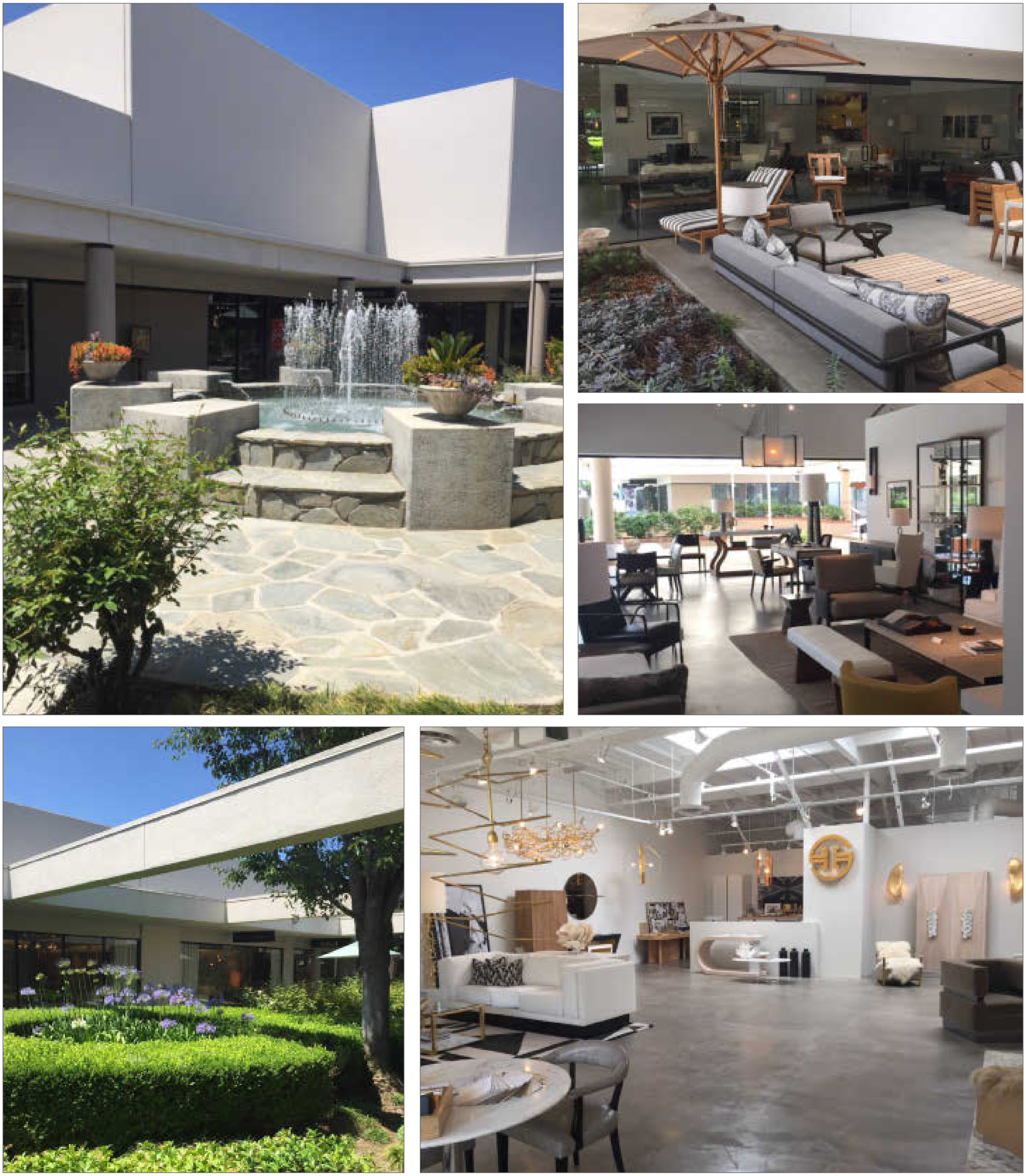
Laguna Design Center



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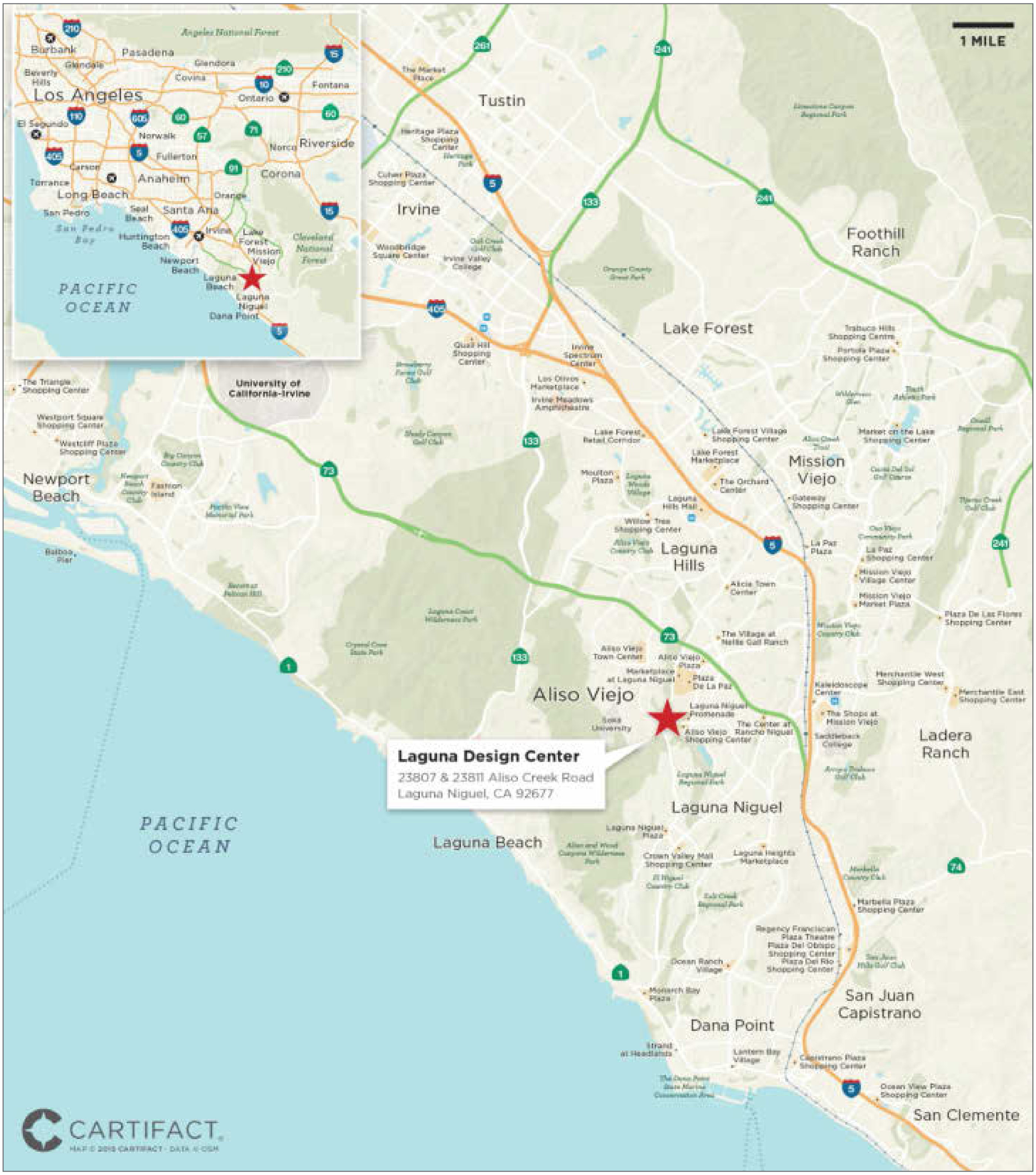

Laguna Design Center

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Mortgage Loan Information

Mortgage Loan Seller:	JPMCB
Original Principal Balance:	$38,150,000
Cut-off Date Principal Balance:	$38,150,000
% of Pool by IPB:	3.1%
Loan Purpose:	Acquisition
Borrowers:	Laguna Design Dunhill LLC and DE Laguna Design Borrower LLC
Sponsors:	William L. Hutchinson and Donald Engle
Interest Rate:	4.30000%
Note Date:	7/28/2016
Maturity Date:	8/1/2026
Interest-only Period:	60 months
Original Term:	120 months
Original Amortization:	360 months
Amortization Type:	IO-Balloon
Call Protection:	L(25),Grtr1%orYM(92),O(3)
Lockbox:	CMA
Additional Debt(1):	N/A
Additional Debt Balance:	N/A
Additional Debt Type:	N/A

