

## Mortgage Loan No. 11 — DoubleTree Commerce

### Mortgage Loan Information

<b>Mortgage Loan Seller:</b>	Column
<b>Original Principal Balance:</b>	\$21,600,000
<b>Cut-off Date Principal Balance:</b>	\$21,600,000
<b>% of Pool by IPB:</b>	2.3%
<b>Loan Purpose:</b>	Acquisition
<b>Borrower:</b>	TPG LA Commerce, LLC
<b>Sponsor:</b>	TH Investment Holdings II, LLC
<b>Interest Rate:</b>	4.5500%
<b>Note Date:</b>	10/20/2015
<b>Maturity Date:</b>	11/6/2022
<b>Interest-only Period:</b>	24 months
<b>Original Term:</b>	84 months
<b>Original Amortization:</b>	360 months
<b>Amortization Type:</b>	IO-Balloon
<b>Call Protection:</b>	L(27),Def(53),O(4)
<b>Lockbox:</b>	Hard
<b>Additional Debt:</b>	No
<b>Additional Debt Balance:</b>	N/A
<b>Additional Debt Type:</b>	N/A
<b>Additional Future Debt Permitted:</b>	No

### Property Information

<b>Single Asset / Portfolio:</b>	Single Asset
<b>Title:</b>	Leasehold
<b>Property Type - Subtype:</b>	Hotel – Full Service
<b>Net Rentable Area (Rooms):</b>	201
<b>Location:</b>	Commerce, CA
<b>Year Built / Renovated:</b>	1991 / 2007
<b>Occupancy / ADR / RevPAR:</b>	88.5% / \$146.04 / \$129.27
<b>Occupancy / ADR / RevPAR Date:</b>	8/31/2015
<b>Number of Tenants:</b>	N/A
<b>2012 NOI:</b>	\$2,314,107
<b>2013 NOI:</b>	\$2,974,850
<b>2014 NOI:</b>	\$3,221,534
<b>TTM NOI<sup>(1)</sup>:</b>	\$3,419,143
<b>UW Occupancy / ADR / RevPAR:</b>	88.5% / \$146.04 / \$129.27
<b>UW Revenues:</b>	\$12,031,579
<b>UW Expenses:</b>	\$8,903,139
<b>UW NOI:</b>	\$3,128,439
<b>UW NCF:</b>	\$2,647,176
<b>Appraised Value / Per Room<sup>(2)</sup>:</b>	\$31,600,000 / \$157,214
<b>Appraisal Date<sup>(2)</sup>:</b>	9/1/2016

### Escrows and Reserves

	Initial	Monthly	Initial Cap
<b>Taxes:</b>	\$0	\$19,855	N/A
<b>Insurance:</b>	\$90,731	\$15,122	N/A
<b>FF&amp;E Reserve:</b>	\$39,617	4% of gross monthly revenue <sup>(3)</sup>	N/A
<b>PIP Reserve:</b>	\$3,000,000	\$0	N/A
<b>Engineering Reserve:</b>	\$16,813	N/A	N/A

### Financial Information

<b>Cut-off Date Loan / Room:</b>	\$107,463
<b>Maturity Date Loan / Room:</b>	\$98,413
<b>Cut-off Date LTV<sup>(2)</sup>:</b>	68.4%
<b>Maturity Date LTV<sup>(2)</sup>:</b>	62.6%
<b>UW NCF DSCR:</b>	2.00x
<b>UW NOI Debt Yield:</b>	14.5%

### Sources and Uses

Sources	Proceeds	% of Total
Mortgage Loan	\$21,600,000	71.3%
Borrower Equity	8,711,514	28.7
<b>Total Sources</b>	<b>\$30,311,514</b>	<b>100.0%</b>

Uses	Proceeds	% of Total
Payoff Existing Debt	\$26,600,000	87.8%
Upfront Reserves	3,147,161	10.4
Closing Costs	564,353	1.9
<b>Total Uses</b>	<b>\$30,311,514</b>	<b>100.0%</b>

(1) Represents trailing twelve months ending August 31, 2015.

(2) The value listed is the appraisal's "When Complete" value, which is based on the completion of required PIP work, for which \$3.0 million has been reserved in escrow. The "as-is" value was \$27.3 million and equates to a Cut-Off Date LTV and Maturity LTV of 79.1% and 72.5%, respectively. The appraisal also concluded an "As-Stabilized" value of \$32.7 million which would result in a Maturity Date LTV of 60.5%.

(3) The borrower is required to make monthly FF&E deposits in an amount that is equal to the greater of (i) 1/12<sup>th</sup> of 4% times the annual rent of the property for the previous 12 month period as determined on the origination date and each anniversary thereof, or (ii) the monthly amount required to be reserved pursuant to the franchise agreement for the replacement of FF&E but excluding any amounts attributable to a PIP.

