





Mortgaged Property Information		Mortgage Loan Information		
Number of Mortgaged Properties	1	Loan Seller	GSMC	
Location (City/State)	Palo Alto, California	Cut-off Date Principal Balance ⁽³⁾	\$40,000,000	
Property Type	Hospitality	Cut-off Date Principal Balance per Room ⁽¹⁾	\$451,086.96	
Size (Rooms)	184	Percentage of Initial Pool Balance	3.9%	
Total TTM Occupancy as of 6/30/2017	85.4%	Number of Related Mortgage Loans	None	
Owned TTM Occupancy as of 6/30/2017	85.4%	Type of Security	Fee Simple and Leasehold	
Year Built / Latest Renovation	2000 / NAP	Mortgage Rate	4.7360%	
Appraised Value	\$137,200,000	Original Term to Maturity (Months)	120	
		Original Amortization Term (Months)	360	
		Original Interest Only Period (Months)	60	

Sources and Uses					
Sources	\$	%	Uses	\$	%
Whole Loan Amount	\$83,000,000	100.0%	Principal Equity Distribution	\$54,543,145	65.7%
			Loan Payoff	27,108,726	32.7
			Closing Costs	1,023,499	1.2
			Reserves	324,631	0.4
Total Sources	\$83,000,000	100.0%	Total Uses	\$83,000,000	100.0%

(1) Calculated based on the aggregate outstanding principal balance of the Westin Palo Alto Whole Loan. See "—The Mortgage Loan" below.

(2) The Maturity Date LTV Ratio is calculated utilizing the "as-stabilized" appraised value of \$146,800,000. The Maturity Date LTV Ratio calculated based on the "as-is" appraised value is 55.6%.

(3) The Cut-off Date Principal Balance represents the non-controlling note A-2 of the \$83,000,000 Westin Palo Alto Whole Loan. See "—The Mortgage Loan" below.

(4) Other reserve of \$50,744 represents a ground rent reserve. See "—Escrows" below.

- **The Mortgage Loan.** The mortgage loan (the "**Westin Palo Alto Loan**") is part of a whole loan (the "**Westin Palo Alto Whole Loan**") comprised of two *pari passu* notes that are secured by a first mortgage encumbering the borrowers' fee simple and leasehold interests in a hospitality property located in Palo Alto, California (the "**Westin Palo Alto Property**"). The Westin Palo Alto Loan was originated by LStar Capital Finance II, Inc. on January 10, 2017. LStar Capital Finance II, Inc. assigned the Westin Palo Alto Loan to Goldman Sachs Mortgage Company through an assignment and assumption agreement dated August 11, 2017. The controlling note A-1 with an outstanding principal balance as of the Cut-off Date of \$43,000,000 (the "**Westin Palo Alto Companion Loan**") was contributed to the LSTAR 2017-5 securitization transaction. The non-controlling note A-2 evidencing the Westin Palo Alto Loan has an outstanding principal balance as of the Cut-off Date of \$40,000,000 and represents approximately 3.9% of the Initial Pool Balance. The Westin Palo Alto Whole Loan has an outstanding principal balance as of the Cut-off Date of \$83,000,000 and each note has an interest rate of 4.7360% *per annum*. The borrowers utilized the proceeds of the Westin Palo Alto Loan to refinance existing debt on the Westin Palo Alto Property, return equity to the borrower sponsor, pay origination costs and fund reserves.

The Westin Palo Alto Whole Loan had an initial term of 120 months and has a remaining term of 111 months as of the Cut-off Date. The Westin Palo Alto Whole Loan requires interest only payments on each due date through and including the due date in February 2022 and thereafter requires payments of interest and principal sufficient to amortize the loan over a 30 year amortization schedule. The scheduled maturity date of the Westin Palo Alto Whole Loan is the due date in February 2027. The voluntary prepayment of the Westin Palo Alto Whole Loan is not permitted prior to the due date in November 2026. Provided that no event of default under the related loan documents is continuing, defeasance with direct, non-callable obligations of the United States of America is permitted at any time on or after the first due date following the second anniversary of the securitization Closing Date.

