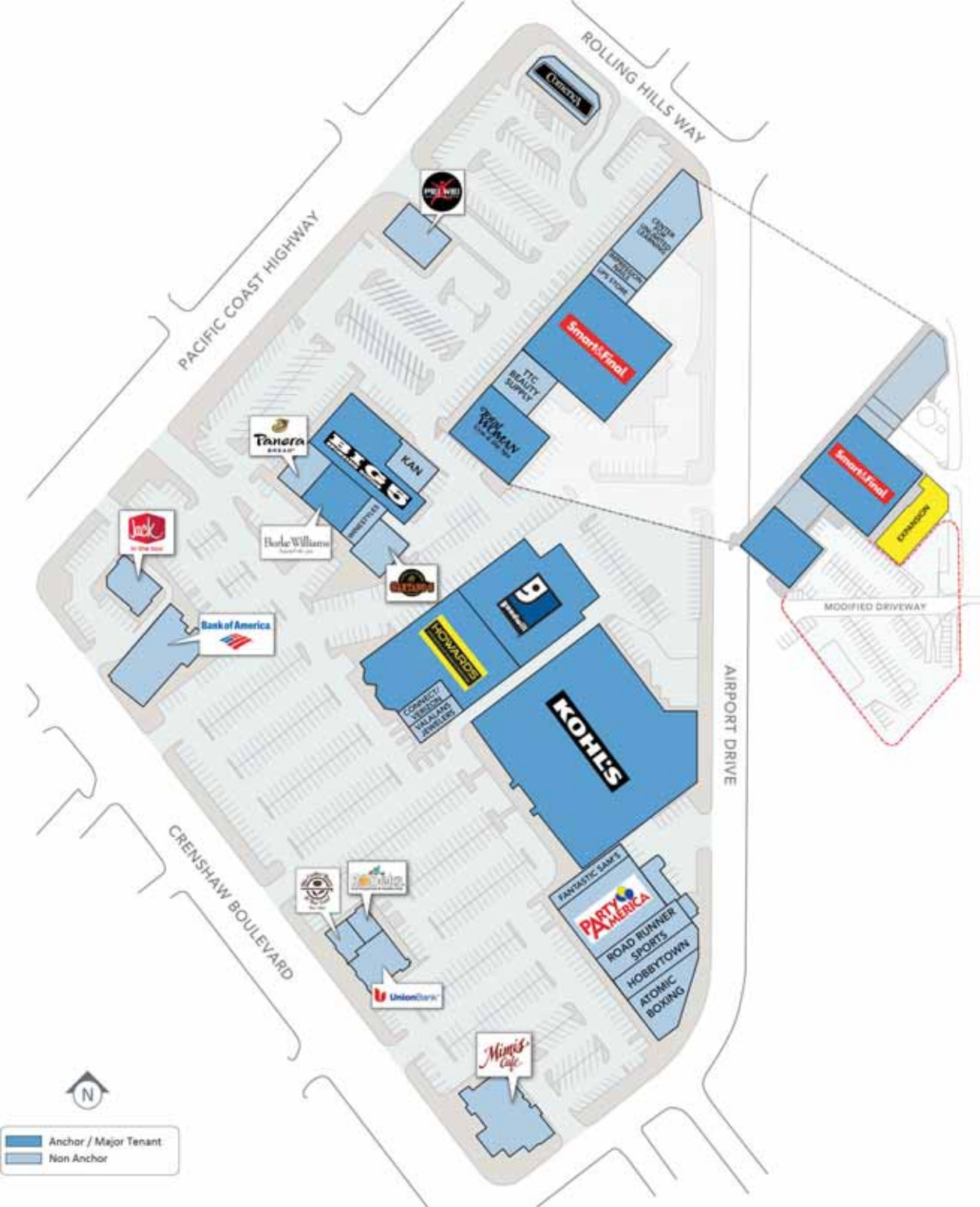




## Mortgage Loan No. 9 – Torrance Towne Center



**Mortgage Loan No. 9 – Torrance Towne Center**





## Mortgage Loan No. 9 – Torrance Towne Center

## Mortgage Loan Information

<b>Mortgage Loan Seller:</b>	JPMCB
<b>Original Principal Balance:</b>	\$46,000,000
<b>Cut-off Date Principal Balance:</b>	\$46,000,000
<b>% of Pool by IPB:</b>	4.3%
<b>Loan Purpose:</b>	Refinance
<b>Borrower:</b>	Torrance Towne Center Associates LLC
<b>Sponsor:</b>	Norman R. La Caze
<b>Interest Rate:</b>	4.17300%
<b>Note Date:</b>	12/4/2012
<b>Maturity Date:</b>	1/1/2023
<b>Interest-only Period<sup>(1)</sup>:</b>	61 months
<b>Original Term<sup>(1)</sup>:</b>	121 months
<b>Original Amortization:</b>	360 months
<b>Amortization Type:</b>	IO-Balloon
<b>Call Protection<sup>(1)</sup>:</b>	L(26),Grtr1%orYM(92),O(3)
<b>Lockbox:</b>	CMA
<b>Additional Debt:</b>	N/A
<b>Additional Debt Balance:</b>	N/A
<b>Additional Debt Type:</b>	N/A

## Property Information

<b>Single Asset / Portfolio:</b>	Single Asset
<b>Title:</b>	Leasehold
<b>Property Type - Subtype:</b>	Retail - Anchored
<b>Net Rentable Area (SF):</b>	262,272
<b>Location:</b>	Torrance, CA
<b>Year Built / Renovated:</b>	1985 / 2003
<b>Occupancy:</b>	100.0%
<b>Occupancy Date:</b>	9/30/2012
<b>Number of Tenants:</b>	34
<b>2009 NOI:</b>	\$4,312,541
<b>2010 NOI:</b>	\$4,521,251
<b>2011 NOI:</b>	\$4,897,037
<b>TTM NOI<sup>(2)</sup>:</b>	\$5,029,862
<b>UW Economic Occupancy:</b>	95.0%
<b>UW Revenues:</b>	\$6,707,574
<b>UW Expenses:</b>	\$2,246,140
<b>UW NOI<sup>(3)</sup>:</b>	\$4,461,434
<b>UW NCF:</b>	\$4,204,136
<b>Appraised Value / Per SF:</b>	\$64,200,000 / \$245
<b>Appraisal Date:</b>	10/23/2012

Escrows and Reserves<sup>(4)</sup>

	Initial	Monthly	Initial Cap
<b>Taxes:</b>	\$0	Springing	N/A
