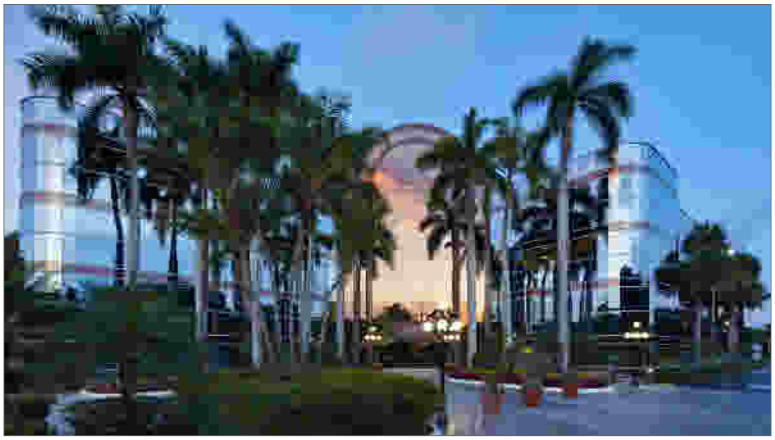
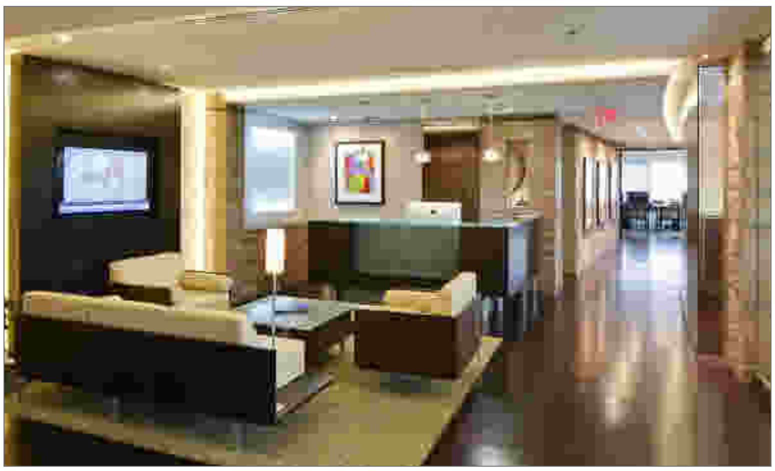
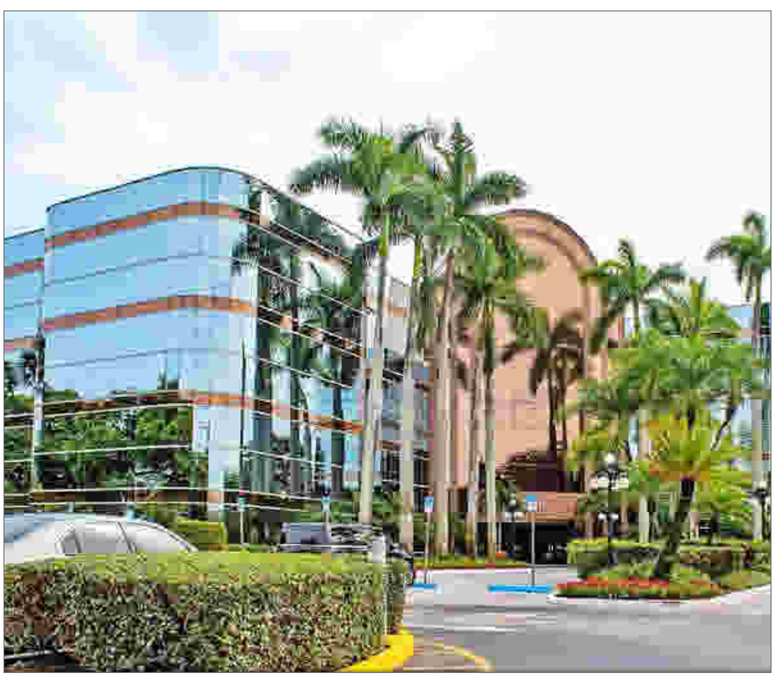
Crystal Corporate Center