## Mortgage Loan No. 11 — DoubleTree Commerce

**The Loan.** The DoubleTree Commerce loan is a \$21.6 million first mortgage loan secured by the leasehold interest in a 201-room full-service hotel property located in Commerce, California. The loan has a 7-year term and will amortize on a 30-year schedule after a two-year interest-only period.

**The Borrower.** The borrowing entity for the loan is TPG LA Commerce, LLC, a Delaware limited liability company and special purpose entity.

**The Sponsor.** The loan's sponsors and nonrecourse carve-out guarantor is TH Investment Holdings II, LLC, an entity owned by affiliates of the The Procaccianti Group. The Procaccianti Group, founded in 1964, is a second generation, privately-held real estate investment and management company with a broad national platform that spans various sectors of real estate. Throughout five decades, the company has owned or managed hundreds of real estate assets surpassing 50 million SF with a value over \$5 billion.

**The Property.** The property is a full-service DoubleTree branded hotel located in Commerce, California that offers 201 guestrooms. The property is located on approximately 4.4 acres and is seven-stories tall. The hotel was originally constructed in 1991 and renovated in 2007. The sponsor is currently planning an approximately \$3.0 million (\$14,925 per room) property improvement plan that will include renovating the lobby, public area and guestrooms.

Amenities at the property include an outdoor pool and whirlpool, a fitness room, a business center, restaurant and lounge. The property also provides approximately 6,085 SF of meeting space that include the 5,760 SF Grand Tree Ballroom and a 325 SF boardroom. The guestroom mix includes 117 king rooms, 64 double/double rooms and 20 king suites. Each guestroom includes flat-panel televisions, desks with chairs and the suites include a separate living area with a sleeper sofa and second television.

The borrower holds its leasehold interest in the property pursuant to a ground lease that has an expiration date in November 2054 with a 34-year extension option to November 2088. Rent under the ground lease is equal to the greater of a percentage rent (with respect to hotel revenues) and base rent. The base rent is subject to adjustments every five years, with the next adjustment in January 2016. Adjustments are subject to a CPI calculation with a minimum increase of 15.9% and maximum increase of 33.8%. Base rent is subject to an additional adjustment in January 2021, as well as at the commencement of the renewal term in November 2054, based on an appraised value of the land (excluding improvements). New base annual rent will be equal to no less than 9.0% return on the subsequent appraised value of the land. The trailing twelve month payment ending November 2015 was \$325,892.

**The Market.** The property is located in the City of Commerce, California in the county of Los Angeles. The Los Angeles area is one of the world's major centers of business, entertainment, international trade, culture, media, fashion, science, technology, and education. The county is home to multiple Fortune 500 companies including the Walt Disney Company and Mattel, Inc. Regional access to the area is provided by Interstate 10, which extends from Palm Springs to Santa Monica, Interstate 405 and Interstate 5. The property is located approximately 14 miles east of the Los Angeles International Airport.

According to the appraisal, Commerce is located just two miles southeast of the Los Angeles city center, making it a convenient secondary lodging choice for demand generated by downtown Los Angeles events, conventions, and companies. Located in the center of Commerce, the Crowne Plaza Hotel and Commerce Casino represents the largest employer within the City of Commerce with over 2,500 employees. The casino also serves as a large attraction to the area, offering a well-established card casino that covers 92,000 SF of playing area. According to the appraisal, the LA Poker Classic and the World Poker Tournament are hosted annually during the months of January through March at the Commerce Casino.

## Mortgage Loan No. 11 — DoubleTree Commerce

### Historical Occupancy, ADR, RevPAR<sup>(1)</sup>

Year	Competitive Set			DoubleTree Commerce <sup>(2)</sup>			Penetration Factor		
	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR
2012	80.3%	\$99.84	\$80.21	90.1%	\$124.74	\$112.38	112.2%	124.9%	140.1%
2013	82.7%	\$103.40	\$85.56	90.2%	\$133.29	\$120.20	109.1%	128.9%	140.5%
2014	82.0%	\$109.48	\$89.82	89.9%	\$140.70	\$126.44	109.6%	128.5%	140.8%
TTM <sup>(3)</sup>	82.9%	\$115.85	\$96.10	88.5%	\$146.04	\$129.27	106.8%	126.1%	134.5%

(1) Source: Third Party Data Provider. The competitive set consists of the following hotels: Quality Inn & Suites Montebello, Embassy Suites Los Angeles Downey, Ramada Commerce Los Angeles Area, Doubletree Hotel Los Angeles Norwalk, Doubletree Los Angeles Rosemead and Crowne Plaza Los Angeles Commerce Casino.