Property Information

Single Asset / Portfolio:	Single Asset
Title:	Fee
Property Type - Subtype:	Mixed Use – Retail/Office
Net Rentable Area (SF):	236,727
Location:	Laguna Niguel, CA
Year Built / Renovated:	1985 / N/A
Occupancy:	93.4%
Occupancy Date:	5/1/2016
Number of Tenants:	46
2013 NOI:	$3,011,952
2014 NOI:	$2,866,571
2015 NOI:	$3,156,654
TTM NOI (as of 4/2016)(2):	$3,192,967
UW Economic Occupancy:	92.9%
UW Revenues:	$5,390,908
UW Expenses:	$1,850,714
UW NOI(2):	$3,540,193
UW NCF:	$3,225,296
Appraised Value / Per SF(3):	$54,360,000 / $230
Appraisal Date:	6/15/2016

Escrows and Reserves(4)

	Initial	Monthly	Initial Cap
Taxes:	$274,992	$45,832	N/A
Insurance:	$0	Springing	N/A
Replacement Reserves:	$5,350	$5,350	N/A
TI/LC:	$1,486,081	Springing	$1,486,081
Other:	$485,861	$0	N/A

Financial Information(1)

Cut-off Date Loan / SF:	$161
Maturity Date Loan / SF:	$147
Cut-off Date LTV(3):	70.2%
Maturity Date LTV(3):	64.0%
UW NCF DSCR:	1.42x
UW NOI Debt Yield:	9.3%

Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	$38,150,000	68.5%	Purchase Price(5)	$52,612,348	94.5%
Sponsor Equity	17,511,495	31.5	Upfront Reserves	2,252,284	4.0
			Closing Costs	796,863	1.4
Total Sources	**$55,661,495**	**100.0%**	**Total Uses**	**$55,661,495**	**100.0%**

(1) An affiliate of Donald Engle, one of the loan sponsors, provided a subordinate unsecured loan in the amount of $2,140,261 to DE Laguna Design Borrower LLC ("Engle Borrower"). Please see *"Subordinate Loan"* below. The Financial Information presented in the chart above excludes such subordinate unsecured loan.
(2) The increase in UW NOI from TTM NOI is primarily due to (i) four tenant leases signed since June 2015 accounting for $383,793 in in-place base rent, for which a full year of rent was not included in TTM NOI and (ii) contractual rent increases underwritten through September 2017 accounting for $151,919 in underwritten base rent.
(3) Appraised Value / Per SF, Cut-off Date LTV and Maturity Date LTV are calculated based on the "Hypothetical As Is – No Outstanding Free Rent, TI's, Commissions" value of the Laguna Design Center as of June 15, 2016, which assumes no outstanding free rent or tenant improvement and leasing commission obligations. At origination, the borrowers reserved $315,242 for outstanding tenant improvement and leasing obligations and $97,219 for outstanding free rent obligations. The "as-is" value as of June 15, 2016 is $54,000,000, which results in a Cut-off Date LTV and Maturity Date LTV of 70.6% and 64.4%, respectively.
(4) For a full description of Escrows and Reserves, please refer to *"Escrows and Reserves"* below.
(5) Total consideration for the Laguna Design Center was $53,692,930. Purchase Price above is shown net of $1,080,582 in adjustments and prorations.

The Loan. The Laguna Design Center loan has an outstanding principal balance as of the Cut-off Date of $38.15 million and is secured by a first mortgage lien on the borrowers' fee interest in a 236,727 square foot mixed use retail showroom and office center located in Laguna Niguel, California. The loan has a 10-year term and, subsequent to a five-year interest-only period, will amortize on a 30-year schedule.

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The Borrowers. The borrowing entities for the Laguna Design Center loan are Laguna Design Dunhill LLC and DE Laguna Design Borrower LLC, each a Delaware limited liability company and special purpose entity. The borrowers own the property as tenants-in-common. Please refer to "*Risk Factors—Risks Relating to the Mortgage Loans—Tenancies-in-Common May Hinder Recovery*" and "*Description of the Mortgage Pool—Mortgage Pool Characteristics—Tenancies-in-Common*" in the Prospectus for additional information.

