

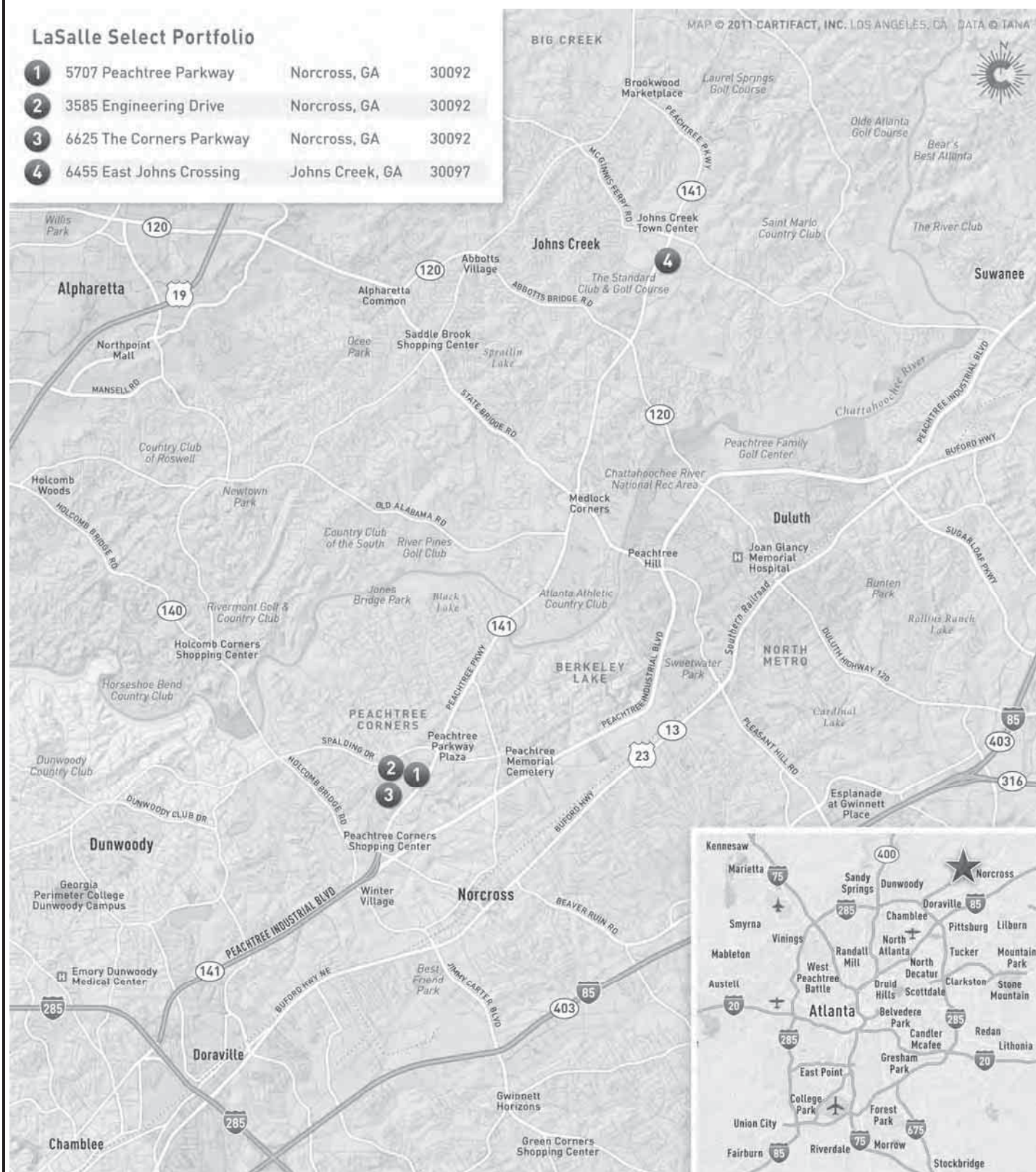
LaSalle Select Portfolio



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1	5707 Peachtree Parkway	Norcross, GA	30092
2	3585 Engineering Drive	Norcross, GA	30092
3	6625 The Corners Parkway	Norcross, GA	30092
4	6455 East Johns Crossing	Johns Creek, GA	30097