<b>Insurance:</b>	\$0	Springing	N/A
<b>Replacement Reserves:</b>	\$0	Springing	N/A
<b>TI/LC:</b>	\$0	Springing	N/A
<b>Other:</b>	\$69,208	\$0	N/A

## Financial Information

<b>Cut-off Date Loan / SF:</b>	\$175
<b>Maturity Date Loan / SF:</b>	\$160
<b>Cut-off Date LTV:</b>	71.7%
<b>Maturity Date LTV:</b>	65.2%
<b>UW NCF DSCR:</b>	1.56x
<b>UW NOI Debt Yield:</b>	9.7%

(1) The first payment date for the loan according to the mortgage loan document is February 1, 2013. On the Note Date, JPMCB deposited funds sufficient to pay the interest associated with the loan on the Distribution Date in January 2013. Consequently, the mortgage loan term has been adjusted to reflect the additional payment of interest that the trust will receive on behalf of the mortgage loan.

(2) TTM NOI represents the trailing twelve months ending September 30, 2012.

(3) The UW NOI is lower than the TTM NOI primarily due to higher underwritten real estate taxes and ground lease payments than historical levels.

(4) For a full description of Escrows and Reserves, please refer to the "Escrows and Reserves" section herein.

**The Loan.** The Torrance Towne Center loan has an outstanding balance of \$46.0 million and is secured by a first mortgage lien on a leasehold interest in a 262,272 square foot retail property located on approximately 17 acres in Torrance, California. The loan has a 10-year term, and subsequent to an initial 61-month interest-only period, amortizes on a 30-year schedule. Proceeds from the loan were used to repay previously existing debt of approximately \$33.7 million, pay closing costs of \$1.6 million, fund upfront reserves of \$0.1 million, and return \$11.0 million to the sponsor. The previously existing debt, with an original principal balance of \$36.0 million, was securitized in LBUBS 2004-C2.

