

4550 West Mockingbird Lane
Dallas, TX 75209

Collateral Asset Summary – Loan No. 18

The Shops at Mockingbird

Cut-off Date Balance: \$19,209,000
Cut-off Date LTV: 74.8%
U/W NCF DSCR: 1.30x
U/W NOI Debt Yield: 8.4%

Mortgage Loan Information

Loan Seller: JPMCB
Loan Purpose: Acquisition
Sponsors: William L. Hutchinson; Donald Engle
Borrowers⁽¹⁾: Mockingbird Dunhill LLC; DE Mockingbird Borrower LLC
Original Balance: \$19,209,000
Cut-off Date Balance: \$19,209,000
% by Initial UPB: 2.1%
Interest Rate: 4.5000%
Payment Date: 1st of each month
First Payment Date: August 1, 2016
Maturity Date: July 1, 2026
Amortization: Interest only for first 36 months; 360 months thereafter
Additional Debt: None
Call Protection: L(25), YM1(92), O(3)
Lockbox / Cash Management⁽²⁾: Hard / Springing

Reserves

	Initial	Monthly
Taxes⁽³⁾:	\$0	Springing
Insurance⁽⁴⁾:	\$0	Springing
Replacements:	\$955	\$955
TI/LC⁽⁶⁾:	\$8,333	\$8,333

Financial Information

Cut-off Date Balance / Sq Ft.:	\$251
Balloon Balance / Sq. Ft.:	\$220
Cut-off Date LTV:	74.8%
Balloon LTV:	65.5%
Underwritten NOI DSCR⁽⁶⁾:	1.39x
Underwritten NCF DSCR⁽⁶⁾:	1.30x
Underwritten NOI Debt Yield:	8.4%
Underwritten NCF Debt Yield:	7.9%

Property Information

Single Asset / Portfolio: Single Asset
Property Type: Anchored Retail
Collateral: Fee Simple
Location: Dallas, TX
Year Built / Renovated: 2009 / NAP
Total Sq. Ft.: 76,426
Property Management: Dunhill Property Management Services, Inc.
Underwritten NOI: \$1,618,522
Underwritten NCF: \$1,516,555
Appraised Value: \$25,665,000
Appraisal Date: May 18, 2016

Historical NOI

Most Recent NOI: \$1,770,098 (T-12 April 30, 2016)
2015 NOI: \$1,699,272 (December 31, 2015)
2014 NOI: \$1,400,201 (December 31, 2014)

Historical Occupancy

Most Recent Occupancy: 100.0% (June 30, 2016)
2015 Occupancy: 97.0% (December 31, 2015)
2014 Occupancy: 85.0% (December 31, 2014)

(1) The borrowers own the property as tenants-in-common.

(2) In place cash management will be triggered upon (i) an event of default, (ii) the bankruptcy or insolvency action of the borrowers or property manager, (iii) the debt service coverage ratio based on the trailing three month period falling below 1.15x or (iv) an LA Fitness Trigger Event (defined below) (collectively, a "Cash Sweep Event"). An "LA Fitness Trigger Event" means the occurrence of (i) a bankruptcy or insolvency action with respect to LA Fitness, (ii) LA Fitness does not renew its lease prior to 12 months prior to expiration or (iii) LA Fitness goes dark, vacates or abandons its leased premises.

(3) Beginning on the payment date in January 2017, the borrowers will be required to deposit 1/12 of annual real estate taxes into the tax reserve account. To the extent that the Tax Waiver Criteria (as defined below) are satisfied with respect to any Tax Waiver Tenant (as defined below), monthly deposits for real estate taxes will be waived. A "Tax Waiver Tenant" means (i) LA Fitness, (ii) Family Dollar and (iii) the US Postal Service. The "Tax Waiver Criteria" means the following with respect to each Tax Waiver Tenant: (i) no Cash Sweep Event exists, (ii) the applicable Tax Waiver Tenant is required to reimburse the borrowers for its proportionate share of taxes and other charges, (iii) the borrowers provide evidence satisfactory to lender within 30 days that taxes have been paid, (iv) the applicable Tax Waiver Tenant lease is in full force and effect and (v) the borrowers make one or more additional deposits at least 10 days prior to delinquency in an amount equal to the amount the applicable Tax Waiver Tenant is responsible for reimbursing the borrowers pursuant to the related lease.

(4) If either (i) an acceptable blanket insurance policy is no longer in place or (ii) there is an event of default under the loan documents, the borrowers are required to deposit 1/12 of the annual premiums into the insurance reserve account on a monthly basis.

(5) The TI/LC reserve account is subject to a cap of \$500,000.

(6) Based on amortizing debt service payments. Based on the current interest only payments Underwritten NOI DSCR and Underwritten NCF DSCR are 1.85x and 1.73x, respectively.

TRANSACTION HIGHLIGHTS

- **Property/Location.** The Shops at Mockingbird property is a 76,426 sq. ft. anchored retail shopping center located in Dallas, Texas, approximately 3.7 miles from Uptown Dallas and 5.5 miles from the Dallas CBD. The property was constructed in 2009 and is located adjacent to Dallas Love Field Airport. Additionally the property is located approximately 2.5 miles from Parkland Memorial Hospital, an approximately \$1.3 billion facility that opened in August 2015 and includes 862-beds and approximately 10,938 employees. The property sits in a highly visible location along a dense retail corridor including Home Depot, Lowe's and Whole Foods, and benefits from approximately 23,932 in daily vehicle traffic.
- **Tenancy.** As of June 30, 2016, the property was 100.0% occupied by 16 tenants, including a diverse set of national and local retailers. The property is anchored by LA Fitness (49.0% of NRA; 54.3% of UW Base Rent; Lease Expiration February 2025) and junior anchored by Family Dollar (10.8% of NRA; 7.5% of UW Base Rent; rated Ba2/BB+ by Moody's/S&P; Lease Expiration January 2026). In-line tenants include the US Postal Service (5.5% of NRA; 4.7% of UW Base Rent; rated Aaa/AA+/AAA by Moody's/S&P/Fitch; Lease Expiration August 2020) and State Farm Insurance, as well as a mix of service, food and discount merchants. The loan is structured with a cash flow sweep commencing 12 months prior to the LA Fitness lease expiration if the tenant fails to renew its lease, in addition to ongoing TI/LC deposits amounting to approximately \$100,000 annually, with total estimated collections of approximately \$27 PSF with respect to the LA Fitness space prior to February 2025.
- **Market.** The property is located in the Dallas / Fort Worth metropolitan statistical area and the Central Dallas submarket. According to the appraiser, the property is considered a Class A neighborhood retail center with a primary trade area within an approximately three-mile radius. Per the appraisal, estimated average household income and population within a three-mile radius of the property for 2016 are approximately \$119,123 and 129,844, respectively, with projected population growth through 2021 of approximately 6.0%. The appraiser's concluded market rents for the LA Fitness, Family Dollar and in-line spaces were \$25.00, \$16.00 and \$24.00 PSF, respectively. Current UW Base Rent for the LA Fitness and Family Dollar tenants is in line with the appraiser's concluded market rent, while weighted average UW Base Rent for in-line tenants is 8.3% below the appraiser's concluded market rent.
- **Sponsorship.** Dunhill Partners specializes in the sale, acquisition, leasing and management of retail shopping centers. Founded in 1984, Dunhill has bought and sold \$3.0 billion of shopping centers throughout the Southwestern United States and manages more than 4.0 million sq. ft. of retail. Dunhill's capital partners include numerous institutional investors and various high net worth individuals.