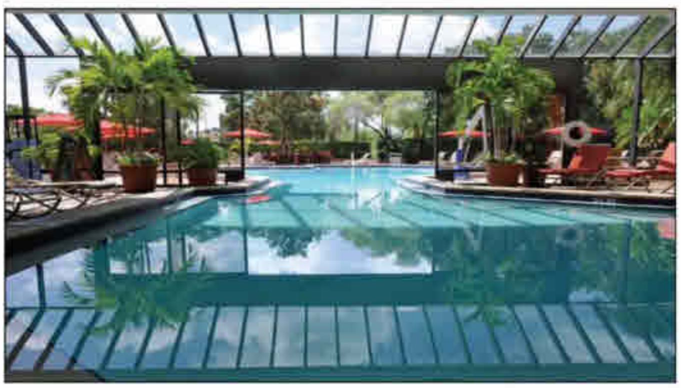
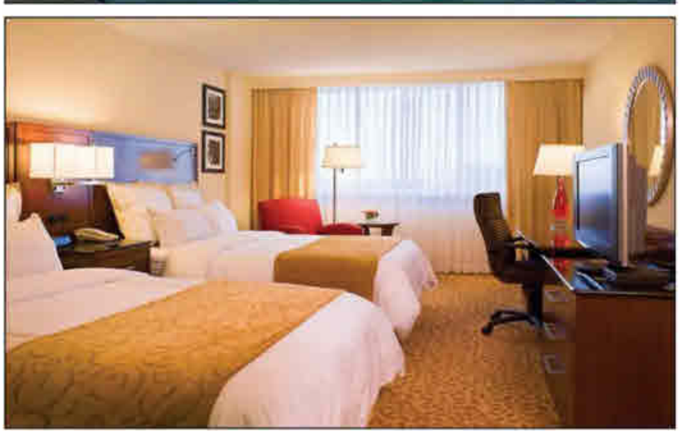
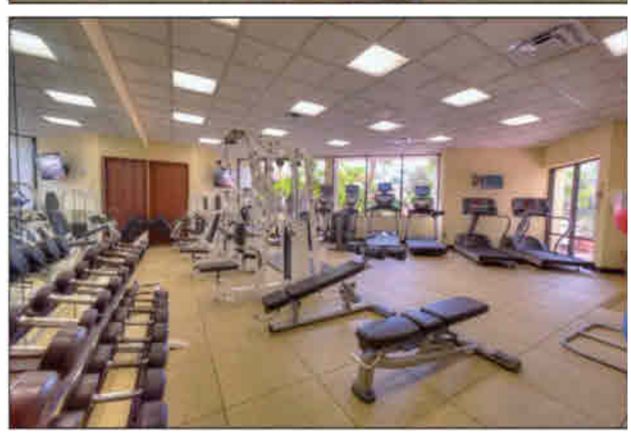
CREDIT SUISSE

Mortgage Loan No. 4 — Tampa Marriott Westshore







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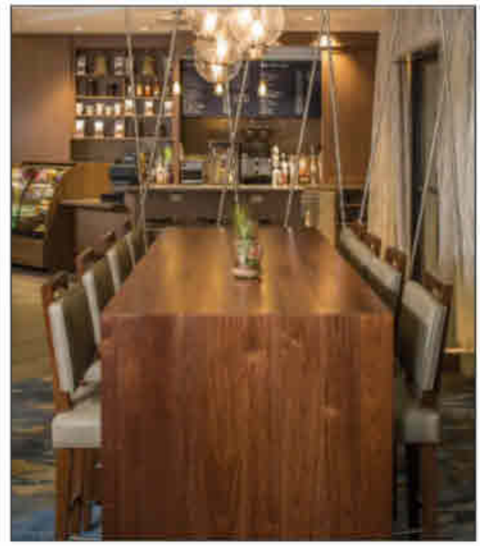

