







SOLA APARTMENTS

Mortgaged Property Information		Mortgage Loan Information	
Number of Mortgaged Properties	1	Loan Seller	GSMC
Location (City/State)	Jacksonville, Florida	Cut-off Date Principal Balance	\$40,230,000
Property Type	Multifamily	Cut-off Date Principal Balance per Unit	\$121,909.09
Size (Units)	330	Percentage of Initial Pool Balance	4.5%
Total Occupancy as of 1/10/2018	90.9%	Number of Related Mortgage Loans	None
Owned Occupancy as of 1/10/2018	90.9%	Type of Security	Fee Simple
Year Built / Latest Renovation	2016 / NAP	Mortgage Rate	4.6295%
Appraised Value	\$60,600,000	Original Term to Maturity (Months)	120
		Original Amortization Term (Months)	NAP
		Original Interest Only Period (Months)	120
		Escrows	
Underwritten Revenues	\$5,304,651	Taxes	Upfront \$0 Monthly \$50,647
Underwritten Expenses	\$2,110,355	Insurance	\$0
Underwritten Net Operating Income (NOI)	\$3,194,296	Replacement Reserves	\$0 \$6,250
Underwritten Net Cash Flow (NCF)	\$3,111,796	Ti/LC	\$0 \$0
Cut-off Date LTV Ratio	66.4%	Other	\$0 \$0
Maturity Date LTV Ratio	66.4%		
DSCR Based on Underwritten NOI / NCF	1.69x / 1.65x		
Debt Yield Based on Underwritten NOI / NCF	7.9% / 7.7%		

Sources and Uses					
Sources	\$	%	Uses	\$	%
Loan Amount	\$40,230,000	67.0%	Purchase Price	\$59,600,000	99.2%
Principal's New Cash Contribution	19,832,775	33.0	Closing Costs	462,775	0.8
Total Sources	\$60,062,775	100.0%	Total Uses	\$60,062,775	100.0%

- **The Mortgage Loan.** The mortgage loan (the “**Sola Apartments Loan**”) is evidenced by a note in the original principal amount of \$40,230,000 and is secured by a first mortgage encumbering the borrower’s fee simple interest in a multifamily property located in Jacksonville, Florida (the “**Sola Apartments Property**”). The Sola Apartments Loan was originated by Goldman Sachs Bank USA on January 24, 2018 and represents approximately 4.5% of the Initial Pool Balance. The note evidencing the Sola Apartments Loan has an outstanding principal balance as of the Cut-off Date of \$40,230,000 and an interest rate of 4.6295% *per annum*. The borrower utilized the proceeds of the Sola Apartments Loan to acquire the Sola Apartments Property and pay origination costs.

The Sola Apartments Loan had an initial term of 120 months and has a remaining term of 119 months as of the Cut-off Date. The Sola Apartments Loan requires interest only payments on each due date through the scheduled maturity date in February 2028. Voluntary prepayment of the Sola Apartments Loan is prohibited prior to the due date in October 2027. 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 Sola Apartments Property is a 330 unit multifamily property located at 8074 Gate Parkway West, Jacksonville, Florida. The Sola Apartments Property is located off of J. Turner Butler Boulevard and I-95 in Jacksonville’s Southside/Baymeadows submarket. The Sola Apartments Property was constructed in 2016 and began leasing in July 2016. Since opening, the Sola Apartments Property has leased-up at an average rate of approximately 17 units per month and is currently 90.9% occupied as of January 10, 2018. There are over 65,000 jobs within the Sola Apartments Property’s submarket at companies including Blue Cross Blue Shield of Florida, Bank of America, Fidelity, PNC, American Express, GE Capital Mortgage, JP Morgan Chase Bank, and Deutsche Bank. The Sola Apartments Property has a mix of one, two, and three-bedroom apartments across five, four-story residential buildings. Property amenities include a resort-style pool with a cabana, a clubhouse, fitness center, business center, gaming room, billiards, gated entrance, a dog park and a dog wash station.

The following table presents certain information relating to the units and rent at the Sola Apartments Property:

Unit Mix⁽¹⁾

Unit Type	Floorplan	# of Units	Average SF per Unit	NRA (SF)	Average In-Place Rent Per Month
1 BR / 1 BA	A1	10	529	5,290	\$1,024
1 BR / 1 BA	A2	38	729	27,702	\$1,111
1 BR / 1 BA	A2A	6	763	4,578	\$1,096
1 BR / 1 BA	A3	55	795	43,725	\$1,118
1 BR / 1 BA	A4	18	870	15,660	\$1,180
2 BR / 2 BA	B1	8	941	7,528	\$1,298
2 BR / 2 BA	B1A	3	954	2,862	\$1,327
2 BR / 2 BA	B2	129	1,067	137,643	\$1,387
2 BR / 2 BA	B2A	6	1,117	6,702	\$1,409
2 BR / 2 BA	B3	8	1,303	10,424	\$1,449
3 BR / 2 BA	C1	49	1,288	63,112	\$1,589
Total / Wtd. Avg.		330	986	325,226	\$1,312

(1) As provided by the borrower per the underwritten rent roll dated January 10, 2018.

