

AHIP FL 5 Portfolio

Mortgage Loan Information

Mortgage Loan Seller:	GACC
Original Principal Balance:	\$37,000,000
Cut-off Date Principal Balance:	\$36,865,905
% of Pool by IPB:	3.5%
Loan Purpose:	Acquisition
Borrowers ⁽¹⁾ :	Various
Sponsor:	American Hotel Income Properties REIT Inc.
Interest Rate:	4.99000%
Note Date:	11/29/2016
Maturity Date:	12/6/2026
Interest-only Period:	None
Original Term:	120 months
Original Amortization:	360 months
Amortization Type:	Balloon
Call Protection:	L(27),Def(89),O(4)
Lockbox / Cash Management:	Hard / Springing
Additional Debt:	N/A
Additional Debt Balance:	N/A
Additional Debt Type:	N/A

Property Information

Single Asset / Portfolio:	Portfolio
Title:	Fee
Property Type - Subtype:	Hotel – Various
Net Rentable Area (Rooms):	473
Location:	Various, FL
Year Built / Renovated:	Various / Various
Occupancy / ADR / RevPAR:	74.1% / \$114.72 / \$84.79
Occupancy / ADR / RevPAR Date:	9/30/2016
Number of Tenants:	N/A
2013 NOI:	N/A
2014 NOI:	\$4,707,160
2015 NOI:	\$6,118,858
TTM NOI (as of 9/2016):	\$5,973,405
UW Occupancy / ADR / RevPAR:	72.5% / \$109.68 / \$79.40
UW Revenues:	\$14,154,095
UW Expenses:	\$8,995,281
UW NOI:	\$5,158,816
UW NCF:	\$4,592,650
Appraised Value / Per Room ⁽⁴⁾ :	\$61,600,000 / \$130,233
Appraisal Date:	11/1/2017

Escrows and Reserves

	Initial	Monthly	Initial Cap
Taxes:	\$48,027	\$48,027	N/A
Insurance:	\$0	Springing	N/A
FF&E Reserves ⁽²⁾	\$0	Springing	N/A
TI/LC:	\$0	\$0	N/A
Other ⁽³⁾ :	\$7,874,700	Springing	N/A

Financial Information

Cut-off Date Loan / Room:	\$77,941
Maturity Date Loan / Room:	\$64,283
Cut-off Date LTV ⁽⁴⁾ :	59.8%
Maturity Date LTV ⁽⁴⁾ :	49.4%
UW NCF DSCR:	1.93x
UW NOI Debt Yield:	14.0%

Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	\$37,000,000	59.4%	Purchase Price	\$53,219,000	85.4%
Sponsor Equity	25,284,719	40.6	Upfront Reserves	7,922,727	12.7
			Closing Costs	1,142,992	1.8
Total Sources	\$62,284,719	100.0%	Total Uses	\$62,284,719	100.0%