(2) Source: Borrower financials.

(3) Represents the trailing twelve month period ending August 31, 2015.

### Competitive Hotels Profile<sup>(1)</sup>

Property	Estimated Market Mix						2014 Estimated Operating Statistics		
	Rooms	Year Built	Meeting Space (SF)	Commercial	Meeting & Group	Leisure	Occupancy	ADR	RevPAR
<b>DoubleTree Commerce</b>	<b>201</b>	<b>1991</b>	<b>6,085</b>	<b>50%</b>	<b>40%</b>	<b>10%</b>	<b>90%</b>	<b>\$140.70</b>	<b>\$126.44</b>
Crowne Plaza at Commerce Casino	194	2001	16,500	35%	20%	45%	84%	\$123.00	\$103.32
DoubleTree Los Angeles Norwalk	171	1990	18,044	50%	35%	15%	77%	\$121.00	\$93.17
DoubleTree Los Angeles Rosemead	147	1990	7,491	70%	10%	20%	85%	\$130.00	\$110.50
Embassy Suites Los Angeles Downey	219	1985	6,091	55%	15%	30%	85%	\$146.00	\$124.10
<b>Total<sup>(2)</sup></b>	<b>932</b>								

(1) Source: Appraisal and borrower financials.

(2) Excludes the subject property.

### Operating History and Underwritten Net Cash Flow

	2012	2013	2014	TTM <sup>(1)</sup>	Underwritten	Per Room	% <sup>(2)</sup>
Occupancy	90.1%	90.2%	89.9%	88.5%	88.5%		
ADR	\$124.74	\$133.29	\$140.70	\$146.04	\$146.04		
RevPAR	\$112.38	\$120.20	\$126.44	\$129.27	\$129.27		
Room Revenue	\$8,267,249	\$8,818,523	\$9,276,563	\$9,484,221	\$9,484,232	\$47,185	78.8%
Food and Beverage	1,934,081	2,036,842	2,279,372	2,427,578	2,427,578	12,078	20.2%
Other Departmental Revenues	127,901	134,232	107,544	119,769	119,769	596	1.0%
<b>Total Revenue</b>	<b>\$10,329,231</b>	<b>\$10,989,597</b>	<b>\$11,663,479</b>	<b>\$12,031,568</b>	<b>\$12,031,579</b>	<b>\$59,859</b>	<b>100.0%</b>
Room Expense	1,894,802	1,904,982	1,921,279	1,844,424	1,844,399	9,176	19.4%
Food and Beverage Expense	1,613,037	1,588,824	1,628,422	1,742,265	1,742,273	8,668	71.8%
Other Departmental Expenses	91,900	65,690	71,967	172,329	172,467	858	144.0%
<b>Departmental Expenses</b>	<b>\$3,599,739</b>	<b>\$3,559,496</b>	<b>\$3,621,668</b>	<b>\$3,759,018</b>	<b>\$3,759,139</b>	<b>\$18,702</b>	<b>31.2%</b>
<b>Departmental Profit</b>	<b>\$6,729,492</b>	<b>\$7,430,101</b>	<b>\$8,041,811</b>	<b>\$8,272,550</b>	<b>\$8,272,440</b>	<b>\$41,156</b>	<b>68.8%</b>
<b>Operating Expenses</b>	<b>\$3,541,727</b>	<b>\$3,726,646</b>	<b>\$4,102,274</b>	<b>\$4,112,537</b>	<b>\$4,222,495</b>	<b>\$21,007</b>	<b>35.1%</b>
<b>Gross Operating Profit</b>	<b>\$3,187,765</b>	<b>\$3,703,455</b>	<b>\$3,939,537</b>	<b>\$4,160,013</b>	<b>\$4,049,945</b>	<b>\$20,149</b>	<b>33.7%</b>
Fixed Expenses	873,658	728,605	718,003	740,870	921,506	4,585	7.7%
<b>Net Operating Income</b>	<b>\$2,314,107</b>	<b>\$2,974,850</b>	<b>\$3,221,534</b>	<b>\$3,419,143</b>	<b>\$3,128,439</b>	<b>\$15,564</b>	<b>26.0%</b>
FF&E	0	0	466,539	435,797	481,263	2,394	4.0%
<b>Net Cash Flow</b>	<b>\$2,314,107</b>	<b>\$2,974,850</b>	<b>\$2,754,995</b>	<b>\$2,983,346</b>	<b>\$2,647,176</b>	<b>\$13,170</b>	<b>22.0%</b>

(1) The TTM column represent the trailing twelve month period ending August 31, 2015.

(2) % column represents percent of Total Revenue except for Room Expense, Food and Beverage Expense and Other Departmental Expenses, which are based on their corresponding revenue line items.