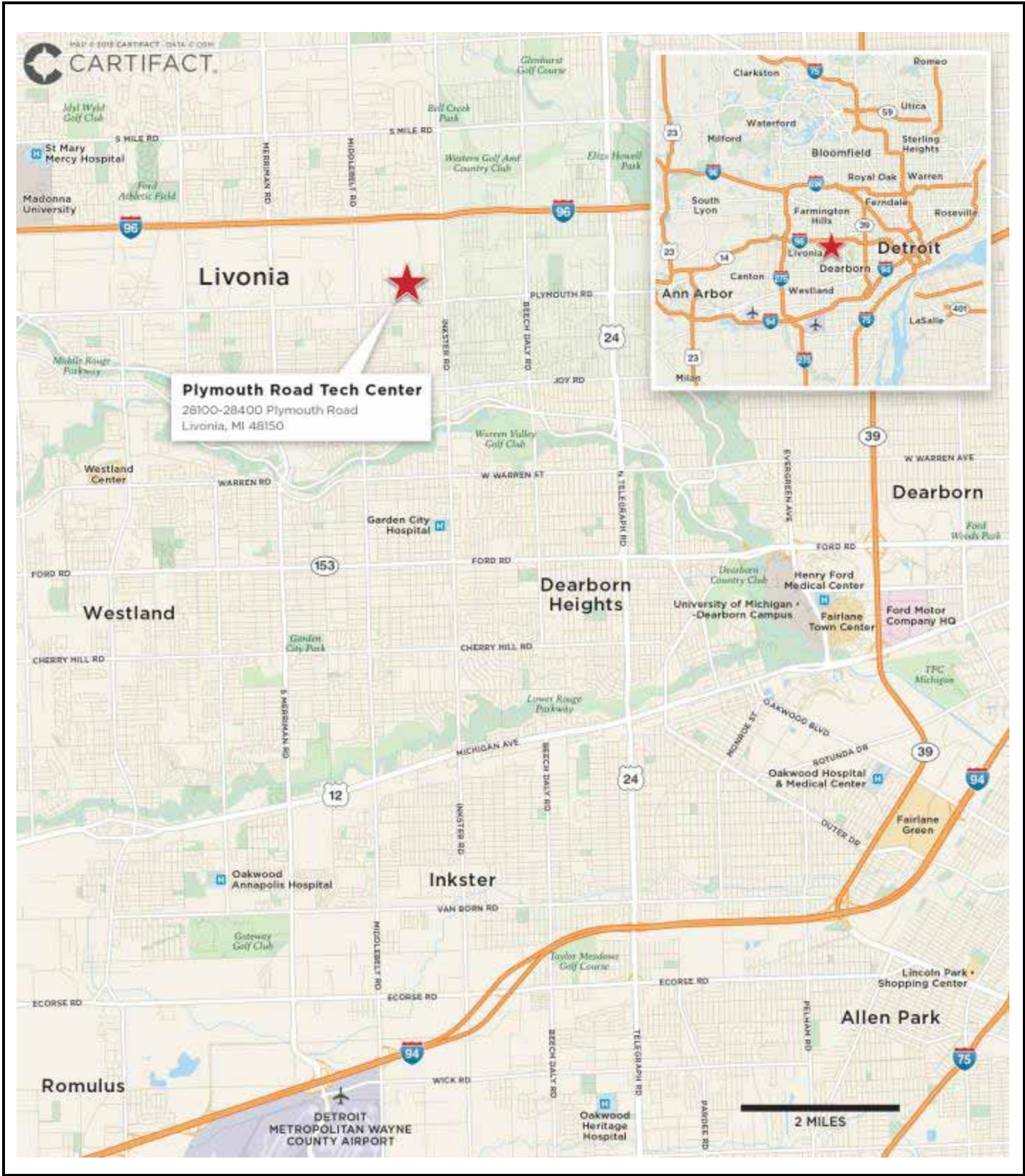


## Plymouth Road Tech Center





Plymouth Road Tech Center



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### Mortgage Loan Information