- **The Mortgaged Property.** The Westin Palo Alto Property is a 184-room, 220,276 SF, full service hotel located in Palo Alto, California. Opened in 2000, the Westin Palo Alto Property amenities include five landscaped courtyards, a pool, fitness facility and gift shop. Additionally, the Westin Palo Alto Property features 2,202 square feet of flexible meeting space, a 70-seat full-service restaurant, and a poolside bar. Since 2011, the Westin Palo Alto Property has benefited from approximately \$2.7 million (\$14,479 per room) in capital improvements that have included room-related, common area, and system upgrades. The five- and two-story hotel is situated on 1.34 acres of land leased under a ground lease from an affiliate of the borrower sponsor, Pacific Land Development Venture, L.P. Pacific Land Development Venture, L.P. has owned the land since 2017, an affiliate owned the land since 1988. The borrower's interest in both the leasehold and ground are included in the collateral for the Westin Palo Alto Whole Loan.

There is an additional \$1.3 million (\$7,016 per room) of planned capital improvements for 2017 – 2019 at the Westin Palo Alto Property. The improvements include various common area upgrades, re-carpeting and re-wallpapering guestrooms, and redecorating of the restaurant and lobby. No amounts were reserved for these improvements and we cannot assure you they will occur as expected or at all.

The Westin Palo Alto Property is located on El Camino Real, a main thoroughfare in Silicon Valley. The Westin Palo Alto Property is directly across from Stanford University, which generates hotel stays through its annual student application and enrollment process, teaching and research, 36 sports teams, and medical facilities. The Westin Palo Alto Property is within 0.5 miles to downtown Palo Alto. This location appeals to tourists, university- and research-related travelers, business people, and medical-related visitors.

The following table presents certain information relating to the 2016 demand analysis with respect to the Westin Palo Alto Property based on market segmentation, as provided in the appraisal for the Westin Palo Alto Property:

2016 Accommodated Room Night Demand⁽¹⁾

Property	Meeting and Group	Corporate and Leisure
Westin Palo Alto	20.0%	80.0%

(1) Source: Appraisal.

The following table presents certain information relating to the penetration rates relating to the Westin Palo Alto Property and various market segments, as provided in an April 2017 travel research report for the Westin Palo Alto Property:

Penetration Rates⁽¹⁾

	Occupancy	ADR	RevPAR
TTM April 2017	115.0%	97.6%	112.2%
TTM April 2016	112.7%	95.1%	107.2%
TTM April 2015	113.1%	92.9%	105.0%

(1) Source: April 2017 travel research report.

The following table presents certain information relating to historical occupancy, ADR and RevPAR at the Westin Palo Alto Property:

Westin Palo Alto⁽¹⁾

	2014	2015	2016	TTM June 2017
Occupancy	86.4%	85.2%	85.7%	85.4%
ADR	\$305.36	\$328.11	\$349.94	\$353.08
RevPAR	\$263.84	\$279.59	\$299.96	\$301.44

(1) As provided by the borrower and represents averages for the indicated periods.

- **Operating History and Underwritten Net Cash Flow.** The following table presents certain information relating to the historical operating performance and the Underwritten Net Cash Flow, on an aggregate basis and per room, at the Westin Palo Alto Property:

Cash Flow Analysis⁽¹⁾						
	2014	2015	2016	TTM 6/30/2017	Underwritten	Underwritten \$ per Room
Rooms Revenue	\$17,719,694	\$18,776,970	\$20,200,742	\$20,244,396	\$20,244,396	\$110,023.89
Food & Beverage Revenue	1,882,080	1,927,124	1,778,743	1,804,731	1,804,731	9,808.32
Other Revenue ⁽²⁾	1,112,718	1,099,274	826,308	840,774	840,774	4,569.42
Total Revenue	\$20,714,492	\$21,803,368	\$22,805,793	\$22,889,901	\$22,889,901	\$124,401.64
Rooms Expense	\$2,852,917	\$3,021,610	\$3,372,686	\$3,433,039	\$3,433,039	\$18,657.82
Food & Beverage Expense	1,867,652	1,967,611	2,060,873	2,100,852	2,100,852	11,417.67
Other Expenses	377,145	221,541	217,836	222,327	222,327	1,208.30
Total Departmental Expense	\$5,097,714	\$5,210,762	\$5,651,395	\$5,756,218	\$5,756,218	\$31,283.79
Total Undistributed Expense	6,736,959	7,229,654	7,210,628	7,275,012	7,101,769	38,596.57
Total Fixed Expense	626,093	648,586	663,030	668,268	668,268	3,631.89
Total Operating Expenses	12,460,766	13,089,002	13,525,053	13,699,498	\$13,526,255	\$73,512.26
Net Operating Income	\$8,253,726	\$8,714,366	\$9,280,740	\$9,190,403	\$9,363,646	\$50,889.38
FF&E	828,580	872,135	912,232	915,596	915,596	\$4,976.07
Net Cash Flow	\$7,425,146	\$7,842,231	\$8,368,508	\$8,274,807	\$8,448,050	\$45,913.31

(1) Certain items such as straight line rent, interest expense, interest income, depreciation, amortization, debt service payments and any other non-recurring or non-operating items were excluded from the historical presentation and are not considered for the underwritten cash flow.

(2) Other revenue includes valet and daily parking, movie rentals, cancellation/attrition and other miscellaneous revenue.

- **Appraisal.** According to the appraisal, the Westin Palo Alto Property had an “as-is” appraised value of \$137,200,000 as of July 18, 2017 and an “as-stabilized” appraised value of \$146,800,000 as of July 1, 2019.
- **Environmental Matters.** According to a Phase I environmental report dated November 16, 2016, there are no recognized environmental conditions or recommendations for further action at the Westin Palo Alto Property.
- **Market Overview and Competition.** The Westin Palo Alto Property is located on El Camino Real, a main thoroughfare in Silicon Valley. Within Silicon Valley, the Westin Palo Alto Property is located in the Palo Alto submarket. Palo Alto had a 2017 population of approximately 68,700, representing a compound annual growth rate of approximately 0.9% since 2010. Palo Alto contains approximately 3.5% of the population of Santa Clara County. Palo Alto is home to more than 7,000 businesses employing over 98,000 people. As a prominent center for technology innovation and education, Palo Alto’s unemployment rate has historically lagged national averages. As of May 2017, the unemployment rate for Palo Alto was approximately 2.0% with an employment base of approximately 34,900.

According to the appraisal, 1,105 rooms, or seven hotels, are expected to open in Silicon Valley between 2017 and 2018, and another 3,547 rooms have been proposed for future development. Among those projects, a 250-room Hotel Nia, Autograph Collection hotel anticipated to open in January 2018 is expected to be the closest competitive supply to the Westin Palo Alto Property.

The following table presents certain information relating to the primary competition for the Westin Palo Alto Property:

Competitive Set⁽¹⁾					
Property	City	Number of Rooms	Opening Date	Chain Class	Affiliation
Westin Palo Alto	Palo Alto	184	2000	Upper Upscale	Starwood/Marriott
Competitive Set					
Stanford Park Hotel	Menlo Park	162	1984	Upper Upscale	Independent
Garden Court Hotel	Palo Alto	62	1986	Upper Upscale	Independent
Crowne Plaza Palo Alto	Palo Alto	195	1962	Upscale	InterContinental
Four Season Silicon Valley	East Palo Alto	200	2006	Luxury	Four Seasons

(1) Source: Appraisal.