**The Borrower.** The borrowing entity for the loan is Torrance Towne Center Associates LLC, a Delaware limited liability company and special purpose entity.

**The Sponsor.** The loan's sponsor and non-recourse guarantor is Norman R. La Caze, the founder of La Caze Development Company. La Caze Development Company was established in 1980 and has since been involved in the development, management and rehabilitation of approximately 3.0 million square feet of commercial real estate throughout California, Nevada and Hawaii. The sponsor currently owns and operates approximately 1.4 million square feet of property.

## Mortgage Loan No. 9 – Torrance Towne Center

**The Property.** Torrance Towne Center is a 262,272 square foot anchored shopping center located in Torrance, California. The property was originally constructed in 1985, and was reconfigured in 2003 when it was purchased by the sponsor. The property is currently 100.0% occupied by 34 tenants. Major tenants at the property include Kohl's, Howard's Appliances, Smart & Final, Burke Williams Day Spa and Goodwill Industries. The largest tenant at the property, Kohl's, leases 95,697 square feet through January 2024.

Torrance Towne Center is located on an approximately 17 acre site in Torrance, California, approximately nine miles west of Long Beach, California and 23 miles south of Los Angeles, California. Interstate 110, located approximately three miles from the property, connects Torrance with Los Angeles as well as Interstate 405, which provides access to Santa Monica to the north and Irvine to the south. Access to the local area is provided via Pacific Coast Highway, a major east/west thoroughfare, and Crenshaw Boulevard, a major east/west freeway. According to the appraisal, approximately 50,000 vehicles pass the property on the Pacific Coast Highway and Crenshaw Boulevard each day. Torrance serves as the home of Toyota Motor Sales, Toyota's U.S. marketing arm that oversees sales and other operations and employed 3,379 people in Torrance as of June 2011. Torrance is also the headquarters of Honda North America, which coordinates the operations that manufacture and market Hondas in North America. Honda North America employed 2,095 people in Torrance as of June 2011.

The borrower is planning an expansion of Smart & Final's space that will increase the size of the property by 7,672 square feet to 269,944 square feet. The expansion has been approved by the fee owner, the City of Torrance and is expected to be completed by June 2013.

According to the appraisal, the area within a five-mile radius of the property is estimated to have a median household income of \$66,932 and a population of 447,516 in 2012. The appraisal identified six properties that serve as the competitive set for the property. The properties in the competitive set range in size from 134,943 to 493,617 square feet and were built between 1958 and 2011. The properties include three community centers located less than six miles from the property and three power centers located less than 10 miles from the property. The competitive set has a weighted average occupancy of 96.2%.

Historical and Current Occupancy <sup>(1)</sup>			
2009	2010	2011	Current <sup>(2)</sup>
93.5%	100.0%	100.0%	100.0%

(1) Historical Occupancies are as of December 31 of each respective year.

(2) Current Occupancy is as of September 30, 2012.

Tenant Summary <sup>(1)</sup>							
Tenant	Ratings <sup>(2)</sup> Moody's/S&P/Fitch	Net Rentable Area (SF)	% of Total NRA	Base Rent PSF	Sales PSF <sup>(3)</sup>	Occupancy Costs	Lease Expiration Date
Kohl's	Baa1 / BBB+ / BBB+	95,697	36.5%	\$10.19	NAP	NAP	1/31/2024
Howard's Appliances	NA / NA / NA	18,679	7.1%	\$18.00	\$257	9.6%	9/30/2014
Smart & Final	NA / NA / NA	18,005	6.9%	\$19.20	NAP	NAP	7/31/2013
Burke Williams Day Spa	NA / NA / NA	15,672	6.0%	\$28.80	NAP	NAP	12/31/2020
Goodwill Industries	NA / NA / NA	14,038	5.4%	\$16.80	NAP	NAP	12/31/2014
Big 5 Sporting Goods	NA / NA / NA	10,000	3.8%	\$12.07	\$396	4.1%	1/31/2017
Total Woman	NA / NA / NA	10,000	3.8%	\$24.00	NAP	NAP	12/31/2020
Party America	NA / NA / NA	9,000	3.4%	\$24.20	\$215	13.2%	1/31/2018
Bank of America	Baa2 / A- / A	7,981	3.0%	\$49.67	NAP	NAP	1/20/2018
Center For Learning Unlimited	NA / NA / NA	7,524	2.9%	\$19.57	NAP	NAP	4/30/2015

(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.