The Loan Sponsors. The loan sponsors and nonrecourse carve-out guarantors are William L. Hutchinson, president of Dunhill Partners ("Dunhill"), and Donald Engle. Dunhill specializes in the acquisition, leasing, management and sale of retail shopping centers. Founded in 1984, Dunhill has bought and sold approximately $3.0 billion of shopping centers throughout the southwestern United States and manages more than 4.0 million square feet of retail space. After consummation of the reverse 1031 exchange (as described in *"Subordinate Loan"* below), Donald Engle will own one of the borrowing entities. Donald Engle is obligated under his guaranty for certain breaches or violations of the nonrecourse carve-out provisions attributed to that borrower. William L. Hutchinson is liable for any breach or violation of the nonrecourse carve-outs in the loan documents or the environmental indemnity.

The proceeds of the Laguna Design Center loan, along with approximately $17.5 million in cash equity contributed by the loan sponsors, were used to purchase the Laguna Design Center at an acquisition cost of approximately $53.7 million (approximately $227 per square foot).

The Property. Laguna Design Center is a 236,727 square foot Class A mixed use retail showroom and office center located in Laguna Niguel, California. The property was built in 1985 on a 12.6 acre parcel, approximately eight miles east of Laguna Beach, California and is comprised of six retail showroom buildings totaling 213,241 square feet (90.1% of net rentable area), as well as one two-story office building totaling 23,486 square feet (9.9% of net rentable area). Unique to the area, the property is Southern California's premier destination for luxury home furnishings and primarily caters to design professionals. The property consists of suites ranging in size from 892 square feet to 21,231 square feet and features 497 parking spaces (approximately 2.1 spaces per 1,000 square feet). The property features indoor and outdoor common areas and a landscaped interior with rose gardens and tropical plants, in addition to patio seating and fountains. According to the loan sponsors, since 2013, the previous sponsor spent approximately $677,000 towards capital improvements.

As of May 1, 2016, the property was 93.4% occupied by 46 tenants. The property features a granular tenant mix with no individual tenant accounting for more than 9.0% of net rentable area or 6.6% of underwritten base rent. Tenancy consists primarily of high-end retail showrooms providing a wide range of home furnishings, fabrics, lighting and accessories. The largest tenant at the property, Baker, Knapp and Tubbs ("Baker Knapp"), leases 9.0% of the net rentable area through January 2022 and has occupied its space since February 1987. Baker Knapp was originally founded in 1890 as a cabinet shop and has grown to become an international presence in home furnishings with locations in Paris, Singapore and China. Baker Knapp accounts for 6.6% of the underwritten base rent and its lease contains one remaining five-year renewal option. The second largest tenant, De Benedictis-Laguna, Inc. ("De Benedictis"), leases approximately 5.1% of the net rentable area through December 2017 and has occupied its space since August 2000. De Benedictis is a showroom entering its 31st year as a locally owned company, providing unique collections of reproduction furniture, lighting, art, mirrors and accessories from around the world. De Benedictis accounts for 3.8% of the underwritten base rent with no extension options. The third largest tenant, Thomas Lavin, leases 5.1% of the net rentable area through September 2024 and has occupied its space since July 2014. Thomas Lavin brings an international range of exclusive high-end home furnishings, fabrics, lighting and accessories to Los Angeles. Lavin initially launched his showroom career in 1995 and now deals in an assortment of furniture, lighting, textiles and accessories from 60 manufacturers. Thomas Lavin accounts for 4.5% of the underwritten base rent and its lease contains one five-year renewal option. While the office component of the property is currently 58.3% occupied, the property has averaged an overall occupancy in excess of 92.0% since 2007.

