

260 Townsend Street  
San Francisco, CA 94107

Collateral Asset Summary – Loan No. 12

## 260 Townsend Street

**Cut-off Date Balance:** \$28,200,000  
**Cut-off Date LTV:** 43.7%  
**U/W NCF DSCR:** 1.77x  
**U/W NOI Debt Yield:** 10.2%

### Mortgage Loan Information

**Loan Seller:** JPMCB  
**Loan Purpose:** Recapitalization  
**Sponsor<sup>(1)</sup>:** CIM Commercial Trust Corporation  
**Borrower:** CIM Urban REIT Properties II, L.P.  
**Original Balance:** \$28,200,000  
**Cut-off Date Balance:** \$28,200,000  
**% by Initial UPB:** 3.2%  
**Interest Rate:** 4.1400%  
**Payment Date:** 1<sup>st</sup> of each month  
**First Payment Date:** August 1, 2016  
**Maturity Date:** July 1, 2026  
**Amortization:** Interest Only  
**Additional Debt<sup>(2)</sup>:** Future Mezzanine Debt Permitted  
**Call Protection:** L(25), D(91), O(4)  
**Lockbox / Cash Management<sup>(3)</sup>:** Hard / Springing

### Reserves

	Initial	Monthly
<b>Taxes<sup>(4)</sup>:</b>	\$0	Springing
<b>Insurance<sup>(4)</sup>:</b>	\$0	Springing
<b>TI/LC<sup>(5)</sup>:</b>	\$0	Springing
<b>Vacant Space<sup>(6)</sup>:</b>	\$6,000,000	\$0
<b>Outstanding TI/LC:</b>	\$683,472	\$0
<b>Free Rent:</b>	\$114,862	\$0

### Financial Information

<b>Cut-off Date Balance / Sq. Ft.:</b>	\$430
<b>Balloon Balance / Sq. Ft.:</b>	\$430
<b>Cut-off Date LTV<sup>(7)</sup>:</b>	43.7%
<b>Balloon LTV<sup>(8)</sup>:</b>	53.2%
<b>Underwritten NOI DSCR:</b>	1.91x
<b>Underwritten NCF DSCR:</b>	1.77x
<b>Underwritten NOI Debt Yield<sup>(7)</sup>:</b>	10.2%
<b>Underwritten NCF Debt Yield<sup>(7)</sup>:</b>	9.4%

- (1) The sponsor is also the sponsor of the mortgage loans identified on Annex A-1 to the Prospectus as Center 21 and 1901 Harrison Street, with Cut-off Date Balances of \$83.0 million and \$42.5 million, respectively.
- (2) Future mezzanine debt is permitted, provided, among other conditions, (i) the combined LTV ratio does not exceed the LTV as of the origination date and (ii) the combined DSCR is not less than the DSCR as of the origination date.
- (3) In place cash management will be triggered upon (i) an event of default or (ii) any bankruptcy action of the borrower or manager; provided, the borrower shall have 60 days to replace a non-affiliated manager (15 days with respect to an affiliated manager) with a qualified manager.
- (4) Upon (i) an event of default or (ii) failure of the borrower to provide satisfactory evidence that all taxes have been paid on or prior to the date when due, the borrower is required to deposit 1/12 of annual taxes into the tax reserve account on a monthly basis. Additionally, if an acceptable blanket insurance policy is no longer in place, the borrower is required to deposit 1/12 of the annual insurance premiums into the insurance reserve account on a monthly basis.

### Property Information

**Single Asset / Portfolio:** Single Asset  
**Property Type:** CBD Office  
**Collateral:** Fee Simple  
**Location:** San Francisco, CA  
**Year Built / Renovated:** 1986 / 2015  
**Total Sq. Ft.:** 65,638  
**Property Management:** CIM Management, Inc.  
**Underwritten NOI:** \$2,265,121  
**Underwritten NCF:** \$2,096,686  
**"As-is" Appraised Value:** \$50,780,000  
**"As-is" Appraisal Date:** June 9, 2016  
**"As Stabilized" Appraised Value<sup>(8)</sup>:** \$53,050,000  
**"As Stabilized" Appraisal Date:** November 8, 2016

### Historical NOI

<b>Most Recent NOI:</b>	\$2,862,039 (T-12 March 31, 2016)
<b>2015 NOI<sup>(9)</sup>:</b>	\$2,738,024 (December 31, 2015)
<b>2014 NOI<sup>(9)</sup>:</b>	\$587,275 (December 31, 2014)
<b>2013 NOI<sup>(9)</sup>:</b>	\$1,874,154 (December 31, 2013)