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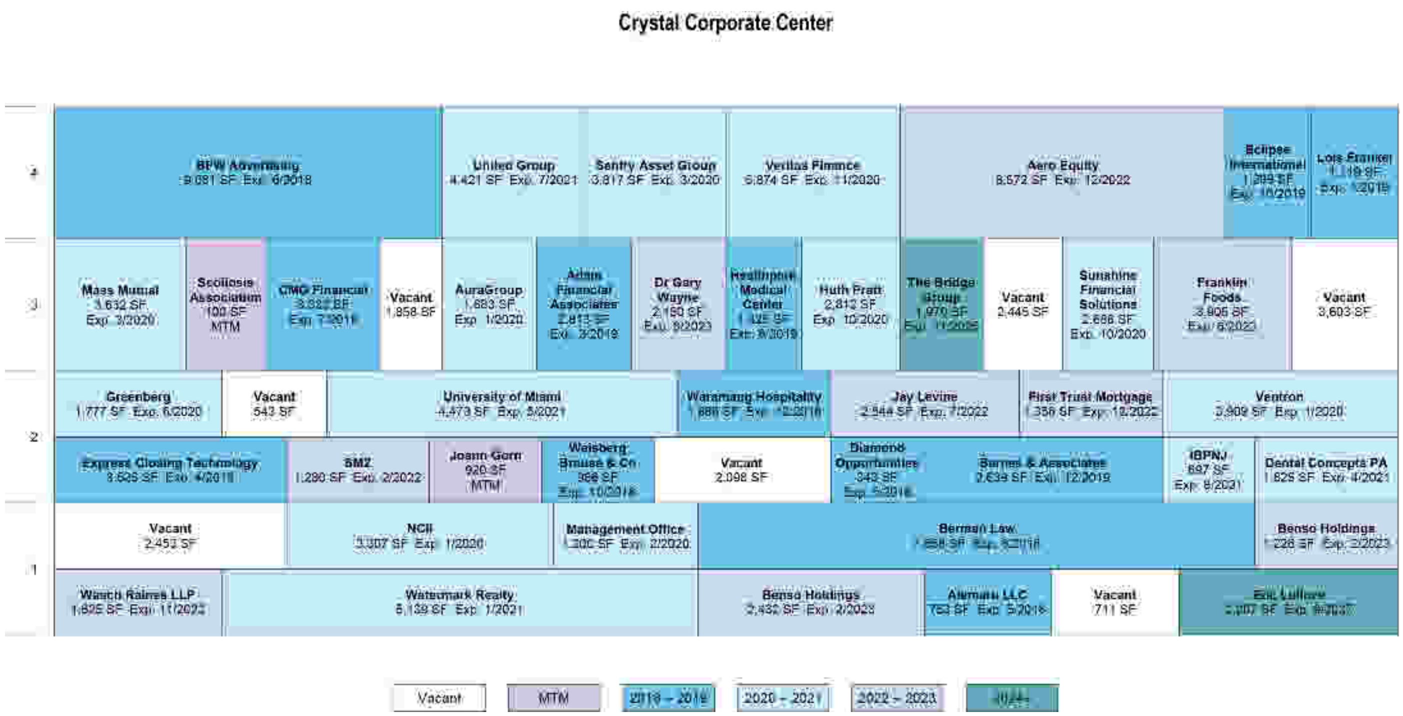