(3) Sales PSF represents sales for the trailing twelve month period ending December 31, 2011 for Howard's Appliances, April 30, 2012 for Big 5 Sporting Goods and June 30, 2012 for Party America.

## Mortgage Loan No. 9 – Torrance Towne Center

Lease Rollover Schedule <sup>(1)</sup>									
Year	Number of Leases Expiring	Net Rentable Area Expiring	% of NRA Expiring	Base Rent Expiring	% of Base Rent Expiring	Cumulative Net Rentable Area Expiring	Cumulative % of NRA Expiring	Cumulative Base Rent Expiring	Cumulative % of Base Rent Expiring
Vacant	NAP	0	0.0%	NAP	NAP	0	0.0%	NAP	NAP
2012	0	0	0.0	\$0	0.0%	0	0.0%	\$0	0.0%
2013	4	22,887	8.7	567,223	9.7	22,887	8.7%	\$567,223	9.7%
2014	6	43,144	16.5	1,021,166	17.5	66,031	25.2%	\$1,588,389	27.2%
2015	5	10,867	4.1	322,528	5.5	76,898	29.3%	\$1,910,916	32.7%
2016	3	9,204	3.5	329,441	5.6	86,102	32.8%	\$2,240,357	38.4%
2017	6	23,700	9.0	748,318	12.8	109,802	41.9%	\$2,988,675	51.2%
2018	3	20,924	8.0	834,229	14.3	130,726	49.8%	\$3,822,904	65.5%
2019	1	1,200	0.5	40,392	0.7	131,926	50.3%	\$3,863,296	66.2%
2020	3	27,084	10.3	742,186	12.7	159,010	60.6%	\$4,605,482	78.9%
2021	1	1,200	0.5	49,687	0.9	160,210	61.1%	\$4,655,169	79.7%
2022	1	6,365	2.4	210,000	3.6	166,575	63.5%	\$4,865,169	83.3%
2023 & Beyond	1	95,697	36.5	974,999	16.7	262,272	100.0%	\$5,840,168	100.0%
<b>Total</b>	<b>34</b>	<b>262,272</b>	<b>100.0%</b>	<b>\$5,840,168</b>	<b>100.0%</b>				

(1) Based on the underwritten rent roll.

Operating History and Underwritten Net Cash Flow								
	2009	2010	2011	TTM <sup>(1)</sup>	Underwritten	Per Square Foot	% <sup>(2)</sup>	
Rents in Place	\$5,122,009	\$5,278,822	\$5,608,196	\$5,740,840	\$5,840,168	\$22.27	84.2%	
Vacant Income	0	0	0	0	0	0.00	0.0	
<b>Gross Potential Rent</b>	<b>\$5,122,009</b>	<b>\$5,278,822</b>	<b>\$5,608,196</b>	<b>\$5,740,840</b>	<b>\$5,840,168</b>	<b>\$22.27</b>	<b>84.2%</b>	
Total Reimbursements	818,920	885,985	932,363	974,828	1,097,205	4.18	15.8	
<b>Net Rental Income</b>	<b>\$5,940,929</b>	<b>\$6,164,807</b>	<b>\$6,540,559</b>	<b>\$6,715,668</b>	<b>\$6,937,373</b>	<b>\$26.45</b>	<b>100.0%</b>	
(Vacancy/Credit Loss)	0	0	0	0	(346,869)	(1.32)	(5.0)	
Other Income	44,484	88,672	117,070	115,075	117,070	0.45	1.7	
<b>Effective Gross Income</b>	<b>\$5,985,413</b>	<b>\$6,253,479</b>	<b>\$6,657,629</b>	<b>\$6,830,743</b>	<b>\$6,707,574</b>	<b>\$25.57</b>	<b>96.7%</b>	
<b>Total Expenses<sup>(3)</sup></b>	<b>\$1,672,872</b>	<b>\$1,732,228</b>	<b>\$1,760,592</b>	<b>\$1,800,881</b>	<b>\$2,246,140</b>	<b>\$8.56</b>	<b>33.5%</b>	
<b>Net Operating Income</b>	<b>\$4,312,541</b>	<b>\$4,521,251</b>	<b>\$4,897,037</b>	<b>\$5,029,862</b>	<b>\$4,461,434</b>	<b>\$17.01</b>	<b>66.5%</b>	
Total TI/LC, Capex/RR	101,806	99,012	62,816	86,284	257,298	0.98	3.8	
<b>Net Cash Flow</b>	<b>\$4,210,735</b>	<b>\$4,422,239</b>	<b>\$4,834,221</b>	<b>\$4,943,578</b>	<b>\$4,204,136</b>	<b>\$16.03</b>	<b>62.7%</b>	