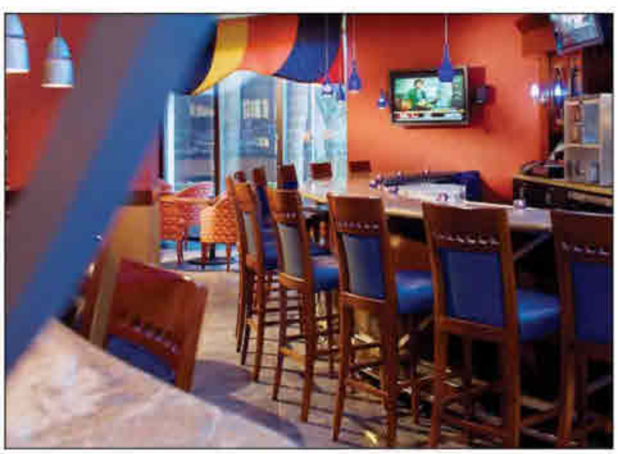

Credit Suisse

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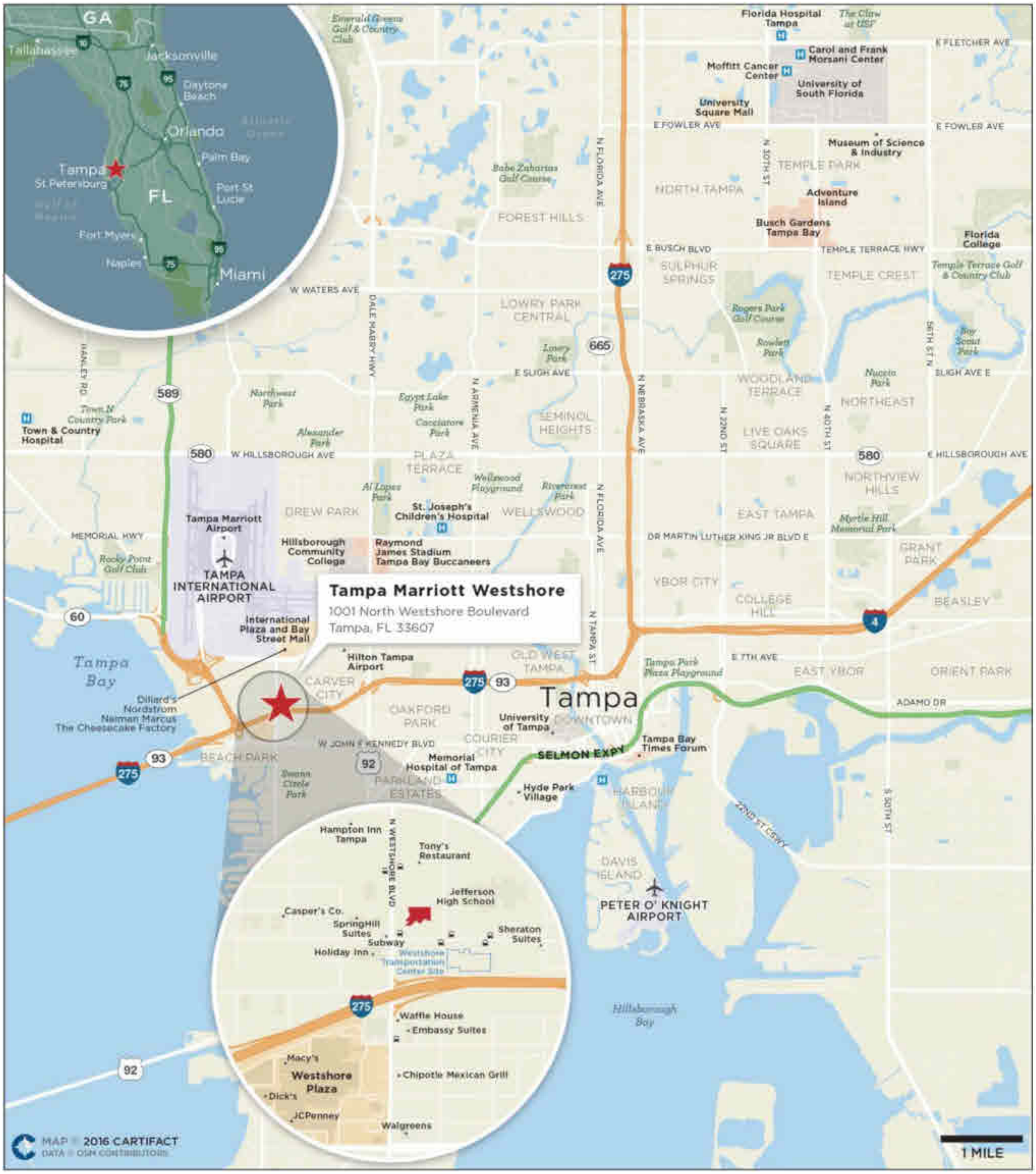