<b>Mortgage Loan Seller:</b>	JPMCB
<b>Original Principal Balance:</b>	\$28,000,000
<b>Cut-off Date Principal Balance:</b>	\$28,000,000
<b>% of Pool by IPB:</b>	3.3%
<b>Loan Purpose:</b>	Refinance
<b>Borrower:</b>	Ashley Livonia South, LLC
<b>Sponsor:</b>	Ashley Holdings III, LLC
<b>Interest Rate:</b>	4.28000%
<b>Note Date:</b>	1/21/2015
<b>Maturity Date:</b>	2/1/2030
<b>Interest-only Period:</b>	None
<b>Original Term:</b>	180 months
<b>Original Amortization:</b>	180 months
<b>Amortization Type:</b>	Fully Amortizing
<b>Call Protection:</b>	L(25),Grtr1%orYM(152),O(3)
<b>Lockbox:</b>	Springing
<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>	Fee
<b>Property Type - Subtype:</b>	Industrial – Warehouse / Distribution
<b>Net Rentable Area (SF):</b>	1,081,215
<b>Location:</b>	Livonia, MI
<b>Year Built / Renovated:</b>	1955 / 2000
<b>Occupancy:</b>	98.4%
<b>Occupancy Date:</b>	12/1/2014
<b>Number of Tenants:</b>	5
<b>2011 NOI:</b>	N/A
<b>2012 NOI:</b>	\$3,698,708
<b>2013 NOI:</b>	\$3,660,403
<b>2014 NOI:</b>	\$3,831,295
<b>UW Economic Occupancy:</b>	92.3%
<b>UW Revenues:</b>	\$6,835,941
<b>UW Expenses:</b>	\$3,023,415
<b>UW NOI:</b>	\$3,812,525
<b>UW NCF:</b>	\$3,427,897
<b>Appraised Value / Per SF:</b>	\$44,000,000 / \$41
<b>Appraisal Date:</b>	12/11/2014

### Escrows and Reserves<sup>(1)</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>	\$0	\$0	N/A

### Financial Information

<b>Cut-off Date Loan / SF:</b>	\$26
<b>Maturity Date Loan / SF:</b>	\$0
<b>Cut-off Date LTV:</b>	63.6%
<b>Maturity Date LTV:</b>	0.5%
<b>UW NCF DSCR:</b>	1.35x
<b>UW NOI Debt Yield:</b>	13.6%

### Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	\$28,000,000	100.0%	Payoff Existing Debt	\$24,418,149	87.2%
			Return of Equity	3,018,263	10.8
			Closing Costs	563,588	2.0
<b>Total Sources</b>	<b>\$28,000,000</b>	<b>100.0%</b>	<b>Total Uses</b>	<b>\$28,000,000</b>	<b>100.0%</b>

(1) For a full description of Escrows and Reserves, please refer to "Escrows and Reserves" below.

**The Loan.** The Plymouth Road Tech Center loan has an outstanding principal balance of \$28.0 million and is secured by a first mortgage lien on the fee interest in an industrial warehouse and distribution center totaling approximately 1.1 million square feet located in Livonia, Michigan. The loan has a 15-year term and fully amortizes on a 15-year schedule. The previously existing debt was securitized in 2007 as part of the MSC 2007-IQ13 securitization.

**The Borrower.** The borrowing entity for the loan is Ashley Livonia South, LLC, a Michigan limited liability company and special purpose entity.

**The Sponsor.** The loan sponsor and nonrecourse carve-out guarantor is Ashley Holdings III, LLC, a Michigan limited liability company which is an affiliate of Ashley Capital. Founded in 1984, Ashley Capital ("Ashley"), based in New York with two offices in Michigan, is a national real estate firm that owns and manages a portfolio of over 22.0 million square feet. The firm maintains its largest office in Michigan where it currently owns more than 20 assets totaling over 15.0 million square feet.