The following table presents certain information relating to historical occupancy at the Sola Apartments Property:

Historical Leased %⁽¹⁾

Annualized T6 Ending 12/31/2017	As of 1/10/2018
NAV	90.9%

(1) As provided by the borrower. The Sola Apartments Property completed construction in 2016 and began leasing in July 2016.

- **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 at the Sola Apartments Property:

Cash Flow Analysis⁽¹⁾

	Annualized T6 Ending 12/31/2017	Underwritten ⁽²⁾	Underwritten \$ per Unit
Potential Rent Revenue	\$5,163,920	\$5,194,691	\$15,741
Vacancy, Credit Loss and Concessions ⁽³⁾	(1,267,236)	(550,468)	(1,668)
Total Rent	\$3,896,684	\$4,644,223	\$14,073
Other Revenue ⁽⁴⁾	\$517,798	\$660,428	\$2,001
Effective Gross Income	\$4,414,482	\$5,304,651	\$16,075
Total Operating Expenses	\$2,016,544	\$2,110,355	\$6,395
Net Operating Income	\$2,397,938	\$3,194,296	\$9,680
Replacement Reserves	0	82,500	250
Net Cash Flow	\$2,397,938	\$3,111,796	\$9,430

(1) Certain items such as straight line rent, interest expense, interest income, lease cancellation 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) Underwritten cash flow based on contractual rents as of January 10, 2018.

(3) Annualized T6 Ending 12/31/2017 vacancy, credit loss and concessions based on actual physical vacancy over the period. The Sola Apartments Property began leasing in July 2016.

(4) Other revenue includes reimbursement revenue, forfeited security deposits, pet fees, application fees, late fees and termination fees.

- **Appraisal.** According to the appraisal, the Sola Apartments Property had an “as-is” appraised value of \$60,600,000 as of November 30, 2017.
- **Environmental Matters.** According to a Phase I environmental report dated December 7, 2017, there are no recognized environmental conditions or recommendations for further action at the Sola Apartments Property.
- **Market Overview and Competition.** The Sola Apartments Property is located in Jacksonville, Florida which is the fourth largest metropolitan area in Florida.

The Sola Apartments Property is located in the Southside/Baymeadows submarket of Jacksonville, Florida, 8.7 miles south east of the central business district. With access off of J. Turner Butler Boulevard and I-95, the Sola Apartments Property benefits from its proximity to two major thoroughfares. The Southside/Baymeadows submarket has over 65,000 jobs in the Southside district, and the Southside district offers residents close proximity to major employers. Major employers in the region include Blue Cross Blue Shield of Florida, Bank of America, Fidelity, PNC, American Express, GE Capital Mortgage, JP Morgan Chase Bank, and Deutsche Bank. Ten companies, including Medtronic, AT&T, Vistakon, Deutsche Bank, and FDIC have recently expanded their footprint in the market, adding a total of 3,725 jobs over the last several years.

The Sola Apartments Property is located immediately east of St. Vincent’s Southside Hospital, a 313-bed facility that employs over 3,000 people. The University of North Florida is located 6.0 miles east of the Sola Apartments Property and enrolls approximately 17,000 students annually. The Sola Apartments Property is located 3.7 miles east of the St. John’s Town Center, a 1.4 million SF, open air retail center whose tenant roster includes Dillard’s, Dick’s Sporting Goods, Barnes & Noble, P.F. Chang’s, The Cheesecake Factory, Maggiano’s, Starbucks, Publix, Target, DSW, Ross, BCBG, Coach, Louis Vuitton, Capital Grille, and Seasons 52. Markets at Town Center is an approximately 383,000 SF retail center located across from St. John’s Town Center and is home to Nordstrom Rack, West Marine, REI, and Best Buy. Avenues Mall & Walk is located 7.1 miles south of the Sola Apartments Property. The mall is anchored by Belk, Dillard’s, Forever 21, JCPenney and Sears.

The following table presents certain information relating to the primary competition for the Sola Apartments Property:

Competitive Set⁽¹⁾

	Sola Apartments⁽²⁾	5 Thousand Town	Uptown at St. John’s	The Four at Deerwood	The Loree	Lux	Spyglass
Address	8074 Gate Parkway West	5000 Big Island Drive	5290 Big Island Drive	4870 East Deer Lake Drive	8649 A C Skinner Parkway	11901 Abess Boulevard	8540 Homeplace Drive
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Avg. SF	986	1,171	981	943	1,094	1,023	981
Avg. Rent	\$1,312	\$1,542	\$1,425	\$1,321	\$1,367	\$1,370	\$1,504
Rent per SF	\$1.33	\$1.32	\$1.45	\$1.40	\$1.25	\$1.34	\$1.53

(1) Source: Appraisal.

(2) As provided by the borrower per the underwritten rent roll dated January 10, 2018.