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Mortgage Loan No. 4 — Tampa Marriott Westshore

Mortgage Loan Information

Mortgage Loan Seller:	Column
Original Principal Balance:	$30,000,000
Cut-off Date Principal Balance:	$29,799,361
% of Pool by IPB:	3.9%
Loan Purpose:	Refinance
Borrower:	Columbia Properties Westshore, LLC
Sponsors:	Columbia Sussex Corporation and CSC Holdings LLC
Interest Rate:	4.6850%
Note Date:	6/9/2016
Maturity Date:	7/1/2026
Interest-only Period:	0 months
Original Term:	120 months
Original Amortization:	300 months
Amortization Type:	Balloon
Call Protection:	L(28),Def(88),O(4)
Lockbox[(2)]:	Hard
Additional Debt:	No
Additional Debt Balance:	N/A
Additional Debt Type:	N/A
Additional Future Debt Permitted:	No

Property Information

Single Asset / Portfolio:	Single Asset
Title:	Leasehold
Property Type - Subtype:	Hotel – Full Service
Net Rentable Area (Rooms):	310
Location:	Tampa, FL
Year Built / Renovated:	1981 / 2005-2006
Occupancy / ADR / RevPAR:	68.7% / $140.39 / $96.48
Occupancy / ADR / RevPAR Date:	7/31/2016
Number of Tenants:	N/A
2013 NOI:	$3,167,832
2014 NOI:	$4,013,540
2015 NOI:	$4,737,515
TTM NOI[(1)]:	$4,916,019
UW Occupancy / ADR / RevPAR:	67.6% / $135.82 / $91.79
UW Revenues:	$13,769,377
UW Expenses:	$9,157,750
UW NOI:	$4,611,627
UW NCF:	$3,923,158
Appraised Value / Per Room:	$51,500,000 / $166,129
Appraisal Date:	4/26/2016

Escrows and Reserves[(3)]

	Initial	Monthly	Initial Cap
Taxes:	$347,220	$38,580	N/A
Insurance:	$52,210	Springing	N/A
FF&E Reserve:	$0	$58,088	N/A
Ground Rent Reserve:	$90,450	Springing	3-months of ground rent

Financial Information

Cut-off Date Loan / Room:	$96,127
Maturity Date Loan / Room:	$71,520
Cut-off Date LTV:	57.9%
Maturity Date LTV:	43.1%
UW NCF DSCR:	1.92x
UW NOI Debt Yield:	15.5%

Sources and Uses

Sources	Proceeds	% of Total
Mortgage Loan	$30,000,000	89.8%
Borrower Equity	3,403,089	10.2
Total Sources	**$33,403,089**	**100.0%**

Uses	Proceeds	% of Total
Payoff Existing Debt[(4)]	$32,644,091	97.7%
Upfront Reserves	489,880	1.5
Closing Costs	269,118	0.8
Total Uses	**$33,403,089**	**100.0%**

(1) Represents trailing twelve months ending July 31, 2016.
(2) For a more detailed description of Lockbox, please refer to *"Lockbox / Cash Management"* below.
(3) For a more detailed description of Escrows and Reserves, please refer to "*Escrows and Reserves*" below.
(4) The property was previously securitized in WBCMT 2006-C26.

CREDIT SUISSE

Mortgage Loan No. 4 — Tampa Marriott Westshore

The Loan. The Tampa Marriott Westshore loan is a $30.0 million first mortgage loan secured by the sub-leasehold interest in a 310-room full-service hotel property located in Tampa, Florida. The loan has a 10-year term and will amortize on a 25-year schedule.

The Borrower. The borrowing entity for the loan is Columbia Properties Westshore, LLC, a Delaware limited liability company and special purpose entity.

The Sponsors. The loan's sponsors and nonrecourse carve-out guarantors are Columbia Sussex Corporation and CSC Holdings LLC. Columbia Sussex Corporation was founded in 1972 and has a portfolio of hotels that operate under various brands that include Hilton, Marriott and Starwood.