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Mortgage Loan Information

Mortgage Loan Seller:	JPMCB
Original Principal Balance:	\$40,125,000
Cut-off Date Principal Balance:	\$40,085,439
% of Pool by IPB:	3.9%
Loan Purpose:	Acquisition
Borrower:	Rosemont Atlanta Properties LLC
Sponsor:	Rosemont Realty, LLC
Interest Rate:	5.31340%
Note Date:	7/6/2011
Maturity Date:	8/1/2021
Interest-only Period:	None
Original Term:	120 months
Original Amortization:	360 months
Amortization Type:	Balloon
Call Protection:	L(25),Def(93),O(2)
Lock Box:	Hard
Additional Debt:	N/A
Additional Debt Balance:	N/A
Additional Debt Type:	N/A

Property Information

Single Asset/Portfolio:	Portfolio
Title:	Fee
Property Type - Property Subtype:	Office – Suburban
Square Footage:	399,641
Location:	Various, GA
Year Built/Renovated:	Various / N/A
Occupancy:	86.3%
Occupancy Date:	6/1/2011
Number of Tenants:	16

Historical Net Operating Income

2009:	\$4,261,975
2010:	\$4,281,730
TTM⁽¹⁾:	\$4,414,717
UW Economic Occupancy:	83.0%
UW Revenues:	\$6,968,528
UW Expenses:	\$2,752,737
UW Net Operating Income:	\$4,215,792
UW Net Cash Flow:	\$3,708,949
Appraised Value:	\$53,550,000
Appraisal Date	5/25/2011

Escrows and Reserves

	Initial	Monthly
Taxes:	\$511,122	\$49,692
Insurance:	\$0	\$0
Replacement Reserves:	\$9,658	\$9,658
Other⁽²⁾⁽³⁾:	\$1,771,590	\$41,670

Financial Information

Cut-off Date Loan/SF:	\$100
Cut-off Date LTV:	74.9%
Maturity Date LTV:	62.2%
UW NCF DSCR:	1.39x
UW NOI Debt Yield:	10.5%

(1) TTM Net Operating Income represents the trailing twelve month period ending April 30, 2011.

(2) The Initial Other Escrows and Reserves represents (i) \$1,001,781 lease reserve for HCA for tenant improvements, (ii) \$689,389 for rent abatements relating to outstanding free rent credit for Ashworth University, Conway Data and Royak Group tenants, (iii) \$38,750 for immediate repairs, and (iv) \$41,670 for tenant improvements and leasing commissions.

(3) The Monthly Other Escrows and Reserves represents the rollover reserve. The rollover reserve is capped at \$1,500,000 unless Primedia delivers notice of non-renewal, or the borrower fails to deliver evidence that Primedia has exercised its renewal option before March 31, 2016, in which case the rollover reserve will be capped at \$2,500,000.

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The Loan. The LaSalle Select Portfolio loan has an outstanding principal balance of approximately \$40.1 million and is secured by a first mortgage on four office properties, three located in Norcross, Georgia and one in Johns Creek, Georgia, totaling approximately 399,641 square feet. All four of the properties are located in the greater Atlanta area and have cumulative current occupancy of 86.3%. The ten-year loan amortizes on a 30-year schedule. Proceeds were used to finance the acquisition and pay closing costs of \$3.5 million for total purchase price of \$57.0 million, equating to a total loan to cost value of 70.4%. After paying closing costs the borrower has approximately \$16.9 million of equity in the properties.