### Historical Occupancy

<b>Most Recent Occupancy<sup>(10)</sup>:</b>	78.7% (April 1, 2016)
<b>2015 Occupancy<sup>(10)</sup>:</b>	89.7% (December 31, 2015)
<b>2014 Occupancy:</b>	89.5% (December 31, 2014)
<b>2013 Occupancy:</b>	100.0% (December 31, 2013)

- (5) At origination, the guarantor delivered a guaranty in lieu of the borrower's requirement to make initial and monthly deposits to the TI/LC Reserves in accordance with the terms set forth in the loan documents. TI/LC Reserves are subject to an initial cap of \$3,000,000.
- (6) Vacant Space Reserves represent a \$6.0 million holdback to be released to the borrower in a single disbursement, provided the borrower shall have entered into leases with third parties for all or a portion of the Vacant Space (defined below) in accordance with the loan documents such that the DSCR is equal to or greater than 2.25x. "Vacant Space" means the vacant tenant spaces designated as suite 175 and suite 610, which comprise 100% of currently vacant sq. ft.
- (7) Cut-off Date LTV, Underwritten NOI Debt Yield and Underwritten NCF Debt Yield are calculated net of the \$6.0 million Vacant Space Reserve holdback, which assumes that the Vacant Space has yet to be leased at a rate covering the relevant DSCR threshold outlined above. The Cut-off Date LTV is based on the "As-is" Appraised Value as of June 9, 2016. Based on the full Cut-off Date Balance of \$28.2 million Underwritten NOI Debt Yield and Underwritten NCF Debt Yield are 8.0% and 7.4%, respectively.
- (8) Balloon LTV is based on the "As Stabilized" Appraised Value as of November 8, 2016. The "As Stabilized" Appraised Value as determined by CBRE assumes a stabilized occupancy of 97.0%, including lease-up of the vacated Swinerton space, a condition for the release of the Vacant Space holdback. This assumes the full Vacant Space holdback has been funded. Based on the full Cut-off Date Balance of \$28.2 million and the "As-is" Appraised Value as of June 9, 2016, the Balloon LTV is 55.5%.
- (9) The decrease in NOI from 2013 to 2014 was primarily due to (i) free rent concessions and tenant improvement allowances in connection with the extension of the Swinerton lease through March 2026 and (ii) the modification of the Swinerton lease from triple net to modified gross expense reimbursements. The subsequent increase in NOI from 2014 to 2015 was primarily due to the burn-off of free rent concessions and tenants improvements allowances allocated to the Swinerton lease renewal.
- (10) On March 31, 2016 Swinerton vacated 20,056 sq. ft. (30.6% of NRA), 12,832 sq. ft. (19.5% of NRA) of which was subsequently re-leased to Breeze Labs, Inc.

## TRANSACTION HIGHLIGHTS

- **Property/Location.** The 260 Townsend Street property consists of a 65,638 sq. ft. seven-story Gold LEED-EB office building, as well as the adjacent parking garage containing 82 total spaces, located in San Francisco, California. The property was built in 1986 and renovated in 2015 with upgrades to the interior and common areas.
- **Market.** The property is located in the South of Market submarket of San Francisco which, as of the first quarter of 2016, has a market vacancy rate of 7.0% and asking rents of \$71.01 PSF for Class B office properties. Additionally, the appraiser's concluded market rent for the 260 Townsend Street property was \$72.96 PSF, in excess of the current underwritten base rent of \$60.89 PSF. The current market vacancy rate and the appraiser's concluded market rent, provide for potential upside upon lease-up of the recently vacated Swinerton space. The property is located one block from San Francisco Caltrain stop, connecting San Francisco to Silicon Valley, Palo Alto and San Jose. Furthermore, the property is located two blocks west of AT&T Park (home of the MLB's San Francisco Giants) and is in close proximity to Interstate 80 and US 101, connecting the property to San Francisco, San Jose and the greater Los Angeles area.
- **Tenancy.** As of April 1, 2016, the property was 78.7% leased to three tenants. Tenants include Swinerton (53.5% of NRA; 65.3% of UW Base Rent; Lease Ex. March 2026), Breeze Labs, Inc (19.5% of NRA; 26.9% of UW Base Rent; Lease Ex. Oct. 2021) and Battery Management Corp. (5.6% of NRA; 7.7% of UW Base Rent; Lease Ex. Oct. 2019). The 260 Townsend Street loan is structured with a \$6.0 million leasing holdback, requiring additional lease-up of the property, including the vacated Swinerton space.
- **Sponsorship.** CIM Commercial Trust Corporation ("CMCT") is an experienced sponsor and publicly traded REIT. CMCT is sponsored and managed by CIM Group ("CIM"). CMCT currently has ownership interests in 33 properties totaling over 5.5 million sq. ft. of office space. CIM is a full service urban real estate and infrastructure fund manager with approximately \$18.8 billion of assets under management.