- (1) The borrowers for the AHIP FL 5 Portfolio loan are: AHIP FL Fort Myers Properties LLC, AHIP FL Fort Myers Enterprises LLC, AHIP FL Tampa 3624 Properties LLC, AHIP FL Tampa 3624 Enterprises LLC, AHIP FL Sarasota Properties LLC, AHIP FL Sarasota Enterprises LLC, AHIP FL Tampa 13575 Properties LLC, AHIP FL Tampa 13575 Enterprises LLC, AHIP FL Ocoee Properties LLC and AHIP FL Ocoee Enterprises LLC. Each individual property has two related borrowers comprised of a fee owner and an operating lessee.
- (2) Beginning with the monthly payment date in December 2018, the borrowers are required to deposit the greater of (i) 1/12 of an amount equal to 4.0% of annual gross revenues for each hotel estimated in the borrowers' approved annual budget for the year in which such payment date occurs and (ii) the then-current amount required by the franchise agreement for FF&E work. In lieu of depositing FF&E Reserve Funds into the FF&E Reserve Account, the borrowers may elect to deliver to the lender a letter of credit on a monthly payment date with a term of not less than 12 months and for a stated amount of not less than the total amount of 4.0% of the gross revenues from the hotel for the 12 calendar months preceding the date such letter of credit is provided to lender.
- (3) Initial Other Reserve represents a PIP reserve. Monthly Other Reserve represents a springing reserve for condominium assessments. Upon the occurrence and during the continuance of a Trigger Period (as defined below), the borrowers are required to deposit with the lender, on each monthly payment date, an amount equal to 1/12 of the condominium assessments that the lender estimates will be payable during the next ensuing 12 months. A "Trigger Period" will commence upon the occurrence of (i) an event of default or (ii) the debt service coverage ratio, based on underwritten net cash flow, falling below 1.25x at the end of any calendar quarter and will end upon, (a) with respect to clause (i) above, a cure of such event of default has been accepted by the lender or (b) with respect to clause (ii) above, the portfolio achieving a debt service coverage ratio of at least 1.30x for two consecutive calendar quarters.
- (4) The Appraised Value / Per Room, Cut-off Date LTV and Maturity Date LTV are calculated based on the "As Complete" value for the AHIP FL 5 Portfolio properties, which assumes the completion of the required PIP at each property. The estimated cost of each respective PIP was reserved in full at loan origination. Based on the "As Is" appraised value as of November 1, 2016 of \$53,400,000, the loan has a Cut-off Date LTV and Maturity Date LTV of 69.0% and 56.9%, respectively.

AHIP FL 5 Portfolio

The Loan. The AHIP FL 5 Portfolio loan has an outstanding principal balance as of the Cut-off Date of approximately \$36.9 million and is secured by a first mortgage lien on the fee interests in four limited service hotels and one extended stay hotel totaling 473 rooms located in Florida. The AHIP FL 5 Portfolio loan has a 10-year term and amortizes on a 30-year schedule. The borrowers are each Delaware limited liability companies and special purpose entities. The loan sponsor and nonrecourse carve-out guarantor is American Hotel Income Properties REIT Inc., which is the United States holding company for all of American Hotel Income Properties REIT LP's ("AHIP") United States assets. AHIP is traded on the Toronto Exchange under the symbol HOT.UN and has holdings of 84 hotel properties within 28 states.

The Portfolio. The AHIP FL 5 Portfolio consists of five hotel properties totaling 473 rooms located in Fort Myers, Tampa, Sarasota and Ocoee, Florida. The five properties are cross-collateralized and cross-defaulted. The properties were acquired by AHIP as part of a six-property portfolio. The sixth property in the portfolio, the Wingate Tampa/USF, is not collateral for the AHIP FL 5 Portfolio loan. The allocated purchase price for the five collateral properties is \$53,219,000. Following loan origination, the borrowers are required to complete a \$7,874,000 franchise-required PIP, which amount was reserved for at loan origination. The franchise agreement for Holiday Inn Express Ft Myers East, Staybridge Suites Tampa East Brandon and Holiday Inn Express Sarasota I-75 expires in November 2031. The franchise agreement for Fairfield Inn & Suites Orlando Ocoee expires in January 2034. The franchise agreement for Courtyard Tampa North I-75 Fletcher expires in January 2028.

