

163 Rochester Drive
Louisville, KY 40214

Collateral Asset Summary – Loan No. 14
Airport Industrial Center

Cut-off Date Balance: \$24,795,000
Cut-off Date LTV: 72.5%
U/W NCF DSCR: 1.44x
U/W NOI Debt Yield: 10.0%

Mortgage Loan Information

Loan Seller: GACC
Loan Purpose: Refinance
Sponsor: Lawrence A. Kestin
Borrower: Titan R&D Louisville II, LLC
Original Balance: \$24,795,000
Cut-off Date Balance: \$24,795,000
% by Initial UPB: 2.5%
Interest Rate: 4.1940%
Payment Date: 6th of each month
First Payment Date: December 6, 2016
Maturity Date: November 6, 2026
Amortization: Interest only for first 36 months; 360 months thereafter
Additional Debt: None
Call Protection: L(25), D(91), O(4)
Lockbox / Cash Management⁽¹⁾: Hard / Springing

Reserves

	Initial	Monthly
Taxes:	\$12,157	\$2,427
Insurance⁽²⁾:	\$0	Springing
Replacement:	\$0	\$9,226
TI/LC:	\$900,000	\$8,333
Ground Rent⁽³⁾:	\$107,152	Springing
Lease Sweep⁽⁴⁾:	\$0	Springing

Financial Information

Cut-off Date Balance / Sq. Ft.:	\$22
Balloon Balance / Sq. Ft.:	\$19
Cut-off Date LTV⁽⁵⁾:	72.5%
Balloon LTV⁽⁵⁾:	63.0%
Underwritten NOI DSCR⁽⁶⁾:	1.71x
Underwritten NCF DSCR⁽⁶⁾:	1.44x
Underwritten NOI Debt Yield:	10.0%
Underwritten NCF Debt Yield:	8.4%

(1) In place cash management will be triggered upon (i) an event of default, (ii) the DSCR falling below 1.15x during any calendar quarter or (iii) a Lease Sweep Period (as defined below).

(2) The borrower is not required to make monthly deposits into the insurance escrow so long as a blanket policy is in effect, and with respect to premises leased by the largest tenant, BAE Systems, (651,214 sq. ft., 58.8% of NRA), the borrower is not required to insure (or escrow for) insurance related to this space for so long as, among other things, (i) the BAE Systems lease is in full force and effect, (ii) the policies maintained by BAE Systems are in compliance with the loan documents, (iii) BAE Systems is paying insurance premiums and (iv) BAE Systems provides evidence to lender that such premiums have been paid.

Property Information

Single Asset / Portfolio: Single Asset
Property Type: Warehouse/Distribution Industrial
Collateral: Leasehold
Location: Louisville, KY
Year Built / Renovated: 1943-1986 / NAP
Total Sq. Ft.: 1,107,110
Property Management: Glenmont AIC Management Co, LLC
Underwritten NOI: \$2,481,532
Underwritten NCF: \$2,094,651
Appraised Value⁽⁵⁾: \$34,200,000
Appraisal Date⁽⁵⁾: September 12, 2017

Historical NOI

Most Recent NOI:	\$2,357,597 (T-12 June 30, 2016)
2015 NOI:	\$2,130,892 (December 31, 2015)
2014 NOI:	\$2,067,737 (December 31, 2014)
2013 NOI:	\$2,171,409 (December 31, 2013)

Historical Occupancy

Most Recent Occupancy:	97.1% (September 28, 2016)
2015 Occupancy:	97.0% (December 31, 2015)
2014 Occupancy:	97.0% (December 31, 2014)
2013 Occupancy:	97.0% (December 31, 2013)

- (3) On each monthly payment date that any of the Ground Rent Account Suspension Conditions are not satisfied, the borrower is required to deposit an amount equal to the greater of (i) 125% of the ground rent set forth in the annual budget and (ii) 125% of the ground rent that was due for the monthly period that was 12 months prior to such payment date. The "Ground Rent Account Suspension Conditions" collectively mean all of the following: (i) no event of default has occurred, (ii) the borrower pays all ground rent as and when required, (iii) no monetary or non-monetary (by the borrower) defaults have occurred under the ground lease and (iv) the borrower maintains funds equal to three months of ground rent in the ground rent reserve account.
- (4) On each monthly payment date during a Lease Sweep Period, the borrower is required to deposit all excess cash into the lease sweep reserve. A "Lease Sweep Period" will commence upon (i) the earlier of (a) the date that is 12 months prior to the earliest stated expiration of a Lease Sweep Lease (as defined below) or (b) the date by which the tenant under a Lease Sweep Lease is required to give notice of its exercise of a renewal options, (ii) the date that the Lease Sweep Lease is surrendered, cancelled or terminated prior to its then current expiration date or the date the borrower receives notice of such termination from any tenant under a Lease Sweep Lease, (iii) the date that the tenant under the Lease Sweep Lease discontinues its business or gives notice that it intends to discontinue its business, (iv) a default under a Lease Sweep Lease beyond any applicable notice and cure period or (v) a bankruptcy or insolvency proceeding of any tenant under a Lease Sweep Lease. A "Lease Sweep Lease" is (i) the lease with BAE Systems, or Raytheon Company, or (ii) any replacement lease or leases that collectively cover the majority of the applicable lease sweep space.
- (5) Represents the "As Stabilized" appraised value, which assumes the payment of the full tenant improvement allowance and leasing commission associated with the largest tenant, BAE Systems' recent renewal, which amount was partially paid at loan origination with the remainder reserved in the TI/LC account, \$900,000 of which is attributed to BAE Systems. Based on the "As-is" appraised value of \$32.68 million (\$30 PSF), as of September 12, 2016, the Cut-off Date LTV is 75.9%.
- (6) Based on amortizing debt service payments. Based on the current interest only payments, the Underwritten NOI DCSR and Underwritten NCF DCSR are 2.35x and 1.99x, respectively.

TRANSACTION HIGHLIGHTS

- Property/Tenancy.** The Airport Industrial Center property is comprised of 1,107,110 sq. ft. across 10 primary industrial warehouse buildings and multiple small storage buildings located on a 60.4 acre site in Louisville, Kentucky. The two largest tenants comprise 90.6% of NRA and are involved in manufacturing of defense equipment, including: BAE Systems (58.8% NRA) rated BBB/BBB/Baa2 by Fitch/S&P/Moody's and Raytheon Company (31.7% NRA) rated A-/A/A3 by Fitch/S&P/Moody's. Both tenants have been in occupancy at the property for over 15 years and have invested millions into their respective spaces according to the appraisal. In February 2016 BAE Systems renewed its lease and expanded its space at the Airport Industrial Center property by approximately 5.8%, with all remaining tenant improvements associated with the new lease reserved by the lender at loan closing.
- Ground Lease/ PILOT.** The Airport Industrial Center property is subject to a long-term 97.5-year ground lease which expires on March 23, 2103 with the Louisville Redevelopment Authority, Inc. The ground rent payment consists of approximately 3.0% of income minus operating expenses and a 6.0% management fee and 50% of the expense reimbursements paid to borrower by tenants at the property. Additionally, the borrower is required to make payments-in-lieu of taxes ("PILOT") to the ground lessor and the school district pursuant to the ground lease.