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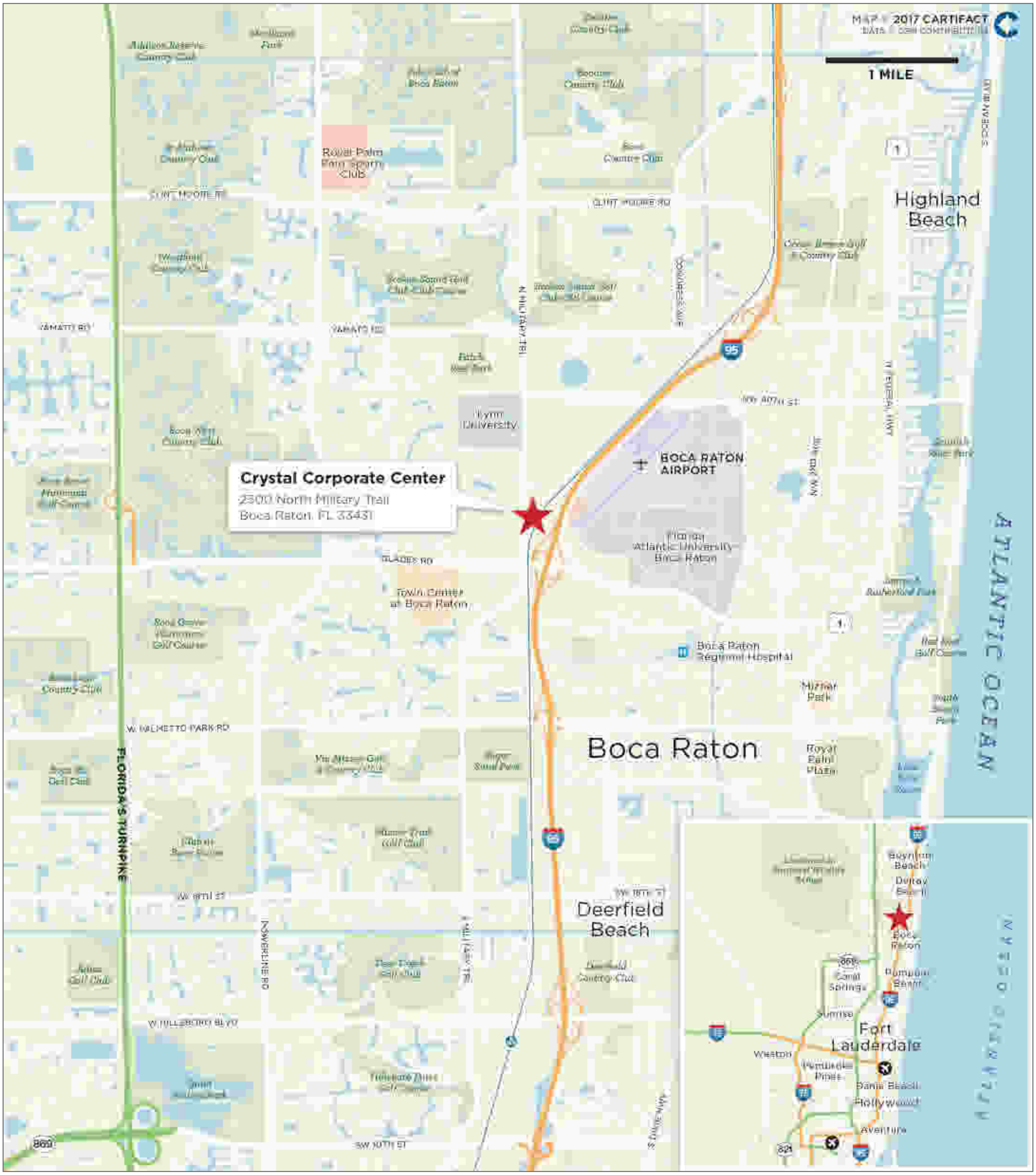

Crystal Corporate Center

Mortgage Loan Information

Mortgage Loan Seller:	JPMCB
Original Principal Balance:	$23,000,000
Cut-off Date Principal Balance:	$23,000,000
% of Pool by IPB:	2.8%
Loan Purpose:	Refinance
Borrower:	Crystal Investors Florida, LLC
Sponsor:	Dominion Realty, LLC
Interest Rate:	4.97000%
Note Date:	6/8/2017
Maturity Date:	7/1/2027
Interest-only Period:	None
Original Term:	120 months
Original Amortization:	360 months
Amortization Type:	Balloon
Call Protection:	L(25),Grtr1%orYM(89),O(6)
Lockbox / Cash Management:	Hard / Springing
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):	128,411
Location:	Boca Raton, FL
Year Built / Renovated:	1986 / 2016
Occupancy:	89.3%
Occupancy Date:	5/31/2017
Number of Tenants:	39
2014 NOI:	$1,651,202
2015 NOI(1):	$1,543,879
2016 NOI(1):	$1,801,550
TTM NOI (as of 3/2017)(2):	$1,810,079
UW Economic Occupancy:	89.6%
UW Revenues:	$3,629,052
UW Expenses:	$1,547,612
UW NOI(2):	$2,081,440
UW NCF:	$1,876,155
Appraised Value / Per SF:	$30,700,000 / $239
Appraisal Date:	4/14/2017

Escrows and Reserves(3)

