

1424 Sycamore Drive
Augusta, GA 30909

Collateral Asset Summary – Loan No. 16
Oxford Glen Apartments

Cut-off Date Balance: \$15,482,942
Cut-off Date LTV: 69.1%
U/W NCF DSCR: 1.50x
U/W NOI Debt Yield: 10.4%

Mortgage Loan Information

Loan Seller: GACC
Loan Purpose: Refinance
Sponsor: Craig Stansberry
Borrower: OG Property Holdings, LLC
Original Balance: \$15,500,000
Cut-off Date Balance: \$15,482,942
% by Initial UPB: 2.2%
Interest Rate: 4.8500%
Payment Date: 6th of each month
First Payment Date: August 6, 2016
Maturity Date: July 6, 2026
Amortization: 360 months
Additional Debt: None
Call Protection: L(25), D(91), O(4)
Lockbox / Cash Management⁽¹⁾: Springing Soft / Springing

Reserves

	Initial	Monthly
Taxes:	\$78,881	\$9,860
Insurance⁽²⁾:	\$25,302	Springing
Replacement:	\$953,637	\$12,400
Required Repairs:	\$46,363	NAP

Financial Information

Cut-off Date Balance / Unit:	\$31,216
Balloon Balance / Unit:	\$25,565
Cut-off Date LTV:	69.1%
Balloon LTV:	56.6%
Underwritten NOI DSCR:	1.64x
Underwritten NCF DSCR:	1.50x
Underwritten NOI Debt Yield:	10.4%
Underwritten NCF Debt Yield:	9.5%

Property Information

Single Asset / Portfolio: Single Asset
Property Type: Garden Multifamily
Collateral: Fee Simple
Location: Augusta, GA
Year Built / Renovated: 1949, 1969 / 2005-2006
Total Units⁽³⁾: 496
Property Management: Stansberry Management, LLC
Underwritten NOI: \$1,605,703
Underwritten NCF: \$1,473,271
Appraised Value: \$22,400,000
Appraised Date: May 19, 2016

Historical NOI

Most Recent NOI:	\$2,011,247 (T-12 April 30, 2016)
2015 NOI:	\$2,002,185 (December 31, 2015)
2014 NOI:	\$1,891,607 (December 31, 2014)
2013 NOI:	\$1,777,156 (December 31, 2012)

Historical Occupancy

Most Recent Occupancy:	93.3% (April 30, 2016)
2015 Occupancy:	95.5% (December 31, 2015)
2014 Occupancy:	93.0% (December 31, 2014)
2013 Occupancy:	85.0% (December 31, 2013)

- (1) A soft lockbox and in place cash management will be triggered (i) upon an event of default, (ii) a bankruptcy or insolvency of the sponsor or property manager or (iii) if the DSCR falls below 1.15x until such time that the DSCR is at least 1.20x for two consecutive calendar quarters.
- (2) 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.
- (3) In February 2016, 12 units at the Oxford Glen Apartments were damaged by fire. The sponsor is in the process of renovating the units and is expected to complete the work and bring the units back online by September 2016.

TRANSACTION HIGHLIGHTS

- **Property.** The Oxford Glen Apartments property is a 496-unit multifamily property located approximately five miles west of the Augusta, Georgia central business district. The Oxford Glen Apartments consists of three adjoining complexes (Oxford Glen, Fox Den and Alpine Villas) containing 94 one and three-story buildings, all of which are collateral for the loan and are operated as one property by the sponsor. The unit mix consists of 1BD/1BA and 2BD/2BA apartments with an average size of 885 sq. ft. All units feature exterior pad-mounted condenser/compressor units with forced air furnaces and electric heat, water heaters, and appliances. The Oxford Glen Apartments property includes washers and dryers in the units and the Fox Den complex has washer/dryer connections available. The landlord pays all water, sewer, and trash costs for the property with the tenants responsible for their electricity, cable and telephone.
- **Capital Improvements.** The sponsor purchased the Oxford Glen Apartments property in 2003 and subsequently spent approximately \$8.0 million (\$16,129 per unit) on rehabilitation. From 2006-2016, the sponsor spent an additional \$644,000 (\$1,298 per unit) on capital improvements including \$350,000 within the last two years on new roofs and air handlers. At closing, the borrower funded a \$953,637 (\$1,923 per unit) replacement reserve to be used to upgrade unit appliances, air conditioning units, and flooring, fix the parking lot, sidewalks, and breezeways, and to update the front office.
- **Market / Location.** The Oxford Glen Apartments property is located approximately five miles west of the Augusta, Georgia central business district near the Augusta University Forest Hills Campus and the intersection of I-20 and I-520. Fort Gordon, one of the region's largest economic drivers and Augusta National Golf Club, home of The Masters golf tournament, are both located less than 15 minutes from the property. Healthcare is also an important economic driver for the area and Oxford Glen Apartments is conveniently located near the Doctors Hospital, a 350-bed full-service facility, the Charlie Norwood VA Medical Center, and Trinity Hospital of Augusta. According to the appraiser, the 2016 population / median household income within a 1, 3 and 5 mile radius are 8,659 / \$34,233, 56,485 / \$41,703 and 155,836 / \$42,011, respectively. The appraiser concluded average market rents between \$511 per unit and \$662 per unit, compared with the average in place rent at the property of \$493 per unit. According to the appraiser, the Augusta apartment market had a vacancy rate of 6.8% as of the first quarter of 2016.