The property was developed as a GM manufacturing plant and operated as a single tenant facility for many years following GM's departure, most recently as a manufacturing facility for Peregrine, Inc. Peregrine vacated the property in 1999, at which time the

## Plymouth Road Tech Center

sponsor acquired the asset and commenced a \$30.0 million renovation and repositioning within the market. Improvements to the property's interior included subdividing the space for multi-tenant use, adding over 60 truck docks, raising the roof from 15-foot to 30-foot clearance on nearly half the space, new heating system, lights, water mains and pumps and an ESFR fire protection system. Exterior renovations included wall siding replacement, entry way, landscaping and site lighting enhancements that resulted in characteristics of a new asset. The sponsor's cost basis in the property exceeds \$45.0 million.

**The Property.** The Plymouth Road Tech Center is an approximately 1.1 million square foot industrial warehouse and distribution center consisting of warehouse and distribution space. Of the total property square footage, approximately 5.0% of the net rentable area is used as office space. The property was constructed in 1955 and was renovated in 2000 and is situated on approximately 76.0 acres within minutes of both I-96 and I-275 in Livonia, Michigan, approximately 20 miles north of downtown Detroit and within 15 miles of the Detroit Metropolitan Airport.

The property was 98.4% occupied by five tenants as of December 1, 2014. The largest tenant at the property is Roush Enterprises, which occupies 418,451 square feet (38.7% of the net rentable area). Roush Enterprises executed a five-year renewal in 2014 and simultaneously expanded into an additional 185,506 square feet at the property. The expansion was structured whereby 41,401 square feet ("Expansion Area 1") of the additional space is leased through April 2019 and the other 144,105 square feet ("Expansion Area 2") is leased through December 2017; however, the tenant has the right to extend Expansion Area 2 to be coterminous with the remainder of its space in 2017. Roush Enterprises, an engineering and product development firm that employs more than 3,000 people nationally, is headquartered in Livonia and has been a tenant at the property for over 15 years. The second largest tenant at the property is NYX, Inc., which occupies approximately 324,489 square feet (30.0% of the net rentable area). NYX, Inc. leases 216,352 square feet of its space on a lease that expires in December 2022 and 108,137 square feet of its space on a lease that expires in January 2019. NYX, Inc., a manufacturer and distributor of auto parts for the Big 3, utilizes the property as both its headquarters and its primary distribution facility and has been a tenant at the property for over 10 years. The third largest tenant at the property is Packaging Corp of America, which occupies 139,314 square feet (12.9% of the net rentable area). Packaging Corp of America leases its 139,314 square feet of space on a lease that expires in June 2018. Packaging Corp of America, the fourth-largest producer of containerboard in the United States and the third-largest producer of uncoated freesheet in North America, has approximately 13,600 employees globally.

According to the appraisal, the property is located within the six-mile Airport/I-275 industrial corridor submarket, which contains over 123.2 million square feet of all classes of industrial space with an overall vacancy rate of 12.2% as of year end 2013. The appraisal identified eight directly competitive properties built between 1969 and 2003 and ranging in size from approximately 137,750 to 1,606,527 square feet. Asking rents for the comparable properties range from \$3.50 to \$4.50 per square foot based on a triple net lease structure. Based on this peer group, the appraisal concluded a vacancy of 14.0% and a market rent of \$3.98 per square foot for the property.

Historical and Current Occupancy <sup>(1)</sup>			
2011	2012	2013	Current <sup>(2)</sup>
N/A	78.6%	74.7%	98.4%

(1) Historical Occupancies are as of December 31 of each respective year. 2011 occupancy was not provided.

(2) Current Occupancy is as of December 1, 2014.