	Initial	Monthly	Initial Cap
Taxes:	$218,211	$31,173	N/A
Insurance:	$15,375	Springing	N/A
Replacement Reserves:	$1,605	$1,605	$58,000
TI/LC:	$13,376	$13,376	$482,000
Other:	$602,563	$0	N/A

Financial Information

Cut-off Date Loan / SF:	$179
Maturity Date Loan / SF:	$147
Cut-off Date LTV:	74.9%
Maturity Date LTV:	61.5%
UW NCF DSCR:	1.27x
UW NOI Debt Yield:	9.0%

Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	$23,000,000	94.2%	Payoff Existing Debt	$22,627,773	92.6%
Sponsor Equity	1,426,006	5.8	Closing Costs	947,102	3.9
			Upfront Reserves	851,130	3.5
Total Sources	**$24,426,006**	**100.0%**	**Total Uses**	**$24,426,006**	**100.0%**

(1) The increase in 2016 NOI from 2015 NOI is primarily driven by other income and concessions. In 2016, other income included a vacated tenant write-off of $100,000 in security deposit and CAM charges. In addition, 2016 concessions were $94,000 lower than in 2015.
(2) The increase in UW NOI from TTM NOI is primarily driven by the recent leasing of three new tenants Eric Lullove, Franklin Foods and Wasch Raines LLP, which account for 6.9% of underwritten annual base rent.
(3) For a full description of Escrows and Reserves, please refer to "Escrows and Reserves" below.

The Loan. The Crystal Corporate Center loan has an outstanding principal balance as of the Cut-off Date of $23.0 million and is secured by a first mortgage lien on the borrower's fee interest in a 128,411 square foot Class B+ office building located in Boca Raton, Florida. The Crystal Corporate Center loan has a 10-year term and will amortize on a 30-year schedule. The previous debt secured by the property was securitized in the CSMC 2007-C4 transaction.

The Borrower. The borrowing entity for the Crystal Corporate Center loan is Crystal Investors Florida, LLC, a Delaware limited liability company and special purpose entity.

Crystal Corporate Center

The Loan Sponsor. The loan sponsor and nonrecourse carve-out guarantor is Dominion Realty, LLC, an affiliate of The Trump Group. The sponsor is not related to or affiliated with Donald Trump or the Trump Organization. The Trump Group is an investment firm specializing in real estate, retail and information technology software and services founded by Julius Trump and Edmond Trump. Based in Aventura, Florida, The Trump Group has developed and managed commercial and luxury residential real estate in the South Florida area for more than 30 years. One of The Trump Group's recent transactions is the Estates at Acqualina, a 264-unit luxury residential development scheduled for completion in 2019. The sponsor and guarantor also own a 50% indirect equity interest in an office building located at 404 Washington Avenue, Miami Beach, Florida. If the owner of such other property sells the property or the guarantor sells its interest in the owner, the guarantor is required to deposit $2,000,000 into an account at a bank reasonably acceptable to the lender. The account is required to be pledged to the lender as security for the obligations under the guaranty.

The borrower acquired the title to the property in May 2007 for $33.75 million and, according to the sponsor, has spent $3.7 million on renovations, which included upgrades to restrooms, interior signage and the lobby. The loan sponsor's total cost basis is approximately $37.5 million.

The Property. The Crystal Corporate Center property consists of a four-story 128,411 square foot, Class B+ office building on a 7.0-acre lot located in Boca Raton, Florida. Constructed in 1986, the property features a marble and granite atrium, a café and lounge, after-hours security, covered parking and 24/7 access for tenants. Additionally, the property features 380 surface parking spaces resulting in a parking ratio of approximately 3.0 spaces per 1,000 feet of net rentable area.