Portfolio Summary									
Property	Location	Rooms	Year Built / Renovated	Cut-off Date Allocated Loan Amount	% of Allocated Loan Amount	Appraised Value ⁽¹⁾	UW NCF	% of UW NCF	PIP Amount
Holiday Inn Express Ft Myers East	Fort Myers, FL	111	2009 / NAP	\$8,677,851	23.5%	\$14,500,000	\$1,098,446	23.9%	\$2,497,500
Staybridge Suites Tampa East Brandon	Tampa, FL	100	2007 / 2014	8,019,531	21.8	13,400,000	871,524	19.0	1,835,300
Holiday Inn Express Sarasota I-75 ⁽²⁾	Sarasota, FL	101	2003 / 2012	7,480,906	20.3	12,500,000	966,889	21.1	2,272,500
Fairfield Inn & Suites Orlando Ocoee	Ocoee, FL	80	2004 / 2014	6,583,197	17.9	11,000,000	904,113	19.7	600,000
Courtyard Tampa North I-75 Fletcher	Tampa, FL	81	1995 / 2013	6,104,419	16.6	10,200,000	751,678	16.4	669,400
Total		473		\$36,865,905	100.0%	\$61,600,000	\$4,592,650	100.0%	\$7,874,700

(1) Represents the appraisal's "As Complete" value for the AHIP FL 5 Portfolio properties, which assumes the completion of the required PIP at each property.

(2) The Holiday Inn Express Sarasota I-75 is one of four units in a land development condominium and comprises the full parcel of land on which the hotel, parking, and landscaping are located. The related borrower does not control the condominium. The condominium's common areas are limited to the easement interests for ingress/egress access and utility easements and borrower otherwise maintains its own unit and carries insurance covering the Holiday Inn Express Sarasota I-75 property.

Historical Occupancy, ADR and RevPAR ⁽¹⁾									
Property	Occupancy			ADR			RevPAR		
	2014	2015	TTM ⁽²⁾	2014	2015	TTM ⁽²⁾	2014	2015	TTM ⁽²⁾
Holiday Inn Express Ft Myers East	66.3%	73.3%	75.0%	\$100.69	\$112.45	\$114.70	\$66.76	\$82.43	\$85.97
Staybridge Suites Tampa East	69.7%	74.6%	74.7%	\$96.64	\$105.20	\$107.31	\$67.36	\$78.48	\$80.16
Holiday Inn Express Sarasota I-75	67.4%	68.2%	65.4%	\$109.59	\$125.18	\$122.96	\$73.86	\$85.37	\$80.40
Fairfield Inn & Suites Orlando Ocoee	78.1%	82.5%	80.6%	\$97.85	\$108.59	\$114.76	\$76.42	\$89.58	\$92.54
Courtyard Tampa North I-75 Fletcher	66.5%	74.6%	76.3%	\$104.29	\$109.30	\$113.61	\$69.35	\$81.54	\$86.68
Weighted Average⁽³⁾	69.3%	74.3%	74.1%	\$101.87	\$112.44	\$114.72	\$70.48	\$83.28	\$84.79

(1) Based on operating statements provided by the borrowers.

(2) Represents the trailing 12-month period ending on September 30, 2016.

(3) Weighted by room count.

AHIP FL 5 Portfolio

Property	Historical Occupancy, ADR and RevPAR Penetration Rates ⁽¹⁾								
	Occupancy			ADR			RevPAR		
	2014	2015	TTM ⁽²⁾	2014	2015	TTM ⁽²⁾	2014	2015	TTM ⁽²⁾
Holiday Inn Express Ft Myers East	97.6%	102.2%	101.9%	104.9%	107.0%	102.7%	102.4%	109.4%	104.7%
Staybridge Suites Tampa East Brandon	85.5%	87.7%	88.3%	115.4%	116.1%	109.3%	98.6%	101.9%	96.5%
Holiday Inn Express Sarasota I-75	93.9%	92.4%	88.9%	109.5%	113.4%	108.3%	102.8%	104.7%	96.2%
Fairfield Inn & Suites Orlando Ocoee	98.6%	106.1%	104.5%	103.0%	105.6%	109.6%	101.6%	112.0%	114.5%
Courtyard Tampa North I-75 Fletcher	100.7%	99.1%	106.3%	111.2%	110.6%	110.5%	111.9%	109.6%	117.6%
Weighted Average⁽³⁾	94.9%	97.2%	97.4%	108.8%	110.7%	107.8%	103.2%	107.3%	105.0%

(1) Penetration Rates are from reports provided by a third party data provider.