The Property. The property consists of a 310 room, full-service hotel known as the Tampa Marriott Westshore located in Tampa, Florida. The property is 13-stories tall and was originally constructed in 1981. The property underwent an approximately $9.8 million renovation between 2005 and 2006 and has subsequently had over $3.9 million of capital expenditures invested, including a full renovation of the lobby that was completed in July 2016. The property features the Tampa Bistro Blue and Lounge which is a 106-seat combination restaurant and lounge serving three meals per day, a Starbucks coffee bar, concierge lounge, an indoor/outdoor swimming pool, exercise room, gift shop, business center and 405 surface parking spaces. In addition, the property features 12,088 SF of meeting space with a 4,840 SF grand ballroom and a 1,848 SF junior ballroom.

The hotel has a unit mix of 165 king rooms, 127 double/double rooms, 16 handicap accessible rooms and two suites. Rooms feature flat-panel screen television, high-speed internet access, small refrigerators, and coffee makers. The property's estimated 2015 demand mix was approximately 55% commercial, 18% group, 14% leisure and 13% airline crew. According to the appraisal, the largest corporate accounts include JPMorgan, PWC, CVS, Microsoft and IBM. The property operates under a franchise agreement with Marriott International, Inc. through January 6, 2025.

Tampa International Airport is located approximately 2.5 miles northwest of the property. According to the appraisal, a $953 million expansion of the airport was approved in 2013, and ground was broken on November 20, 2014. The project, to be completed in late 2017, will enable the airport to handle 35 million passengers annually.

The Market. The property is located in Tampa, Florida in the Westshore submarket, approximately 4.5 miles west of downtown Tampa. The property is located in the Tampa-St. Petersburg-Clearwater metropolitan statistical area ("MSA"), the second largest MSA in the state of Florida. According to the appraisal, the Tampa MSA's leading employers reflect its focus on health care, government and education. According to the appraisal, tourism also plays a dominant role in the area's economy, with visitors spending $3.5 billion annually. In addition to the beaches, attractions such as Busch Gardens, Ybor City, the Florida Aquarium, Adventure Island, the Tampa Bay Performing Arts Center, the Florida State Fair, the annual Gasparilla Pirate Fest and MacDill AirFest bring a substantial number of visitors to the area each year. According to the appraisal, the Tampa MSA has three major sport franchises: the National Hockey League's Tampa Bay Lightning, Major League Baseball's Tampa Bay Rays and the National Football League's Tampa Bay Buccaneers. In addition, the city of Tampa features the 600,000 SF Tampa Convention Center facility, which offers a 200,000 SF exhibit hall and 125,000 SF of unobstructed space. With approximately 12.7 million SF of office space, Westshore is the center of commercial activity and the largest office market in the Tampa MSA. Through the first quarter of 2016, the Tampa Westshore office market had the highest asking rent in the MSA at $25.23 PSF and vacancy rate of 9.2%.

CREDIT SUISSE

Mortgage Loan No. 4 — Tampa Marriott Westshore

Historical Occupancy, ADR, RevPAR

	Competitive Set[1]			Tampa Marriott Westshore[2]			Penetration Factor		
Year	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR
2013	75.6%	$110.01	$83.12	64.3%	$119.39	$76.82	85.1%	108.5%	92.4%
2014	78.0%	$117.58	$91.66	69.1%	$124.29	$85.90	88.6%	105.7%	93.7%
2015	79.3%	$125.62	$99.67	68.9%	$135.82	$93.58	86.9%	108.1%	93.9%
TTM[3]	78.7%	$130.93	$103.08	68.7%	$140.39	$96.48	87.3%	107.2%	93.6%

(1) Source: Third Party Data Provider. The competitive set consists of the following hotels: Tampa Marriott Airport, Renaissance Tampa International Plaza Hotel, Hilton Tampa Airport Westshore, Sheraton Suites Tampa Airport Westshore, DoubleTree by Hilton Hotel Tampa Airport-Westshore, Holiday Inn Tampa Westshore-Airport Area, Embassy Suites Tampa Airport Westshore.

(2) Source: Borrower financials.