The Market. Laguna Design Center is located in the South Orange County submarket in Orange County, California, approximately eight miles east of Laguna Beach. Laguna Beach caters to an upscale demographic and is a primary demand driver for the luxury product offering at the Laguna Design Center. Primary economic drivers in the market also include the Laguna Niguel Regional Park, Laguna Niguel Promenade and Disneyland. The property has high visibility at the corner of Aliso Creek Road and Alicia Parkway, a primary north/south commercial artery with over 30,000 vehicles in daily traffic. California State Route 73 is approximately two miles north, with direct access via Alicia Parkway, while Interstate 5 is within five miles of the property. According to the appraisal, the estimated 2016 population within a one-, three- and five-mile radius of the property is approximately 14,511, 120,625 and 301,938, respectively, with an average household income of $125,065, $131,878 and $127,423, respectively. This provides the property with a strong local customer base, while also widely considered the premier destination for design professionals throughout Southern California.

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The appraisal identified seven comparable retail properties built between 1970 and 2007 and ranging in size from 12,993 square feet to 300,231 square feet. Occupancy for the comparable properties identified by the appraisal ranges between 90.0% and 100.0%, while recently executed leases ranged between $19.80 per square foot and $29.71 per square foot. Though the appraisal identifies comparable leases, none of the comparable properties are directly competitive with the Laguna Design Center given their tenant mix and product offering. Laguna Design Center is unique in its offering of design driven products to a targeted customer base, providing home furnishing and design tenants an unmatched location in the market. The appraisal identified four comparable office properties built between 1978 and 2000 and ranging in size from 9,700 square feet to 50,049 square feet. Occupancy for the comparable office properties ranges from 86.0% to 100.0%, while recently executed leases ranged between $21.00 per square foot and $28.00 per square foot.

Laguna Design Center is located in the South Orange County retail submarket. As of the first quarter of 2016, the Orange County retail market totaled approximately 85.0 million square feet of space with an overall vacancy rate of 3.8% and average rents of $26.40 per square foot. The South Orange County retail submarket vacancy as of the end of the first quarter 2016 was 2.8% with asking rent of $28.80 per square foot. The appraisal's concluded market rents for retail space less than 5,000 square feet, retail space between 5,000-10,000 square feet and retail space greater than 10,000 square feet were $20.40, $18.60 and $15.60, respectively, in line with current underwritten base rent. Additionally, the appraisal's concluded market rent with respect to the property's office component was $24.00 per square foot.

Historical and Current Occupancy[(1)]

2013	2014	2015	Current[(2)]
89.0%	90.0%	92.0%	93.4%

(1) Historical occupancies are as of December 31 of each respective year.
(2) Current Occupancy is as of May 1, 2016.

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
Baker, Knapp And Tubbs[(2)]	NA / NA / NA	21,231	9.0%	$12.71	6.6%	1/31/2022
De Benedictis-Laguna, Inc.	NA / NA / NA	12,146	5.1%	$12.84	3.8%	12/31/2017
Thomas Lavin[(3)]	NA / NA / NA	12,004	5.1%	$15.39	4.5%	9/30/2024
Harsey & Harsey[(4)]	NA / NA / NA	11,699	4.9%	$19.73	5.6%	1/31/2022
Realty One Group[(5)]	NA / NA / NA	8,305	3.5%	$25.04	5.1%	12/31/2020
Richard Witzel & Associates	NA / NA / NA	7,618	3.2%	$21.01	3.9%	2/28/2022
Ebanista	NA / NA / NA	7,602	3.2%	$19.80	3.7%	4/30/2021
Rettig Portfolio Inc.[(6)]	NA / NA / NA	7,244	3.1%	$0.00	0.0%	12/31/2018
Sunset Premier Partners[(5)]	NA / NA / NA	7,068	3.0%	$28.01	4.8%	12/14/2025
Kravet Fabric/Lee Jofa[(7)]	NA / NA / NA	7,054	3.0%	$20.77	3.6%	2/28/2017

(1) Based on the underwritten rent roll.
(2) Baker, Knapp And Tubbs has the right to terminate its lease on January 31, 2019 with 180 days' prior written notice.
(3) Thomas Lavin has the right to terminate its lease on September 30, 2017 or September 30, 2019, in each case with 90 days' notice and the payment of a termination fee, except that no fee is payable in the event of an early termination on September 30, 2019.
(4) Harsey & Harsey has the right to terminate its lease at any time with 90 days' notice.
(5) Realty One Group represents the largest office tenant, although it currently occupies a space designated for retail use. Sunset Premier Partners represents the largest office tenant located in the office portion of the property. Sunset Premier Partners has the right to terminate its lease on November 30, 2022, with 180 days' notice and the payment of a termination fee.
(6) Rettig Portfolio Inc. was underwritten with no attributable base rent, as the current tenant lease requires percentage in lieu rent equal to 50% of annual profits. This figure was underwritten to $0 as no reliable estimate was available.
(7) Kravet Fabric/Lee Jofa has the right to terminate its lease at any time with 30 days' notice.