(2) Represents the trailing 12-month period ending on September 30, 2016.

(3) Weighted by room count.

The Market.

Holiday Inn Express Ft Myers East. The Holiday Inn Express Ft Myers is located on the east side of Fort Myers near I-75, within the Cape Coral-Fort Myers metropolitan statistical area ("MSA"). The property is located approximately 11 miles from downtown Fort Myers, 6.5 miles from Southwest Florida International Airport, and 14.0 miles from Florida Gulf Coast University. According to the appraisal, the Cape Coral-Fort Myers MSA had an estimated 2015 population of 701,200 people, which represents a compound annual growth rate of approximately 2.5% since 2010. As of August 2016, unemployment in the Cape Coral-Fort Myers MSA was 4.7%, compared to 4.9% for the state of Florida and 5.0% for the United States over the same time period.

Tourism is a major economic driver for Fort Myers and the surrounding MSA. According to the appraisal, tourism employs two of every three people in Lee County and generates an annual economic impact of approximately \$2.87 billion and attracts roughly 5 million visitors per year. Visitors are drawn to Fort Myers' various beaches and golf courses as well as the area's restaurants, nightlife, and shopping. The biggest demand generator in the area is sports tourism. Each year, the Boston Red Sox and the Minnesota Twins hold their spring training in Fort Myers. Additionally, Perfect Game USA, which is a nationally recognized youth baseball league, has partnered with Lee County to host various tournaments and sporting events in the area. Other annual sporting events include The City of Palms Classic Basketball Tournament and the Gene Cusic Collegiate Classic, an NCAA softball tournament. Additional demand generators include Lee Memorial (a 355-bed hospital which is the primary hospital for the Lee Health system) and HealthPark Medical Center (a medical campus featuring a 368-bed acute care facility, a rehabilitation center and the Golisano Children's Hospital of Southwest Florida). The appraisal identified one nearby hotel under construction, the 180-room Drury Inn & Suites, which is approximately 10.5 miles south of the property and is scheduled to open in 2017. The appraisal concluded that this hotel has a different target market and is not expected to compete with the Holiday Inn Express Ft Myers East.

Staybridge Suites Tampa East Brandon & Courtyard Tampa North I-75 Fletcher. The Staybridge Suites Tampa East Brandon and Courtyard Tampa North I-75 Fletcher are located within the Tampa-St. Petersburg-Clearwater MSA. The Staybridge Suites Tampa East Brandon is located off I-75, approximately 15 minutes east of downtown Tampa. The Courtyard Tampa North I-75 Fletcher is located off of I-75 in northeast Tampa, approximately three miles from the University of South Florida. According to the appraisal, the Tampa-St. Petersburg-Clearwater MSA had a 2015 population of 2,961,800 people, which represents a compound annual growth rate of approximately 1.21% since 2010. As of September 2016, unemployment in the Tampa-St. Petersburg-Clearwater MSA was 4.7%.

According to the appraisal, demand drivers for the Staybridge Suites Tampa East Brandon include the Highland Oaks Office Park, a 575,000 square foot development comprised of five buildings. Major tenants include McDonald's Corporation, Opis Management Resources, Quality Distribution, Greystone Healthcare, Nortrax, Inc. and Virginia College. In 2016, United Services Automobile Association ("USAA") unveiled its recently constructed Crosstown Campus approximately 4 miles from the property. The campus is USAA's second facility in Tampa and will house a mix of financial services positions covering insurance, banking, and mortgage lending. The facility is expected to seat 1,200 employees. Located immediately adjacent to the Staybridge Suites Tampa East Brandon is Ford Motor Credit Co. and across the street is Citigroup Technology's office campus.