- **The Borrower.** The borrower is BW Sola Apartments LLC, a single-purpose, single-asset entity. Legal counsel to the borrower delivered a non-consolidation opinion in connection with the origination of the Sola Apartments Loan. The non-recourse carveout guarantors under the Sola Apartments Loan are Beachwold Partners, L.P. (“**Beachwold**”) and Gideon Z. Friedman, indirect owners of the borrower. Beachwold has over 40 years of experience building, owning and managing multifamily properties. Beachwold is based in New York, New York and manages multifamily properties in Connecticut, Texas, Florida, Georgia, New Jersey, Tennessee, and Virginia. Gideon Z. Friedman is the general partner of Beachwold and the managing member and CEO of Beachwold Residential. Mr. Friedman is a principal in over 20 real estate operating companies and at Beachwold he oversees the acquisition and financing process. Prior to joining Beachwold, Mr. Friedman was the director of Planning and Research for the Alliance for Downtown New York, the business improvement district for lower Manhattan. Beachwold’s portfolio as of January 2018 consisted of 57 properties totaling over 15,000 units with a current estimated portfolio value of \$1.5 billion. Between 2010 and 2016, Beachwold raised approximately \$225.0 million in equity and raised/assumed approximately \$1.0 billion in debt for the acquisition of 38 properties totaling more than 10,000 units.

- **Escrows.** On each due date, the borrower is required to fund (i) a tax and insurance reserve in an amount equal to one-twelfth of the amount that the lender reasonably estimates will be necessary to pay taxes and insurance premiums over the then succeeding 12-month period, unless in the case of insurance premiums, the borrower is maintaining a blanket policy in accordance with the related loan documents and there is no continuing event of default, and the borrower provides evidence of payment of related premiums and (ii) a capital expenditure reserve in the amount of approximately \$6,250.

Additionally, on each due date during the continuance of a Sola Apartments Trigger Period, all excess cash flow after payment of debt service, operating expenses and other reserves will be held in an excess cash flow reserve as discussed under “*Lockbox and Cash Management*” below.

A “**Sola Apartments Trigger Period**” means (i) the period as of the conclusion of any 12-month period (ending on the last day of any fiscal quarter) on and after the period ending March 2020 during which the debt service coverage ratio (as calculated under the related loan documents) is less than 1.20x until the debt service coverage ratio is 1.25x for two consecutive fiscal quarters and (ii) the period commencing upon the borrower’s failure to deliver required monthly, quarterly or annual financial reports and ending when such reports are delivered and indicate that no other Sola Apartments Trigger Period is ongoing.

- **Lockbox and Cash Management.** The Sola Apartments Loan is structured with a soft lockbox and springing cash management. The related loan documents require that the borrower cause all cash revenues relating to the Sola Apartments Property to be deposited in the lockbox account or a lender controlled cash management account by the end of the first business day following receipt. Absent an ongoing Sola Apartments Trigger Period or event of default under the Sola Apartments Loan, all funds in the lockbox account are required to be swept daily into a borrower operating account. During the continuance of a Sola Apartments Trigger Period or event of default under the Sola Apartments Loan all funds in the lockbox account are required to be swept daily into the cash management account. On each due date during a continuing Sola Apartments Trigger Period, the related loan documents require that all amounts on deposit in the cash management account in excess of the monthly debt service payment, required reserves and operating expenses be reserved in an excess cash flow reserve account. If no Sola Apartments Trigger Period is continuing, all amounts remaining in the cash management account after payment of debt service, budgeted operating expenses, and required reserves, will be transferred to the borrower’s operating account. During the continuance of an event of default, funds on deposit in the cash management account may be applied by the lender in such order and priority as it determines in its sole discretion.
- **Property Management.** The Sola Apartments Property is managed by South Oxford Management LLC, an affiliate of the borrower, pursuant to a management agreement. Under the related loan documents, the Sola Apartments Property is required to remain managed by South Oxford Management LLC, or any other management company approved by the lender and 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) during the continuance of an event of default under the Sola Apartments Loan, (ii) following any foreclosure, conveyance in lieu of foreclosure or other similar transaction, (iii) during the continuance of a material default by the property manager under the management agreement or Beachwold Residential, LLC (an affiliate of the borrower that is providing consulting services in connection with the operation of the Sola Apartments Property), each after the expiration of any applicable notice and/or cure periods, (iv) if either the property manager or Beachwold Residential, LLC files for or is the subject of a petition in bankruptcy or (v) if a trustee or receiver is appointed for the property manager’s or Beachwold Residential, LLC’s assets or the property manager makes an assignment for the benefit of its creditors or is adjudicated insolvent.
- **Mezzanine or Secured Subordinate Indebtedness.** Not permitted.

- **Terrorism Insurance.** The borrower is required to maintain terrorism insurance in an amount equal to the full replacement cost of the Sola Apartments Property, as well as 18 months of rental loss and/or business interruption coverage, together with a 12-month extended period of indemnity following restoration. If TRIPRA is no longer in effect, then the borrower's requirement will be capped at insurance premiums equal to two times the amount of the insurance premium payable in respect of the property and business interruption/rental loss insurance required under the related loan documents. See "*Risk Factors—Terrorism Insurance May Not Be Available for All Mortgaged Properties*" in the Prospectus.