(1) TTM column represents trailing twelve months ending September 30, 2012.

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

(3) Underwritten Total Expenses are higher than TTM primarily due to higher projected real estate taxes and ground lease payments.

**Property Management.** The property is managed by La Caze Development Company, an affiliate of the sponsor.

**Escrows and Reserves.** At closing, the borrower deposited \$49,208 for a ground rent reserve and \$20,000 for outstanding tenant improvements and leasing commission obligations.

**Tax Escrows** - The requirement for the borrower to make monthly deposits to the tax escrow is waived so long as no event of default has occurred and is continuing and the DSCR (calculated assuming a 30-year amortization schedule) based on a trailing three month basis is greater than 1.30x, and the borrower provides satisfactory evidence on or before the delinquency date that taxes and other charges have been paid.

**Insurance Escrows** - The requirement for the borrower to make monthly deposits to the insurance escrow is waived so long as no event of default has occurred and is continuing, the DSCR (calculated assuming a 30-year amortization schedule) based on a trailing three month basis is greater than 1.30x, and the borrower provides satisfactory evidence that the property is insured under an acceptable blanket policy.

**Mortgage Loan No. 9 – Torrance Towne Center**

*Replacement Reserves* - On a monthly basis, the borrower is required to deposit \$4,811 (\$0.22 per square foot annually) to the replacement reserves escrow. This reserve is not subject to a cap. The requirement for the borrower to make monthly deposits to the replacement reserve is waived so long as no event of default has occurred and is continuing and the DSCR (calculated assuming a 30-year amortization schedule) based on a trailing three month basis is greater than 1.30x.

*Rollover Reserves* - On a monthly basis, the borrower is required to deposit \$16,632 (\$0.76 per square foot annually) to the rollover reserve escrow. This reserve is not subject to a cap. The requirement for the borrower to make monthly deposits to the rollover reserve is waived so long as no event of default has occurred and is continuing and the DSCR (calculated assuming a 30-year amortization schedule) based on a trailing three month basis is greater than 1.30x.

**Lockbox / Cash Management.** The loan is structured with a CMA lockbox. The borrower was required to provide the lender with undated tenant direction letters to all tenants instructing them to deposit all rents and other payments into the lockbox account which shall be held in escrow until a Cash Sweep Event (herein defined). Upon the occurrence of a Cash Sweep Event, the letters will be sent to each tenant. Prior to the occurrence of a Cash Sweep Event, the borrower and manager are required to collect rents and deposit them in the lockbox account. The funds are then returned to an account controlled by the borrower until the occurrence of a Cash Sweep Event. In the event of a Cash Sweep Event, all rents will be swept to a segregated cash management account set up at closing and held in trust and for the benefit of lender. Lender will have a first priority security interest in the cash management account. "Cash Sweep Event" means the occurrence of: (i) an event of default; (ii) any bankruptcy action of the borrower or manager; or (iii) the DSCR based on the trailing twelve month period immediately preceding the date of such determination falling below 1.20x. Upon the occurrence of a Cash Sweep Event, all funds deposited to the lockbox shall be deemed additional security for the loan.