- **The Borrowers.** The borrowers are Pacific Land Development Venture, L.P. and Palo Alto Hotel Development Venture, L.P., each a single-purpose, single-asset entity. Legal counsel to the borrower delivered a non-consolidation opinion in connection with the origination of the Westin Palo Alto Loan. The non-recourse carveout guarantor under the Westin Palo Alto Loan is Clement Chen, III, an indirect owner of the borrower. Clement Chen, III is the president of Pacific Hotel Management, LLC, a San Mateo-based privately owned company that specializes in the development and management of high-quality hotels predominantly in Northern California.

The sponsor is Clement Chen, III. Mr. Chen is the president of Pacific Hotel Management, LLC (“PHM”), a San Mateo based privately owned company that specializes in the development and management of hotels predominantly in Northern California under a variety of franchise brands. PHM has experience in hotel development and management, including market and feasibility analysis, acquisition, entitlement, financing, design, permitting, construction, leasing, management, renovation, repositioning, reflagging, and disposition. As president of PHM, Mr. Chen is responsible for overseeing development, asset management, and hotel management activities by PHM and its affiliates. PHM currently manages eight Northern California properties totaling 1,375 rooms inclusive of the Westin Palo Alto Property.

- **Escrows.** On the origination date, the borrower funded (i) a tax reserve in the amount of \$230,402, (ii) an insurance reserve in the amount of \$43,485 and (iii) a ground lease escrow fund in the amount of \$50,744.

On each due date during a Westin Palo Alto Trigger Period, the borrower is required to fund (i) a tax reserve in an amount equal to one-twelfth of the amount that the lender reasonably estimates will be necessary to pay taxes over the then succeeding 12-month period, (ii) an insurance reserve in an amount equal to one-twelfth of the amount that the lender reasonably estimates will be necessary to pay insurance premiums over the then succeeding 12-month period, unless the borrowers are maintaining a blanket policy in accordance with the related loan documents, (iii) a ground rent reserve in an amount equal to the positive difference between (a) for the greatest two months of ground rent in the preceding year plus 3% of such two-month amount and the amount on deposit at such time in such reserve account, and (iv) an FF&E reserve in the amount equal to greater of (a) the amount of the monthly deposit required by any franchisor on account of FF&E under the franchise agreement or (b) an amount equal to the 4% of the total income for the Westin Palo Alto Property the preceding month, subject to a cap equal to the greater of (x) \$4,000,000 and (y) the amount of the monthly deposit required by any franchisor on account of FF&E under the franchise agreement.

Additionally, if a property improvement plan (a “PIP”) is required in the case of an existing, renewal or replacement franchise agreement, the borrower will be required to deposit cash and/or a letter of credit into a PIP reserve an amount equal to the costs of the related PIP as estimated by a third party contractor that is acceptable to the lender in its reasonable discretion.

In addition, on each due date during the continuance of a Westin Palo Alto Trigger Period, the related loan documents require an excess cash flow reserve as discussed under “—*Lockbox and Cash Management*” below.

A “**Westin Palo Alto Trigger Period**” means the period (a) upon an event of default until cured, (b) (x) commencing upon (1) any bankruptcy or similar insolvency of any franchisor until the applicable franchisor, the applicable franchisor is no longer insolvent or subject to any bankruptcy or insolvency proceedings and has re-affirmed the applicable franchise agreement pursuant to final, non-appealable order of a court of competent jurisdiction or franchisor is replaced in accordance with the terms and conditions of the loan documents, (2) any termination, rejection or cancellation of any franchise agreement, or receipt of notice of termination until revoked and the franchisor has re-affirmed the franchise agreement or franchisor is replaced in accordance with the terms and conditions of the loan documents, (3) the borrower being in monetary or material non-monetary default under any franchise agreement beyond any applicable notice and cure periods until cured or the franchisor is replaced in accordance with the terms and conditions of the loan documents, (4) any loss of any material license necessary to operate the Westin Palo Alto Property as a hotel until obtained and (5) a Franchise Renewal Trigger Event until franchisor is replaced in accordance with the terms and conditions of the loan documents or (c) a period (1) beginning on the date that the trailing 12 month debt service coverage ratio for the Westin Palo Alto Property is less than 1.20x (tested quarterly) until the trailing 12 month debt service coverage ratio for the Westin Palo Alto Property equals or exceeds 1.30x for two consecutive calendar quarters. The borrower may post a cash reserve to cure a trigger period pursuant to clause (c).