The Courtyard Tampa North I-75 Fletcher is located within the Hidden River Corporate Center, a 420,000 square foot office park. Major tenants of the park include Lowe's Home Improvement, Genesis Health Corporation, CareSync and most recently Johnson & Johnson signed a large lease to house approximately 500 finance, human resources and information technology employees. Additional demand generators include the H. Lee MOFFITT Cancer Center & Research Institute and Veterans Associate Hospital, located approximately 10 minutes from the property. The H. Lee MOFFITT Cancer Center is the only National Cancer Institute-designated Comprehensive Cancer Center based in Florida. The center is located within the University of South Florida campus. Additional demand in the area is from Busch Gardens, an African animal theme park owned by SeaWorld Entertainment. The park had 4.2 million visitors in 2015.

AHIP FL 5 Portfolio

According to the appraisal, there are several hotels proposed or recently opened in the Greater Tampa Bay area inclusive of an 84-room Hampton Inn near Busch Gardens which opened in September 2016. However, in consideration of the locations, branding, amenities and/or estimated performance of the proposed hotels, none were considered by the appraisal to be directly competitive with the Staybridge Suites Tampa East Brandon or Courtyard Tampa North I-75 Fletcher.

Holiday Inn Express Sarasota I-75. The Holiday Inn Express Sarasota I-75 is located on the east side of Sarasota off I-75, within the North Port-Sarasota-Bradenton MSA. According to the appraisal, the North Port-Sarasota-Bradenton MSA had an estimated 2015 population of 768,900, which represents a compound annual growth rate of approximately 1.6% since 2009. As of September 2016, unemployment in the North Port-Sarasota-Bradenton MSA was 4.7%. Sarasota is a tourist destination for winter and spring travelers. The area is known for its high quality beaches at Lido Key and Siesta Key. Additional demand drivers include Nathan Benderson Park, IMG Academy and Ed Smith Stadium (the spring training facility for the Baltimore Orioles). Nathan Benderson Park, located approximately 15 minutes from the Holiday Inn Express Sarasota I-75, is a rowing facility, sprint course, and regatta center. Nathan Benderson Park is also home to several paddle sport competitions as well as triathlon and cross country events. In 2017, the Nathan Benderson Park will host the World Rowing Championships and anticipates more than 40,000 athletes and spectators will visit the market. IMG Academy is a private athletic training institute for youth, high school, collegiate, and professional athletes located approximately 40 minutes from the Holiday Inn Express Sarasota I-75 in Bradenton. IMG Academy attracts more than 12,000 athletes from approximately 80 countries every year and offers a co-educational college preparatory school for the athletes. Finally, Twin Lakes Park is located approximately one mile from the Holiday Inn Express Sarasota I-75. Twin Lakes Park serves as a training base for minor and major league baseball teams. Twin Lakes Park features 11 baseball fields, a football field, picnic shelter, playground, two soccer fields, two tennis courts, and a walking trail.

According to the appraisal, there are no proposed hotels in the immediate area. Approximately eight miles north a 122-room Hyatt Place and a 133-room Homewood Suites are under construction and expected to open in 2017. These properties are under construction in Lakewood Ranch, which is not considered to be part of the market for the Holiday Inn Express Sarasota I-75. The appraisal notes that there are additional hotels planned for downtown Sarasota and Siesta Key, but given their locations and level of service, they were not considered by the appraisal to be competitive with the Holiday Inn Express Sarasota I-75.

Fairfield Inn & Suites Orlando Ocoee. The Fairfield Inn & Suites Orlando Ocoee is located in the Orlando, Florida suburb of Ocoee within the Orlando-Kissimmee-Sanford MSA. Ocoee is located approximately 12 miles west of the city of Orlando near the intersection of Florida's Turnpike and Florida State Road 429. The property is located off Colonia Drive (HWY-50) which is the main east-west commercial corridor through Orlando. According to the appraisal, the Orlando-Kissimmee-Sanford MSA had an estimated 2015 population of 2,387,138, which represents a growth rate of approximately 11.6% from 2010.