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

The Sponsor. The loan's sponsor and nonrecourse carve-out guarantor is Rosemont Realty, LLC. The sponsor is a fully integrated property acquisition and management company that currently has a portfolio spanning 28 states totaling approximately 16 million square feet of predominantly office space. Since 1991, Rosemont has acquired over 30 million square feet of commercial space across the United States with a focus on high quality assets in secondary growth markets. As of December 31, 2010, the company had total assets of \$258.8 million.

The Properties. The collateral consists of four office buildings all located in the suburban Atlanta, Georgia area. The buildings range from four to five stories with a total combined square footage of 399,641, with a current occupancy of 86.3%. All of the buildings maintain close proximity to Peachtree Parkway (Georgia State Road 141) which has a daily traffic count of 46,500 cars and provides direct access to Atlanta. According to the appraiser all of the properties are located in the Central Perimeter office market which consists of approximately total of 20,266,270 square feet of Class A space and had a vacancy rate of 19.4% for the first quarter of 2011.

Property Summary						
Property	Location	Square Feet	Largest Tenants	Allocated Cut-off Date Balance	Appraised Value	Occupancy
5707 Peachtree Parkway	Norcross, GA	99,142	HCA	\$10,554,709	\$14,100,000	100.0%
3585 Engineering Drive	Norcross, GA	98,092	Primedia	10,255,285	13,700,000	88.3%
6455 East Johns Crossing	Johns Creek, GA	98,253	Admiral Insurance Wells Fargo Vsoft	10,105,573	13,500,000	61.7%
6625 The Corners Parkway	Norcross, GA	104,154	Ashworth University Arinso Canvas Systems	9,169,872	12,250,000	94.7%
Total/Weighted Average		399,641		\$40,085,439	\$53,550,000	86.3%

Historical and Current Occupancy				
Property	2008	2009	2010	Current ⁽¹⁾
5707 Peachtree Parkway	100.0%	100.0%	100.0%	100.0%
3585 Engineering Drive	100.0%	100.0%	100.0%	88.3%
6455 East Johns Crossing	98.0%	77.9%	85.7%	61.7%
6625 The Corners Parkway	49.0%	64.1%	94.7%	94.7%
Weighted Average	86.0%	85.0%	95.0%	86.3%

(1) Current Occupancy is as of April 30, 2011.

5707 Peachtree Parkway (Norcross, GA). 5707 Peachtree Parkway was constructed in 1997 and is located on Peachtree Parkway providing direct access to Atlanta approximately 17 miles to the southwest. The property is four-story, Class A office building with a total of 99,142 square feet situated on an approximately 10.8 acre site. The property is currently 100% occupied by a single tenant, HCA Healthcare (NYSE: HCA), which has occupied the property for approximately eleven years. HCA's current lease expires on December 31, 2020, and HCA has an early termination option of August 31, 2018. In the event that HCA elects to exercise its early termination option or borrower fails to deliver evidence of a lease extension satisfactory to the lender on or before December 31, 2019, a cash sweep event will be triggered. HCA is a healthcare services provider with a market cap of \$9.86 billion and a market price of \$19.06 per share as of August 25, 2011. The area of Gwinnett County that the property is located in consists of mainly industrial and office buildings that are surrounded by residential neighborhoods.

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3585 Engineering Drive (Norcross, GA). 3585 Engineering Drive was constructed in 1996 and is located just off Peachtree Industrial Boulevard approximately 17 miles northeast of Atlanta. The property is a four-story, Class A office building with a total of 98,092 square feet, situated on an approximately 9.4 acre site. The property is currently 88.3% occupied by Primedia. Primedia is a vertical search company that provides millions of renters and homebuyers with information on finding places to live through various sources of media. Primedia reported a total net income of \$18.3 million in December 2010 and was recently acquired by TPG Capital for approximately \$525.0 million, which equated to \$7.10 per share and a 62.0% premium to the share price at the time. A second tenant, SSL Americas, Inc., leases the remaining space; however it has vacated the property and has a lease expiration of January 31, 2015. This space was underwritten as vacant. Peachtree Industrial Boulevard extends from I-285 which serves as a beltway around the perimeter of Atlanta as well as providing a direct connection to I-85.