A “**Franchise Renewal Trigger Event**” means the earlier of (i) the date which is twelve months prior to the expiration of the then applicable term of the franchise agreement and (ii) one day after the date that is thirteen months prior to the expiration of the then applicable term of the franchise agreement if by then the borrower fails to provide written notice to the lender of its election to either (a) enter into a renewal of the existing franchise agreement or (B) enter into a franchise replacement agreement with an acceptable flag before the expiration of the existing franchise agreement.

- **Lockbox and Cash Management.** The Westin Palo Alto Loan is structured with a hard lockbox and springing cash management. The related loan documents require the borrower to direct credit card companies to remit all credit card receivables directly to a lender-controlled lockbox account, and require that all cash revenues relating to the Westin Palo Alto Property and all other money received by the borrower or the property manager with respect to the Westin Palo Alto Property be deposited into such lockbox account or a lender-controlled cash management account within two business days following receipt. On each business day that no Westin Palo Alto Trigger Period exists, all funds in the lockbox account are required to be swept into a borrower-controlled operating account. On each business day during the continuance of a Westin Palo Alto Trigger Period, all funds in the lockbox account are required to be swept into a lender-controlled cash management account and be used to pay debt service, required reserves and operating expenses, with all remaining amounts reserved in an excess cash flow reserve account.
- **Property Management.** The Westin Palo Alto Property is managed by Pacific Hotel Management, LLC, pursuant to a management agreement. Under the related loan documents, the Westin Palo Alto Property is required to remain managed by Pacific Hotel Management, LLC, or a reputable and experienced professional management organization (a) which manages, together with its affiliates, at least five properties of a type, quality and size similar to or larger than the Westin Palo Alto Property (with respect to number of hotel rooms) and (b) prior to whose employment as manager of the Westin Palo Alto Property with respect to which a Rating Agency Confirmation has been received. The lender has the right to replace, or require the borrower to replace, the property manager with a property manager selected by the lender (i) if the property manager becomes insolvent or a debtor in any bankruptcy or insolvency proceeding, (ii) there exists an event of default under the Westin Palo Alto Loan at the time of the lender's request for termination and at the time of termination, or (iii) there exists a material default by the property manager under the management agreement (beyond the expiration of all applicable notice and cure periods) at the time of the lender's request and at the time of termination.
- **Mezzanine or Secured Subordinate Indebtedness.** Not permitted.
- **Ground Lease.** The Westin Palo Alto Property is subject to a ground lease with Pacific Hotel Development Venture, L.P. dated January 4, 2007. The ground lease was amended on January 10, 2017 to continue for a term of 34 years and 364 days from the date of the amendment. As of the date of the amendment the basic annual rent was \$345,000, which is subject to adjustment on the fifth anniversary of the date of the amendment and every five years thereafter.
- **Terrorism Insurance.** The borrowers will be required to maintain insurance against terrorism, terrorist acts or similar acts of sabotage with amounts, terms and coverage consistent with those required with respect to all risk, special forms and business interruption/loss of rents insurance; provided, however, if TRIPRA or a similar statute is not then in effect, borrowers will be required to obtain equivalent terrorism insurance coverage in the private market throughout the term of the Westin Palo Alto Whole Loan as required by the preceding sentence, but in such event the borrowers will only be required to maintain those amounts of coverage that can be obtained for an annual premium not to exceed the amount of the then-current annual insurance premium payable in respect of the casualty and business interruption/rental loss insurance (for avoidance of doubt, such calculation excludes the then-current premium due for insurance for loss resulting from perils and acts of terrorism). See “*Risk Factors—Terrorism Insurance May Not Be Available for All Mortgaged Properties*” in the Prospectus.