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Lease Rollover Schedule[(1)]									
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	15,719	6.6%	NAP	NAP	15,719	6.6%	NAP	NAP
2016 & MTM	1	983	0.4	$18,284	0.4%	16,702	7.1%	$18,284	0.4%
2017	6	36,086	15.2	635,276	15.5	52,788	22.3%	$653,560	15.9%
2018	8	25,474	10.8	394,855	9.6	78,262	33.1%	$1,048,415	25.5%
2019	10	34,216	14.5	669,387	16.3	112,478	47.5%	$1,717,802	41.8%
2020	9	30,933	13.1	694,267	16.9	143,411	60.6%	$2,412,069	58.7%
2021	3	17,227	7.3	259,128	6.3	160,638	67.9%	$2,671,197	65.0%
2022	4	44,356	18.7	756,091	18.4	204,994	86.6%	$3,427,288	83.4%
2023	1	4,040	1.7	82,416	2.0	209,034	88.3%	$3,509,704	85.4%
2024	2	17954	7.6	321,285	7.8	226,988	95.9%	$3,830,989	93.2%
2025	1	7,068	3.0	197,959	4.8	234,056	98.9%	$4,028,948	98.0%
2026	0	0	0.0	0	0.0	234,056	98.9%	$4,028,948	98.0%
2027 & Beyond	1	2,671	1.1	80,130	2.0	236,727	100.0%	$4,109,078	100.0%
Total	**46**	**236,727**	**100.0%**	**$4,109,078**	**100.0%**				

(1) Based on the underwritten rent roll.

Operating History and Underwritten Net Cash Flow							
	2013	2014	2015	TTM[(1)]	Underwritten	Per Square Foot	%[(2)]
Rents in Place	$3,557,722	$3,494,357	$3,725,982	$3,765,375	$4,109,078	$17.36	72.4%
Vacant Income	0	0	0	0	314,380	1.33	5.5
Gross Potential Rent	**$3,557,722**	**$3,494,357**	**$3,725,982**	**$3,765,375**	**$4,423,458**	**$18.69**	**77.9%**
CAM Reimbursements	791,759	752,763	882,143	878,401	1,103,924	4.66	19.4
Other Rental Storage	150,314	110,740	166,538	149,315	149,315	0.63	2.6
Net Rental Income	**$4,499,794**	**$4,357,860**	**$4,774,663**	**$4,793,091**	**$5,676,697**	**$23.98**	**100.0%**
(Vacancy/Credit Loss)	0	0	0	0	(403,449)	(1.70)	(7.1)
Other Income	89,905	154,454	123,960	117,660	117,660	0.50	2.1
Effective Gross Income	**$4,589,699**	**$4,512,314**	**$4,898,623**	**$4,910,751**	**$5,390,908**	**$22.77**	**95.0%**
Total Expenses	**$1,577,747**	**$1,645,743**	**$1,741,969**	**$1,717,784**	**$1,850,714**	**$7.82**	**34.3%**
Net Operating Income[(3)]	**$3,011,952**	**$2,866,571**	**$3,156,654**	**$3,192,967**	**$3,540,193**	**$14.95**	**65.7%**
Total TI/LC, Capex/RR	0	0	0	0	314,897	1.33	5.8
Net Cash Flow	**$3,011,952**	**$2,866,571**	**$3,156,654**	**$3,192,967**	**$3,225,296**	**$13.62**	**59.8%**

(1) TTM represents the trailing 12-month period ending April 30, 2016.
(2) % column represents percent of Net Rental Income for all revenue lines and represents percent of Effective Gross Income for the remaining fields.
(3) The increase in Underwritten Net Operating Income from TTM Net Operating Income is primarily due to (i) four new tenant leases signed since June 2015, accounting for $383,793 in in-place base rent, for which a full year of rent was not included in TTM Net Operating Income and (ii) contractual rent increases underwritten through September 2017 accounting for $151,919 in underwritten base rent.