(3) Represents the trailing twelve month period ending July 31, 2016.

Competitive Hotels Profile[1]

				Estimated Market Mix			
Property	Rooms	Year Built	Meeting Space (SF)	Commercial	Meeting & Group	Leisure	Airline Crew
Tampa Marriott Westshore	**310**	**1981**	**12,088**	**55%**	**18%**	**14%**	**13%**
Tampa Marriott Airport	298	1982	20,702	62%	17%	7%	14%
Renaissance Tampa International Plaza Hotel	293	2004	12,416	45%	35%	20%	0%
Hilton Tampa Airport Westshore	238	1982	15,792	46%	20%	20%	14%
Sheraton Suites Tampa Airport Westshore	261	1986	10,020	48%	15%	20%	17%
DoubleTree by Hilton Hotel Tampa Airport-Westshore	489	1974	13,601	30%	25%	15%	30%
Holiday Inn Tampa Westshore-Airport Area	261	1986	12,441	32%	24%	17%	27%
Embassy Suites Tampa Airport Westshore	243	1970	9,527	50%	20%	20%	5%
Total[2]	**2,083**						

(1) Source: Appraisal and borrower financials.

(2) Excludes the subject property.

Mortgage Loan No. 4 — Tampa Marriott Westshore

Operating History and Underwritten Net Cash Flow

	2013	2014	2015	TTM(1)	Underwritten	Per Room(2)	%(3)
Occupancy	64.3%	69.1%	68.9%	68.7%	67.6%		
ADR	$119.39	$124.29	$135.82	$140.39	$135.82		
RevPAR	$76.82	$85.90	$93.58	$96.48	$91.79		
Room Revenue	$8,692,006	$9,719,279	$10,588,481	$10,946,505	$10,386,009	$33,503	75.4%
Food and Beverage	2,771,847	3,203,409	3,249,513	3,235,871	3,249,513	10,482	23.6%
Other Departmental Revenues	185,140	147,076	136,855	141,072	133,855	432	1.0%
Total Revenue	**$11,648,993**	**$13,069,764**	**$13,974,849**	**$14,323,448**	**$13,769,377**	**$44,417**	**100.0%**
Room Expense	1,934,278	2,183,116	2,191,102	2,259,874	2,144,161	6,917	20.6%
Food and Beverage Expense	1,490,603	1,702,399	1,709,510	1,728,719	1,736,007	5,600	53.4%
Other Departmental Expenses	5,046	4,359	2,354	6,620	3,887	13	2.9%
Departmental Expenses	**$3,429,927**	**$3,889,874**	**$3,902,966**	**$3,995,213**	**$3,884,055**	**$12,529**	**28.2%**
Departmental Profit	**$8,219,066**	**$9,179,890**	**$10,071,883**	**$10,328,235**	**$9,885,322**	**$31,888**	**71.8%**
Operating Expenses	**$3,885,242**	**4,044,212**	**$4,168,988**	**$4,233,464**	**$4,135,380**	**$13,340**	**30.0%**
Gross Operating Profit	**$4,333,824**	**5,135,678**	**$5,902,895**	**$6,094,771**	**$5,749,942**	**$18,548**	**41.8%**
Fixed Expenses	1,165,992	1,122,138	1,165,380	1,178,752	1,138,315	3,672	8.3%
Net Operating Income	**$3,167,832**	**$4,013,540**	**$4,737,515**	**$4,916,019**	**$4,611,627**	**$14,876**	**33.5%**
FF&E	465,541	521,388	557,624	571,612	688,469	2,221	5.0%
Net Cash Flow	**$2,702,291**	**$3,492,152**	**$4,179,891**	**$4,344,407**	**$3,923,158**	**$12,655**	**28.5%**

(1) The TTM column represents the trailing twelve month period ending July 31, 2016.
(2) Per Room values are based on 310 rooms.
(3) % 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.

Property Management. The hotel is managed by Columbia Sussex Management, LLC, an affiliate of the sponsor.

Escrows and Reserves. At origination, the borrower deposited into escrow $347,220 for taxes, $52,210 for insurance and $90,450 in the ground rent reserve.

Tax Escrows – On a monthly basis, the borrower is required to escrow 1/12th of the annual estimated tax payments.

