

22761 Pacific Coast Highway
Malibu, CA 90265

Collateral Asset Summary – Loan No. 17

Malibu Vista

Cut-off Date Balance: \$18,000,000
Cut-off Date LTV: 49.3%
U/W NCF DSCR: 2.12x
U/W NOI Debt Yield: 9.8%

Mortgage Loan Information

Loan Seller: CREFI
Loan Purpose: Refinance
Sponsor: Kambiz Hakim
Borrower: ASK Associates, LLC
Original Balance: \$18,000,000
Cut-off Date Balance: \$18,000,000
% by Initial UPB: 2.0%
Interest Rate: 4.2100%
Payment Date: 6th of each month
First Payment Date: June 6, 2017
Maturity Date: May 6, 2027
Amortization: Interest only
Additional Debt: None
Call Protection⁽¹⁾: L(24), D(92), O(4)
Lockbox / Cash Management⁽¹⁾: Springing Hard / Springing

Reserves

	Initial	Monthly
Taxes⁽²⁾:	\$0	Springing
Insurance⁽³⁾:	\$0	Springing
Replacement⁽⁴⁾:	\$0	Springing
TI/LC⁽⁵⁾:	\$0	Springing
Immediate Repairs⁽⁶⁾:	\$7,500	\$0
Dun & Bradstreet Renewal⁽⁷⁾:	\$0	Springing

Financial Information

Cut-off Date Balance / Sq. Ft.:	\$552
Balloon Balance / Sq. Ft.:	\$552
Cut-off Date LTV:	49.3%
Balloon LTV:	49.3%
Underwritten NOI DSCR:	2.29x
Underwritten NCF DSCR:	2.12x
Underwritten NOI Debt Yield:	9.8%
Underwritten NCF Debt Yield:	9.0%

- (1) A hard lockbox and in place cash management will be triggered upon the occurrence of a Trigger Period (as defined below) or Guarantor Net Worth and Liquidity Trigger (as defined below). A "Trigger Period" means the period commencing upon the first to occur of (i) an event of default, (ii) the debt service coverage ratio falling below 1.20x until such time that the debt service coverage ratio is at least 1.25x for two consecutive calendar quarters, (iii) a Specified Tenant Trigger Period (as defined below) and (iv) a TI Allowance Trigger Period (as defined below). A "Guarantor Net Worth and Liquidity Trigger" means (i) the guarantor's net worth is less than \$75,000,000 (excluding any equity attributable to the Malibu Vista property and any assets located outside of the United States), (ii) the guarantor's liquidity is less than \$3,000,000 and (iii) Kambiz Hakim no longer remains the guarantor. A "Specified Tenant Trigger Period" means, including but not limited to, a period commencing upon the first to occur of (a) a Specified Tenant (as defined below) being in default under its lease, (b) a Specified Tenant failing to be in actual physical possession of at least 50% of the Specified Tenant's space, failing to be open to the public for business and/or "going dark" in 50% or more of the Specified Tenant's space, (c) Specified Tenant giving notice that it is terminating its lease for all or any portion of the Specified Tenant's space (or applicable portion thereof), (d) any termination or cancellation of any Specified Tenant's lease (including, without limitation, rejection in any bankruptcy or similar insolvency proceeding) and/or any Specified Tenant's lease failing to otherwise be in full force and effect, (e) any bankruptcy or similar insolvency of a Specified Tenant, (f) a Specified Tenant failing to extend or renew the applicable Specified Tenant's lease on or prior to the date that is 12 months prior to the expiration of that lease for a minimum renewal term of five

Property Information

Single Asset / Portfolio: Single Asset
Property Type: Suburban Office
Collateral: Fee Simple
Location: Malibu, CA
Year Built / Renovated: 1980 / 2013
Total Sq. Ft.: 32,583
Property Management: Quantumprime Realty Inc.
Underwritten NOI⁽⁸⁾: \$1,759,814
Underwritten NCF: \$1,628,714
Appraised Value: \$36,500,000
Appraisal Date: March 2, 2017

Historical NOI⁽⁸⁾

Most Recent NOI:	\$1,509,752 (December 31, 2016)
2015 NOI:	\$1,689,483 (December 31, 2015)
2014 NOI:	\$2,229,390 (December 31, 2014)

Historical Occupancy⁽⁹⁾

Most Recent Occupancy:	100.0% (May 6, 2017)
2016 Occupancy:	96.0% (December 31, 2016)
2015 Occupancy:	96.0% (December 31, 2015)
2014 Occupancy:	97.0% (December 31, 2014)