As of May 31, 2017, the property was 89.3% occupied by 39 tenants. The largest tenant, BFW Advertising, leases 9,081 square feet (7.1% of net rentable area) through June 2018 and has been a tenant since July 2012. BFW Advertising is a South Florida-based full-service advertising agency that provides advertising campaigns, marketing strategy, website design, and other related services to clients ranging from universities and non-profits to traditional corporate clients. BFW Advertising accounts for approximately 8.5% of underwritten base rent and its lease contains one remaining three-year extension option. The second largest tenant, Aero Equity, leases 8,572 square feet (6.7% of net rentable area) through December 2022 and has been a tenant since July 2014. Aero Equity is a middle market private equity firm specializing in the aerospace, power generation and specialty industrial sectors and has approximately $680.0 million of assets under management. Aero Equity accounts for approximately 7.1% of the property's underwritten base rent and its lease contains no extension options. The third largest tenant, Berman Law, leases 7,858 square feet (6.1% of net rentable area) through August 2018 and has been a tenant since September 2014. Established in 2008 and based in Florida, Berman Law practices in a variety of areas including personal injury law, family law and estate planning. Berman Law also has offices in Miami, Orlando and Gainesville. Berman Law accounts for approximately 6.9% of the property's underwritten base rent and its lease contains no extension options.

The Crystal Corporate Center property is centrally located in the South Florida metropolitan statistical area containing Florida's three most populous counties: Broward, Palm Beach and Miami-Dade. The property is proximate to major roadways, including Interstate 95, which is located approximately 0.2 miles east of the property and provides access to the surrounding areas. The property is proximate to several developments and attractions including the Town Center at Boca Raton, Florida Atlantic University and Boca Raton Airport. The Town Center at Boca Raton is a 1.6 million square foot mall located 2.3 miles southwest of the property. The Town Center mall is owned by the Simon Property Group and features Bloomingdale's, Macy's, Nordstrom, Saks Fifth Avenue and Crate and Barrel in addition to over 200 specialty stores. Florida Atlantic University is approximately 2.4 miles east of the property and currently enrolls 30,000 undergraduate and graduate students across more than 175 degree programs.

According to the appraisal, the estimated 2016 population within a one-, three- and five-mile radius is 6,027, 89,493 and 239,220, respectively, with an estimated median household income of $82,597, $67,432 and $59,225, respectively. The property is located in the Boca Raton West submarket within the greater South Florida market. The vacancy rate in the South Florida office market in 2016 was 10.4%, down from 11.4% in 2015. The vacancy rate in the Boca Raton West office submarket in 2016 was 16.5%, down from 18.2% in 2015, while there has not been any new office construction since 2011. The appraisal identified four comparable office leases from four different properties in the surrounding area that were built between 1982 and 1999 and range in size from 60,323 square feet to 249,028 square feet. The comparable properties reported occupancy ranges from 82.0% to 100.0% with a weighted average of 91.0%. Recently executed leases at the properties ranged from $20.00 to $25.00 per square foot. Additionally, the appraisal did not identify any new supply that is expected to directly compete with the subject property. The weighted average underwritten rent for the property is $19.68, which is in-line with the appraisal's concluded average market rent of $19.50.

Crystal Corporate Center

Historical and Current Occupancy[1]			
2014	2015	2016	Current[2]
87.0%	83.0%	86.0%	89.3%

(1) Historical Occupancies are as of December 31 of each respective year.
(2) Current Occupancy is based on the underwritten rent roll as of May 31, 2017.

Tenant Summary[1]

Tenant	Ratings Moody's/S&P/Fitch	Net Rentable Area (SF)	% of Total NRA	Base Rent PSF	% of Total Base Rent	Lease Expiration Date
BFW Advertising	NA / NA / NA	9,081	7.1%	$20.87	8.5%	6/30/2018
Aero Equity[2]	NA / NA / NA	8,572	6.7%	$18.58	7.1%	12/31/2022
Berman Law	NA / NA / NA	7,858	6.1%	$19.50	6.9%	8/31/2018
Veritas Finance[3]	NA / NA / NA	5,874	4.6%	$18.55	4.9%	11/30/2020
Watermark Realty	NA / NA / NA	5,139	4.0%	$20.42	4.7%	1/31/2021
University of Miami[4]	NA / NA / NA	4,473	3.5%	$18.29	3.7%	5/31/2021
United Group[5]	NA / NA / NA	4,421	3.4%	$19.10	3.8%	7/31/2021
Ventron	NA / NA / NA	3,909	3.0%	$18.58	3.3%	1/31/2020
Franklin Foods	NA / NA / NA	3,905	3.0%	$20.75	3.6%	6/30/2023
Sentry Asset Group	NA / NA / NA	3,817	3.0%	$18.54	3.2%	3/31/2020

(1) Based on the underwritten rent roll dated May 31, 2017.
(2) Aero Equity has the right to terminate its lease as of June 30, 2019, with 180 days' notice and the payment of a termination fee.
(3) Veritas Finance has the right to terminate its lease as of April 30, 2018, with six months' notice and the payment of a termination fee.
(4) University of Miami has the right to terminate its lease as of May 31, 2018, with six months' notice and the payment of a termination fee.
(5) United Group has the right to terminate its lease as of July 31, 2018, provided that a third party has acquired the tenant in a bona fide arms-length transaction, with nine months' notice, but not later than 60 days following the third party sale, and the payment of a termination fee.