Insurance Escrows – The requirement of the borrower to make monthly deposits to the insurance reserve is waived so long as no event of default exists and the borrower provides satisfactory evidence that the property is insured as part of a blanket policy in accordance with the loan documents.

FF&E Reserves – On a monthly basis, with respect to any payment date up to and including December 1, 2019, the borrower is required to escrow an amount equal to 1/12th of 5.0% of gross revenues from the property for the prior calendar year, respectively, which currently equates to $58,088. Thereafter, but before the replacement of the franchise agreement, the borrower is required to escrow an amount equal to 1/12th of 6.0% of gross revenues from the property for the prior calendar year, respectively (any such deposits, a "Second Period FF&E Monthly Deposit"). After the replacement of the franchise agreement the payment will be an amount equal to the greater of (i) 1/12th of 4.0% of gross revenues from the property and (ii) the amount required by the franchise agreement. Fifty percent of the Second Period FF&E Monthly Deposit will be deposited into the FF&E reserve account and fifty percent will be deposited into a PIP reserve account. Additionally, during a PIP Cash Sweep Period (defined below), excess cash flow will be deposited into the PIP Reserve account. Further, if the Franchise Agreement has not been renewed or replaced in accordance with the terms and conditions of the loan agreement before the date that is three months prior to the expiration date thereof, borrower shall be obligated to (i) deposit cash into the FF&E Reserve or (ii) deliver a letter of credit to lender, in each case, in an amount equal to 110% of the total amount required by the applicable property improvement plan less any amounts then on deposit in the PIP Reserve, (the "PIP Deposit"); *provided*, *however*, that borrower and lender agree that the PIP Deposit shall be equal to an aggregate amount of $5,270,000 until such time as the applicable property improvement plan is finalized.

Mortgage Loan No. 4 — Tampa Marriott Westshore

PIP Reserve – 50% of the Second Period FF&E Monthly Deposit payment will be deposited into the PIP Reserve account.

Ground Rent Reserve – On a monthly basis, the borrower is required to escrow an amount equal to an amount that would make the amount of funds in the reserve equal to three months of the current ground rent owed under the ground lease.

Lockbox / Cash Management. The loan is structured with a hard lockbox and springing cash management. The borrower was required to send credit card direction letters to instruct credit card companies to deposit all receipts payable with respect to the property directly into the lockbox account controlled by the lender. During the continuance of a Cash Sweep Period (defined below), all funds in the lockbox account are swept daily to a cash management account under the control of the lender and disbursed during each interest period during the continuance of a Cash Sweep Period in accordance with the loan documents. During the continuance of a Cash Sweep Period other than a PIP Cash Sweep Period (during which, all excess cash is to be deposited into the PIP Reserve account as set forth above), all excess cash flow, after payments made in accordance with the loan documents for, amongst other things, debt service, required reserves and operating expenses, will be held as additional collateral for the loan.

"Cash Sweep Period " means amongst other things: (i) an event of default, (ii) the DSCR based on the most recent calendar quarter falls below 1.30x, (such Cash Sweep Period cured upon DSCR of 1.35x or greater for two consecutive quarters), (iii) a PIP Cash Sweep Period or (iv) the period commencing upon the occurrence of the guarantors' failure to maintain an aggregate minimum net worth of $100.0 million and/or an aggregate liquidity of $10.0 million.

A "PIP Cash Sweep Period" begins upon the earliest of (i) twenty-four months prior to the expiration of the franchise agreement, (ii) borrower's notification to lender that it is replacing the franchise agreement or (iii) the date on which (a) the franchise agreement is terminated, (b) borrower receives notice that the franchise agreement will be terminated and/or (c) the borrower defaults under the franchise agreement beyond any applicable notice and/or cure period.

Ground Lease. The property is subject to a ground lease and sub-ground lease. The ground lease has a current expiration date of December 31, 2017 and extension options extending until December 31, 2057. The sub-ground lease will expire one day prior to the ground lease. Extensions under the ground lease are automatic and self-operative and no expiration may occur without lender's consent. Rent is three percent of annual gross room sales plus one percent of annual gross food sales plus one percent of annual gross alcoholic beverage sales, with a base minimum of $96,000.