- years (a "Specified Tenant Renewal Trigger Event") (provided, however, that notwithstanding the foregoing, no Specified Tenant Renewal Trigger Event shall be deemed to have occurred if the borrower deposits with the lender, into the Dun & Bradstreet Renewal reserve account, in the form of cash or a letter of credit, (x) an amount equal to \$500,000 within ten business days of the occurrence of such Specified Tenant Renewal Trigger Event and (y) an additional amount equal to \$500,000 on or prior to the date that is six months prior to the expiration of the then applicable term of the applicable Specified Tenant's lease (such deposits being at the borrower's option)), and (vii) the senior unsecured credit rating (or the equivalent thereof) of a Specified Tenant falling below investment grade. A "Specified Tenant" means (i) Dun & Bradstreet Emerging Business Corp. ("DBEBC"), (ii) any other lessee of the specified tenant space and (iii) any parent company of any such Specified Tenant, and any affiliate providing credit support for, or guarantor of, any such Specified Tenant lease. A "TI Allowance Trigger Period" means a period commencing on the date that is 60 days after the filing of a lawsuit by the sole tenant DBEBC against the borrower to compel payment of any unpaid tenant improvement allowance owed to DBEBC pursuant to such tenant's lease. In the event that a cash sweep is in effect due solely to the occurrence of a Trigger Period caused by a TI Allowance Trigger Period, the excess cash flow deposits will be capped at an amount equal to \$75,000.
- (2) The borrower will be required to deposit 1/12 of the annual real estate taxes into the tax reserve on each monthly payment date where a Trigger Period has occurred and is continuing or the DBEBC lease is not in full force and effect.
- (3) The borrower will be required to deposit 1/12 of the annual insurance premiums into the insurance reserve on each monthly payment date where a Trigger Period has occurred and is continuing or a Guarantor Net Worth and Liquidity Trigger exists, or if the borrower cannot deliver evidence that the insurance policies are in full force and effect.
- (4) The borrower will be required to deposit \$1,140 into the Replacement reserve on each monthly payment date on which a Guarantor Net Worth and Liquidity Trigger exists. The replacement reserve account is subject to a \$150,000 cap.
- (5) The borrower will be required to deposit \$2,715 into the TI/LC reserve on each monthly payment date on which a Guarantor Net Worth and Liquidity Trigger exists.
- (6) The immediate repairs reserve is equal to 125% of the estimated costs of immediate repairs.
- (7) On the first monthly payment date during the continuance of a Trigger Period that exists solely due to the continuance of a Specified Tenant Trigger Period and on the succeeding 11 monthly payment dates, the borrower will be required to deposit all excess cash generated by the Malibu Vista property for the immediately preceding interest accrual period into the Dun & Bradstreet Renewal reserve.
- (8) The decrease in NOI after 2014 is primarily attributable to declining rents due to expired leases at higher rents and downtime as vacant space was held off of the market for DBEBC build-out and occupancy. The increase in Underwritten NOI over Most Recent NOI is primarily due to the inclusion of \$170,825 in rent steps, which represents an average increase of 3.5% for contractual annual rent steps for the investment grade tenant.
- (9) The sole tenant at the Mortgaged Property, Dun & Bradstreet Emerging Business Corporation, subleased its space in one of the three buildings at the Mortgaged Property, totaling 5,712 sq. ft., to Bryant Stibel & Co.

TRANSACTION HIGHLIGHTS

- Property.** The Malibu Vista property is a 32,583 sq. ft. office property located on a 1.5 acre site along the Pacific Coast Highway. The Malibu Vista site slopes to the south, providing ocean views and serves as the corporate headquarters for Dun & Bradstreet Emerging Business Corp. The Malibu Vista property consists of three buildings, with two on the lower level facing the plaza and one on the upper level. Site improvements on the Malibu Vista property include an open gathering area with chairs, tables, and an outdoor heater, and a water fountain located at the center of the plaza level. The sole tenant, DBEBC, was formed as a result of the May 2015 acquisition by Dun & Bradstreet Corp. ("DNB") of Dun & Bradstreet Creditability Corp. ("DBCC") to combine the technology and data solutions of DBCC with the small and mid-sized operations of DNB. Founded in 1841, DNB provides commercial data, analytics and insights on businesses worldwide.
- Market.** The Malibu Vista property is located in western Los Angeles County, which is approximately 25 miles west of downtown Los Angeles, and includes the incorporated cities of Malibu, Santa Monica, Culver City, West Hollywood and Beverly Hills. Land uses surrounding the Malibu Vista property include primarily residential developments, undeveloped land and commercial use. According to the appraisal, the estimated average household incomes within a 1-, 3- and 5-mile radius of the Malibu Vista property are estimated to be \$170,474, \$182,166 and \$192,192, respectively. The Malibu Vista property is also a part of the Los Angeles-Long Beach-Glendale, CA MSA which reported a 2016 population of approximately 10.2 million. As of the fourth quarter of 2016, the West Los Angeles office submarket consisted of approximately 53.5 million sq. ft. with a 8.0% vacancy rate and asking rents of \$55.92 PSF.