Property Management. The Laguna Design Center property is managed by DPM Pacific, Inc., an affiliate of one of the loan sponsors.

Escrows and Reserves. At origination, the borrowers deposited into escrow $1,486,081 for tenant improvements and leasing commissions, $315,242 for outstanding tenant improvement and leasing commissions related to five tenants, $274,992 for real estate taxes, $97,219 for outstanding free rent obligations related to three tenants, $73,400 for deferred maintenance and $5,350 for replacement reserves.

Tax Escrows - On a monthly basis, the borrowers are required to escrow 1/12 of the annual estimated tax payments, which currently equates to $45,832.

Insurance Escrows - The requirement for the borrowers to make deposits to the insurance escrow is waived so long as no event of default has occurred and is continuing and the borrowers provide satisfactory evidence that the property is insured as part of a blanket policy in accordance with the loan documents.

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Replacement Reserves - On a monthly basis, the borrowers are required to escrow $5,350 (approximately $0.27 per square foot annually) for replacement reserves.

TI/LC Escrows - At origination, the borrowers reserved $1,486,081 for tenant improvements and leasing commissions. If the total amount on deposit decreases below $1,486,081 during the term of the loan, on a monthly basis, the borrowers are required to escrow $24,699 (approximately $1.25 per square foot annually) for future tenant improvements and leasing commissions. The borrowers are also required to deposit any termination fees paid by tenants into the TI/LC reserve. The reserve is subject to a cap of $1,486,081 (approximately $6.28 per square foot).

Lockbox / Cash Management. The Laguna Design Center loan is structured with a CMA lockbox. The borrowers were required to deliver tenant direction letters within three business days of the origination date to deposit all revenues directly into a lender controlled lockbox account. All funds in the lockbox account are returned to an account controlled by the borrowers until the occurrence of a Cash Sweep Event (as defined below). Upon the occurrence and during the continuance of a Cash Sweep Event, all funds are required to be swept on each business day to a segregated cash management account under the control of the lender and disbursed in accordance with the loan documents. To the extent a Cash Sweep Event is continuing, all excess cash flow after payment of debt service, required reserves and operating expenses will be held in the excess cash flow subaccount. The lender has a first priority security interest in the cash management account.

A "Cash Sweep Event" will occur upon (i) an event of default, (ii) any bankruptcy or insolvency action of the borrowers or property manager or (iii) the date that the debt service coverage ratio, as calculated in the loan documents based on the trailing three months, falls below 1.15x. A Cash Sweep Event may be cured by (a) if caused solely by clause (i) above, the acceptance by the lender of a cure of such event of default, (b) if caused solely by clause (ii) above only with respect to the property manager, the borrowers replacing such manager in accordance with the loan documents within 60 days following such bankruptcy action and (c) if caused solely by clause (iii) above, the achievement of a debt service coverage ratio of 1.20x or greater, as calculated in the loan documents, for two consecutive quarters based on the trailing three months (each of the foregoing, a "Cash Sweep Event Cure").

Each Cash Sweep Event Cure is also subject to the following conditions: (i) no event of default has occurred and is continuing, (ii) a Cash Sweep Event Cure may occur no more than a total of four times in the aggregate during the term of the loan and (iii) the borrowers pay all of the lender's reasonable expenses incurred in connection with curing any Cash Sweep Event, including reasonable attorney's fees and expenses. The borrowers have no right to cure a Cash Sweep Event caused by a bankruptcy action of the borrowers.

Subordinate Loan. As of the origination date, an unsecured loan in the amount of $2,140,261 was made to Engle Borrower by an affiliate of Donald Engle. Such subordinate loan is required to be extinguished on or before January 24, 2017. The subordinate lender has entered into a subordination and standstill agreement subordinating the unsecured loan to the lien securing the loan, which provides that the subordinate lender may not exercise any remedies for so long as the loan is outstanding. Additionally, the subordinate lender and Engle Borrower executed a master lease covering the Engle Borrower's interest in the property in connection with the reverse 1031 exchange, to enable an affiliate of Donald Engle to control the Engle Borrower's interest in the property, and the master lease has also been subordinated to the lien securing the loan. The master lease also automatically terminates concurrently with the extinguishment of the subordinate loan.