Orlando's economy is largely based around tourism centered around the theme parks in the area. According to the appraisal, in 2015, approximately 66 million travelers visited Orlando. Ocoee benefits from its location approximately 12 miles from Orlando. The city has a presence of diverse businesses that include Adventist Health System, Darden Restaurants, Lockheed Martin Corporation, CenturyLink, Florida Hospital, and Sysco. The appraisal identified one new hotel, a 122-room Hilton Garden Inn, which is anticipated to enter the market. The Hilton Garden Inn will be part of the City Center West Orange development. This hotel is expected to open in 2018 and will be directly competitive with the Fairfield Inn & Suites Orlando Ocoee property.

AHIP FL 5 Portfolio

Operating History and Underwritten Net Cash Flow						
	2014	2015	TTM ⁽¹⁾	Underwritten	Per Room ⁽²⁾	% of Total Revenue ⁽³⁾
Occupancy	69.3%	74.3%	74.1%	72.5%		
ADR	\$101.87	\$112.44	\$114.72	\$109.68		
RevPAR	\$70.48	\$83.28	\$84.79	\$79.40		
Room Revenue	\$12,168,079	\$14,377,926	\$14,677,908	\$13,707,937	\$28,981	96.8%
Food & Beverage Revenue	137,352	150,955	156,849	165,000	349	1.2
Other Departmental Revenue	347,703	366,034	278,840	281,158	594	2.0
Total Revenue	\$12,653,134	\$14,894,915	\$15,113,597	\$14,154,095	\$29,924	100.0%
Room Expense	\$2,817,981	\$2,921,400	\$3,079,578	\$2,941,567	\$6,219	21.5
Food & Beverage Expense	149,738	161,943	163,395	165,939	351	100.6
Other Departmental Expenses	236,638	174,241	122,580	111,199	235	39.6
Departmental Expenses	\$3,204,357	\$3,257,584	\$3,365,553	\$3,218,705	\$6,805	22.7%
Departmental Profit	\$9,448,777	\$11,637,331	\$11,748,044	\$10,935,391	\$23,119	77.3%
Management Fees	379,593	446,848	453,407	490,766	1,038	3.5
Franchise Fees	760,631	1,043,108	1,024,927	1,150,988	2,433	8.1
Property Taxes	407,269	484,567	542,057	572,563	1,210	4.0
Property Insurance	151,758	206,245	251,626	259,392	548	1.8
Other Expenses	3,042,366	3,337,705	3,502,622	3,302,867	6,983	23.3
Total General/Unallocated Expenses	\$4,741,617	\$5,518,473	\$5,774,639	\$5,776,576	\$12,213	40.8%
Net Operating Income	\$4,707,160	\$6,118,858	\$5,973,405	\$5,158,816	\$10,907	36.4%
FF&E	478,397	595,796	604,544	566,164	1,197	4.0
Net Cash Flow	\$4,228,763	\$5,523,062	\$5,368,861	\$4,592,650	\$9,710	32.4%

(1) TTM column represents the trailing 12-month period ending on September 30, 2016.

(2) Per Room values are based on 473 guest rooms

(3) % of Total Revenue for Room Expense, Food & Beverage Expense and Other Departmental Expenses are based on their corresponding revenue line items.

Partial Release. Following the lockout period, the borrowers are permitted to obtain the release of an individual property upon a bona fide third-party sale provided, among other things, (i) borrowers defease an amount of principal equal to 110% of the allocated loan amount for the property being released and (ii) after giving effect to the sale and the defeasance, (a) the debt service coverage ratio for the remaining properties shall be no less than the greater of the debt service coverage ratio immediately preceding the sale and 1.67x and (b) the loan to value ratio for the remaining properties is no more than the lesser of the loan to value ratio immediately preceding the sale and 60.1%; provided, that if the debt yield for the remaining properties is 15% or higher, the release is not subject to such loan to value ratio condition; (iii) compliance with REMIC-related requirements.