Lease Rollover Schedule[1] [2]

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	13,711	10.7%	NAP	NAP	13,711	10.7%	NAP	NAP
2017 & MTM	2	1,020	0.8	$7,361	0.3%	14,731	11.5%	$7,361	0.3%
2018	6	21,009	16.4	430,837	19.3	35,740	27.8%	$438,198	19.6%
2019	7	16,152	12.6	321,867	14.4	51,892	40.4%	$760,065	34.0%
2020	9	29,497	23.0	554,837	24.8	81,389	63.4%	$1,314,902	58.9%
2021	5	16,555	12.9	328,149	14.7	97,944	76.3%	$1,643,051	73.5%
2022	5	15,377	12.0	295,509	13.2	113,321	88.2%	$1,938,560	86.8%
2023	3	9,713	7.6	214,291	9.6	123,034	95.8%	$2,152,851	96.4%
2024	0	0	0.0	0	0.0	123,034	95.8%	$2,152,851	96.4%
2025	1	1,970	1.5	38,354	1.7	125,004	97.3%	$2,191,204	98.1%
2026	0	0	0.0	0	0.0	125,004	97.3%	$2,191,204	98.1%
2027	1	2,207	1.7	43,037	1.9	127,211	99.1%	$2,234,241	100.0%
2028 & Beyond[3]	0	1,200	0.9	0	0.0	128,411	100.0%	$2,234,241	100.0%
Total	**39**	**128,411**	**100.0%**	**$2,234,241**	**100.0%**				

(1) The Lease Rollover Schedule is based on the underwritten rent roll dated May 31, 2017.
(2) Certain tenants may have termination or contraction options (which may become exercisable prior to the originally stated expiration date of the tenant lease) that are not considered in the above Lease Rollover Schedule.
(3) 2028 & Beyond includes 1,200 square feet associated with a management office with no attributable base rent.

Crystal Corporate Center

Operating History and Underwritten Net Cash Flow	2014	2015	2016	TTM[(1)]	Underwritten	Per Square Foot	%[(2)]
Rents in Place[(3)]	$1,890,295	$1,885,947	$1,997,385	$1,989,076	$2,234,241	$17.40	55.1%
Vacant Income	0	0	0	0	260,034	2.03	6.4
Gross Potential Rent	**$1,890,295**	**$1,885,947**	**$1,997,385**	**$1,989,076**	**$2,494,275**	**$19.42**	**61.6%**
CAM Reimbursements	1,172,980	1,116,453	1,174,898	1,170,973	1,557,147	12.13	38.4
Net Rental Income	**$3,063,274**	**$3,002,399**	**$3,172,283**	**$3,160,048**	**$4,051,422**	**$31.55**	**100.0%**
(Vacancy/Credit Loss)	0	0	0	0	(422,370)	(3.29)	(10.4)
Other Income	51,687	1,151	102,344	103,708	0	0.00	0.0
Effective Gross Income	**$3,114,961**	**$3,003,550**	**$3,274,627**	**$3,263,757**	**$3,629,052**	**$28.26**	**89.6%**
Total Expenses	**$1,463,760**	**$1,459,671**	**$1,473,078**	**$1,453,677**	**$1,547,612**	**$12.05**	**42.6%**
Net Operating Income[(4)]	**$1,651,202**	**$1,543,879**	**$1,801,550**	**$1,810,079**	**$2,081,440**	**$16.21**	**57.4%**
Total TI/LC, Capex/RR	0	0	0	0	205,285	1.60	5.7
Net Cash Flow	**$1,651,202**	**$1,543,879**	**$1,801,550**	**$1,810,079**	**$1,876,155**	**$14.61**	**51.7%**