6455 East Johns Crossing (Johns Creek, GA). 6455 East Johns Crossing was constructed in 1996 and is located in Johns Creek, Georgia, which lies approximately 25 miles northeast of Atlanta. The property is a four-story, Class A office building situated on an approximately 8.0 acre site. The property is currently 61.7% occupied by nine tenants. The largest tenant, Admiral Insurance, is an insurance company that provides excess and surplus lines coverage to commercial risks involving moderate to high degrees of hazard. Founded in 1974, Admiral Insurance currently has \$3.2 billion in assets and has a lease expiration date of September 30, 2016. The property sits approximately five miles from Georgia Highway 400 which provides connection to Peachtree Industrial Boulevard and the surrounding suburban Atlanta metropolitan statistical area.

6625 The Corners Parkway (Norcross, GA). 6625 The Corners Parkway was constructed in 1986 and is located just off Peachtree Industrial Boulevard approximately 17 miles northeast of Atlanta. The property is a five-story, Class A office building with a total of 104,154 square feet situated on a 6.5 acre site. The property is currently 94.7% occupied by five tenants. The largest tenant, Ashworth University, is a nationally accredited distance learning institution that offers over 100 flexible, lifestyle friendly education programs. Ashworth uses the space for offices and has a lease expiration of December 31, 2018. The second largest tenant is Arinso, which is a global human resources software and service provider with offices in 35 countries and approximately 8,000 employees. Arinso has a lease expiration of March 31, 2016.

Tenant Summary						
Tenant	Property	Ratings ⁽¹⁾	Total SF	% of Total SF	Base Rent PSF	Lease Expiration Date
		Moody's/S&P/Fitch				
HCA ⁽²⁾	5707 Peachtree Parkway	B3 / NA / B-	99,142	24.8%	\$18.92	12/31/2020
Primedia	3585 Engineering Drive	NA / B / NA	86,598	21.7%	\$21.17	12/31/2016
Ashworth University	6625 The Corners Parkway	NA / NA / NA	31,822	8.0%	\$18.00	12/31/2018
Arinso	6625 The Corners Parkway	NA / NA / NA	29,471	7.4%	\$19.59	3/31/2016
Admiral Insurance	6455 East Johns Crossing	NA / A+ / NA	16,048	4.0%	\$20.69	9/30/2016
Canvas Systems	6625 The Corners Parkway	NA / NA / NA	15,221	3.8%	\$20.69	8/31/2014
Nanolumens	6625 The Corners Parkway	NA / NA / NA	14,654	3.7%	\$11.75	1/31/2012
Wells Fargo	6455 East Johns Crossing	A1 / AA- / AA-	11,457	2.9%	\$21.25	7/31/2012
Vsoft	6455 East Johns Crossing	NA / NA / NA	11,133	2.8%	\$22.22	10/31/2012
Conway Data	6625 The Corners Parkway	NA / NA / NA	7,438	1.9%	\$18.00	7/31/2017

(1) Ratings provided are for the parent company of the entity listed in the "Tenant" field whether or not the parent company guarantees the lease or not.

(2) HCA lease has an early termination option dated August 31, 2018.