Tenant Summary <sup>(1)</sup>					
Tenant	Ratings <sup>(2)</sup>	Net Rentable	% of Total	Base	Lease Expiration Date
	Moody's/S&P/Fitch	Area (SF)	NRA	Rent PSF	
Roush Enterprises <sup>(3)</sup>	NA / NA / NA	418,451	38.7%	\$3.15	4/30/2019
NYX, Inc. <sup>(4)</sup>	NA / NA / NA	324,489	30.0%	\$4.60	12/31/2022
Packaging Corp of America	Baa3 / BBB / NA	139,314	12.9%	\$3.40	6/30/2018
Virginia Tile Company	NA / NA / NA	127,218	11.8%	\$3.98	12/31/2027
FedEx Ground Package System	Baa1 / BBB / NA	54,708	5.1%	\$3.95	8/31/2016

(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.

(3) Roush Enterprises leases 274,346 square feet through April 30, 2019 and 144,105 square feet through December 1, 2017.

(4) NYX, Inc. leases 216,352 square feet through December 31, 2022 and 108,137 square feet through January 1, 2019.



## Plymouth Road Tech Center

### Lease Rollover Schedule<sup>(1)</sup>

Year	Number of Leases Expiring <sup>(2)</sup>	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	17,034	1.6%	NAP	NAP	17,034	1.6%	NAP	NAP
2015 & MTM	0	0	0.0	\$0	0.0%	17,034	1.6%	\$0	0.0%
2016	1	54,708	5.1	216,097	5.3	71,742	6.6%	\$216,097	5.3%
2017	1	144,105	13.3	453,931	11.2	215,847	20.0%	\$670,027	16.6%
2018	1	139,314	12.9	473,668	11.7	355,161	32.8%	\$1,143,695	28.3%
2019	2	382,483	35.4	1,361,620	33.7	737,644	68.2%	\$2,505,315	62.0%
2020	0	0	0.0	0	0.0	737,644	68.2%	\$2,505,315	62.0%
2021	0	0	0.0	0	0.0	737,644	68.2%	\$2,505,315	62.0%
2022	1	216,352	20.0	995,219	24.6	953,996	88.2%	\$3,500,534	86.6%
2023	0	0	0.0	0	0.0	953,996	88.2%	\$3,500,534	86.6%
2024	0	0	0.0	0	0.0	953,996	88.2%	\$3,500,534	86.6%
2025 <sup>(3)</sup>	1	1	0.0	36,000	0.9	953,997	88.2%	\$3,536,534	87.5%
2026 & Beyond	1	127,218	11.8	506,328	12.5	1,081,215	100.0%	\$4,042,862	100.0%
<b>Total</b>	<b>8</b>	<b>1,081,215</b>	<b>100.0%</b>	<b>\$4,042,862</b>	<b>100.0%</b>				

(1) Based on the underwritten rent roll.

(2) The property has five tenants and eight leases.

(3) The tenant occupying one square foot of space is attributed to an easement associated with the driveway at the property.