(1) TTM represents the trailing 12-month period ending March 31, 2017.
(2) % column represents percent of Net Rental Income for all revenue lines and represents percent of Effective Gross Income for the remainder of the fields.
(3) The increase in Underwritten Rents in Place from TTM Rents in Place is primarily due to recent leasing of three new tenants Eric Lullove, Franklin Foods and Wasch Raines LLP, which account for 6.9% of underwritten annual base rent.
(4) The increase in 2016 NOI from 2015 NOI is primarily driven by other income and concessions. In 2016, other income included a vacated tenant write-off of $100,000 in security deposit and CAM charges. In addition, 2016 concessions were $94,000 lower than in 2015.

Property Management. The property is managed by Penn Florida Management, LLC, a Florida limited liability company.

Escrows and Reserves. At origination, the borrower deposited into escrow $300,000 for an elevator and HVAC repair reserve, $218,211 for tax reserves, $160,979 for outstanding tenant improvements and leasing commissions, $83,842 for immediate repairs, $57,742 for outstanding free rent, $15,375 for insurance reserves, $13,376 for future tenant improvements and leasing commissions obligation and $1,605 for replacement reserves.

Tax Escrows – On a monthly basis, the borrower is required to escrow 1/12 of the annual estimated tax payments, which currently equates to $31,173.

Insurance Escrows – The requirement for the borrower to make deposits to the insurance escrow is waived so long as (i) no event of default has occurred and is continuing and (ii) the borrower provides satisfactory evidence that the property is insured as part of a blanket policy in accordance with the loan documents.

Replacement Reserves – On a monthly basis, the borrower is required to escrow approximately $1,605 ($0.15 per square foot annually) for replacement reserves. The reserve is subject to a cap of $58,000 (approximately $0.45 per square foot).

TI/LC Reserves – On a monthly basis, the borrower is required to escrow approximately $13,376 ($1.25 per square foot annually) for future tenant improvements and leasing commissions. The reserve is subject to a cap of $482,000 (approximately $3.75 per square foot).

Lockbox / Cash Management. The loan is structured with a hard lockbox and springing cash management. The borrower was required to send tenant direction letters to all tenants upon origination of the loan instructing them to deposit all rents and payments directly into the lockbox account controlled by the lender. Prior to the occurrence of a Cash Sweep Event (as defined below), all funds in the lockbox account are required to be transferred to or at the direction of the borrower. Upon the occurrence and during the continuance of a Cash Sweep Event, all funds in the lockbox account are required to be swept each business day to a segregated cash management account under the control of the lender and disbursed on each payment date during the term of the loan in accordance with the loan documents. During a Cash Sweep Event (as defined below), all excess cash flow after payment of debt service, required reserves and operating expenses is required to be held as additional collateral for the loan. The lender has been granted a first priority security interest in the cash management account.

Crystal Corporate Center

A "Cash Sweep Event" means the occurrence of (i) an event of default, (ii) any bankruptcy or insolvency action of the borrower or property manager or (iii) the date on which the debt service coverage ratio (as calculated in the loan documents), based on the trailing three months, is less than 1.15x. A Cash Sweep Event may be cured by (a) with respect to clause (i) above, a cure of the related event of default, (b) with respect to clause (ii) above only with respect to the property manager, the borrower replacing the property manager with a qualified manager under a new management agreement within 60 days after such bankruptcy or insolvency action or (c) with respect to clause (iii) above, the achievement of a debt service coverage ratio equal to or greater than 1.20x based on the trailing three month period preceding the date of such determination as determined by the lender or the borrower posting cash or a letter of credit in an amount that if applied to reduce the outstanding principal balance of the loan would cause the outstanding principal amount of the loan to satisfy the aforementioned debt service coverage ratio (each of the foregoing (a) through (c), a ("Cash Sweep Event Cure"). Each Cash Sweep Event Cure is also subject to the following limitations: (1) there is no other event of default continuing under the loan documents; (2) a Cash Sweep Event Cure may occur no more than two times during the term of the loan (except with respect to clause (iii) above, for which an unlimited amount of cures are permitted); (3) the borrower pays all of the lender's reasonable expenses incurred in connection with such Cash Sweep Event Cure and (4) the borrower may not cure a Cash Sweep Event caused by a bankruptcy or insolvency action of the borrower.