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Lease Rollover Schedule ⁽¹⁾									
Year	Number of Leases Expiring	Square Feet Expiring	% of GLA Expiring	Base Rent Expiring	% of Base Rent Expiring	Cumulative Square Feet Expiring	Cumulative % of GLA Expiring	Cumulative Base Rent Expiring	Cumulative % of Base Rent Expiring
Vacant	NAP	54,664	13.7%	NAP	NAP	54,664	13.7%	NAP	NAP
2011 & MTM	0	0	0.0	\$0	0.0%	54,664	13.7%	\$0	0.0%
2012	4	39,153	9.8	705,554	10.4	93,817	23.5%	\$705,554	10.4%
2013	3	11,043	2.8	233,822	3.8	104,860	26.2%	\$939,376	13.9%
2014	1	15,221	3.8	314,922	4.7	120,081	30.0%	\$1,254,298	18.5%
2015	0	0	0.0	0	0.0	120,081	30.0%	\$1,254,298	18.5%
2016	5	141,158	35.3	2,935,230	35.3	261,239	65.4%	\$4,189,528	61.9%
2017	1	7,438	1.9	133,884	1.9	268,677	67.2%	\$4,323,412	63.8%
2018	1	31,822	8.0	572,796	8.5	300,499	75.2%	\$4,896,208	72.3%
2019	0	0	0.0	0	0.0	300,499	75.2%	\$4,896,208	72.3%
2020	1	99,142	24.8	1,875,767	27.7	399,641	100.0%	\$6,771,975	100.0%
2021	0	0	0.0	0	0.0	399,641	100.0%	\$6,771,975	100.0%
2022 & Beyond	0	0	0.0	0	0.0	399,641	100.0%	\$6,771,975	100.0%
Total	16	399,641	100.0%	\$6,771,975	100.0%				

(1) Based on the underwritten rent roll.

Operating History and Underwritten Net Cash Flow						
	2009	2010	TTM ⁽¹⁾	Underwritten	Per Square Foot	% ⁽²⁾
Rents in Place	\$6,436,756	\$6,413,498	\$6,599,430	\$6,771,974	\$16.95	80.7%
Vacant Income	0	0	0	1,129,917	2.83	13.5
Gross Potential Rent	\$6,436,756	\$6,413,498	\$6,599,430	\$7,901,891	\$19.77	94.2%
Total Reimbursements	389,698	528,854	495,133	488,072	1.22	5.8
Other Income	11,235	5,898	4,859	4,859	0.01	0.1
(Vacancy/Credit Loss)	0	0	0	(1,426,294)	(3.57)	(17.0)
Effective Gross Income	\$6,837,689	\$6,948,249	\$7,099,422	\$6,968,528	\$17.44	83.1%
Total Expenses	\$2,575,714	\$2,666,519	\$2,684,704	\$2,752,737	\$6.89	39.5%
Net Operating Income	\$4,261,975	\$4,281,730	\$4,414,717	\$4,215,792	\$10.55	60.5%
Total TI/LC, Capex/RR	0	0	0	506,842	1.27	7.3
Net Cash Flow	\$4,261,975	\$4,281,730	\$4,414,717	\$3,708,949	\$9.28	53.2%

(1) TTM represents the trailing twelve month period ending April 30, 2011.

(2) Percentage column represents percent of Net Rental Income for all revenue lines and represents percent of Effective Gross Income for the remainder of fields.

Property Management. The properties will be managed by TPA Realty Services, LLC, a third party management firm that is not affiliated with the sponsor.

Release of Properties. Borrower cannot release any property other than the 6455 East Johns Crossing property. Borrower may release or defease the portion of the loan pertaining to the 6455 East Johns Crossing property if (i) no event of default has occurred or is continuing, (ii) the amount of the loan to be partially defeased or prepaid is equal to \$12,644,432.50, (iii) after release of the property, the DSCR of the then remaining properties based on the trailing twelve month period immediately preceding the release of the 6455 East Johns Crossing property shall be equal to or greater than the greater of (a) the combined DSCR for all of the properties including the 6455 East Johns Crossing property immediately preceding the release of the East Johns Crossing property based on the trailing twelve month period and (b) 1.39 to 1.0, (iv) after release of the 6455 East Johns Crossing property the LTV shall not be greater than 74.93% and (v) the 6455 East Johns Crossing property shall be conveyed to a person other than the borrower and the borrower shall continue to be a special purpose entity.