### Operating History and Underwritten Net Cash Flow

	2012	2013	2014	Underwritten	Per Square Foot	% <sup>(1)</sup>
Rents in Place	\$3,532,598	\$3,312,817	\$3,400,362	\$4,042,862	\$3.74	54.6%
Vacant Income	0	0	0	68,136	0.06	0.9
<b>Gross Potential Rent</b>	<b>\$3,532,598</b>	<b>\$3,312,817</b>	<b>\$3,400,362</b>	<b>\$4,110,998</b>	<b>\$3.80</b>	<b>55.5%</b>
Total Reimbursements	3,154,337	2,950,650	3,221,596	3,295,222	3.05	44.5
<b>Net Rental Income</b>	<b>\$6,686,935</b>	<b>\$6,263,467</b>	<b>\$6,621,958</b>	<b>\$7,406,220</b>	<b>\$6.85</b>	<b>100.0%</b>
(Vacancy/Credit Loss)	0	0	0	(570,279)	(0.53)	(7.7)
Other Income	193	276,938	0	0	0.00	0.0
<b>Effective Gross Income</b>	<b>\$6,687,128</b>	<b>\$6,540,405</b>	<b>\$6,621,958</b>	<b>\$6,835,941</b>	<b>\$6.32</b>	<b>92.3%</b>
<b>Total Expenses</b>	<b>\$2,988,420</b>	<b>\$2,880,002</b>	<b>\$2,790,663</b>	<b>\$3,023,415</b>	<b>\$2.80</b>	<b>44.2%</b>
<b>Net Operating Income</b>	<b>\$3,698,708</b>	<b>\$3,660,403</b>	<b>\$3,831,295</b>	<b>\$3,812,525</b>	<b>\$3.53</b>	<b>55.8%</b>
Total TI/LC, Capex/RR	0	0	0	384,628	0.36	5.6
<b>Net Cash Flow</b>	<b>\$3,698,708</b>	<b>\$3,660,403</b>	<b>\$3,831,295</b>	<b>\$3,427,897</b>	<b>\$3.17</b>	<b>50.1%</b>

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

**Property Management.** The property is managed by Ashley Capital, LLC, an affiliate of the sponsor, Ashley Holdings III, LLC. Ashley Capital, LLC owns approximately 22.0 million square feet of real estate and manages in excess of 50.0 million square feet of real estate nationwide.

**Escrows and Reserves.** At origination, the borrower was not required to deposit any funds into escrow.

**Tax Escrows** - The requirement for the borrower to make monthly deposits to the tax reserve will be waived so long as there is no event of default and the debt service coverage ratio as calculated in the loan documents based on the trailing three month period does not fall below 1.15x.

**Insurance Escrows** - The requirement for the borrower to make monthly deposits to the insurance escrow will be waived so long as there is no event of default and the borrower provides the lender with evidence that the property is insured pursuant to an acceptable blanket insurance policy.

**Replacement Reserves** - The requirement for the borrower to make monthly deposits to the replacement reserve will be waived so long as there is no event of default and the debt service coverage ratio as calculated in the loan documents based on the trailing three month period does not fall below 1.15x. If there is a reserve trigger event, on a monthly basis, the borrower is required to escrow \$9,010 (approximately \$0.10 per square foot annually) for replacement reserves.

## Plymouth Road Tech Center

**TI/LC Reserves** - The requirement for the borrower to make monthly deposits to the TI/LC reserve will be waived so long as there is no event of default and the debt service coverage ratio as calculated in the loan documents based on the trailing three month period does not fall below 1.15x. If there is a reserve trigger event, on a monthly basis, the borrower is required to deposit \$33,334 (approximately \$0.37 per square foot annually) into the TI/LC escrow.

**Lockbox / Cash Management.** The loan is structured with a springing lockbox and springing cash management. Upon the occurrence of a Lockbox Event (as defined below), the borrower and manager are required to send tenant direction letters to tenants instructing them to deposit all rents and payments directly into the lockbox account controlled by the lender. During a Cash Sweep Event (as defined below), all funds in the lockbox account are swept daily to a cash management account under the control of the lender and disbursed during each interest period of the term of the loan in accordance with the loan documents.

A "Lockbox Event" occurs if (i) the debt service coverage ratio as calculated in the loan documents based on the trailing three-month period falls below 1.15x or (ii) a Cash Sweep Event is in place.

A "Cash Sweep Event" occurs if (i) the debt service coverage ratio as calculated in the loan documents based on the trailing three-month period falls below 1.10x, (ii) there is an event of default under the loan documents, (iii) the borrower or property manager becomes the subject of a bankruptcy, insolvency or similar action, or (iv) Roush Enterprises (or any replacement tenant) becomes the subject of a bankruptcy, insolvency or similar action or ceases to operate or be open for business, other than for commercially reasonable periods of time in the ordinary course of business and/or as a result of fire, casualty and/or condemnation.